

SUCCESS STORY

**THORNTON PARK
CENTRAL, SUITE 400**
Orlando, FL

**THORNTON PARK
CENTRAL, LLC**

**Landlord
Representation**

TEAM MEMBERS

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Assignment Summary

Lease of an entire floor within the Thornton Park Central mixed-use project. Back-filled this 4th floor space that had just been vacated by a tenant who had been there for 15 years.

Challenges

- The landlord was seeking a tenant to take the entire floor and outlay minimal improvement dollars
- The tenant we procured, NAVC, had just signed a long-term lease elsewhere six months prior to this transaction
- TPC is located just outside of the core of Downtown Orlando, which some view as a negative (we do not).

Results

We were able to secure this tenant and negotiate a deal between NAVC and the landlord that accomplished several key items required for each party. The tenant was provided with some initial flexibility to allow them the time to sublease their previous space. The landlord's goal of a minimal outlay of funds for improvements was also met. This was a true win-win for all parties.

Notable Details

- 8,483± RSF
- Covered, attached parking provided relief for the tenant
- The neighborhood amenities of Thornton Park were a major factor in attracting the tenant to this project