

FACILITIES AD HOC COMMITTEE MEETING

Tuesday, June 1, 2021

MEETING DETAILS

Meeting Details

Meeting Agenda

Welcome

Roll Call

Public Comment

Approval of Minutes

Information / Discussion / Action Items

Other Business

Adjournment

What: Facilities Ad Hoc Committee Meeting

When: Tuesday, June 1, 2021

- In person: 10:00 am for ½ hour tour
- Remote: 10:30 am

Where: Southeast Orange County Career Center, 5784 S. Semoran Blvd., Orlando, FL 32822
or

Via Zoom:

Link: <https://careersourcecf.zoom.us/j/98377962697?pwd=WDB1NkloZFR2WjJkaU9WanRTdHVtQT09>

Dial In: 1 (929) 205-6099

Meeting ID: 983 7796 2697 / Password: 948975

6/1/21 FACILITIES AD HOC COMMITTEE MEETING AGENDA

- Meeting Details
- ▶ Meeting Agenda
- Welcome
- Roll Call
- Public Comment
- Approval of Minutes
- Information / Discussion / Action Items
- Other Business
- Adjournment

Agenda Item	Topic	Presenter	Action Item
1.	* Welcome	Matt Walton	
2.	Roll Call / Establishment of Quorum	Kaz Kasal	
3.	Public Comment		
4.	Approval of Minutes <u>A. 10/1/20 Facilities Ad Hoc Committee Meeting</u>	Matt Walton	X
5.	Information / Discussion / Action Items <u>A. CSCF Southeast Orange County Office – Lease Review</u>	Committee Discussion	
6.	Other Business		
7.	Adjournment		

* *For those attending in person, arrive at 10:00 am for a ½ hour on-site tour of Southeast Orange County Career Center*

For those attending virtually, meeting will start at 10:30 am



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WELCOME



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ROLL CALL / ESTABLISHMENT OF QUORUM

Meeting Details

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PUBLIC COMMENT

Meeting Details

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APPROVAL OF MINUTES



DRAFT
Facilities Ad Hoc Committee Virtual Meeting
Thursday, October 1, 2020
10:30 a.m.
MINUTES

MEMBERS PRESENT: Matt Walton, Andrew Albu, Kathleen Plinske, Jim Sullivan, and Larry Walter

MEMBERS ABSENT: Paul Bough and Fred Winterkamp

STAFF PRESENT: Pam Nabors, Leo Alvarez and Kaz Kasal

Agenda Item	Topic	Action Item / Follow Up Item
1	Welcome Mr. Walton, Committee Chair, called meeting to order at 10:31 a.m.	
2	Roll Call / Establishment of Quorum Ms. Kasal reported a quorum present.	
3	Public Comment None offered.	
4	Approval of Minutes <ul style="list-style-type: none"> • Reviewed draft minutes from 6/2/20 Facilities Ad Hoc Committee Meeting. 	Mr. Walter made a motion to approve the minutes from the 6/2/20 Facilities Ad Hoc Committee Meeting. Mr. Sullivan seconded; motion passed unanimously.
5	Information and Discussion <u>CSCF Seminole County Office – Renewal Options</u> Committee reviewed lease and renewal options for CSCF’s Seminole County office location (attachment). As current office meets customer needs, close to public transportation, and at a competitive market rate, Committee concurred renewing CSCF’s Seminole County office lease would be most viable option, but asked staff to continue landlord negotiations for additional concessions and allowances.	Mr. Walter made a motion to forward to Finance Committee the recommendation for staff to continue negotiations on renewal options with the landlord of CSCF’s current Seminole County’s office. Mr. Sullivan seconded; motion passed unanimously.
6	<u>Other Business</u> None offered.	
7	Adjournment Meeting adjourned at 10:59 a.m.	

Respectfully submitted,

Kaz Kasal
 Executive Coordinator

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Action Items

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INFORMATION / DISCUSSION / ACTION ITEMS



MEMORANDUM

To: Facilities (Ad-hoc) Committee
From: Leo Alvarez
Subject: CareerSource Central Florida - Facilities
Date: June 1, 2021

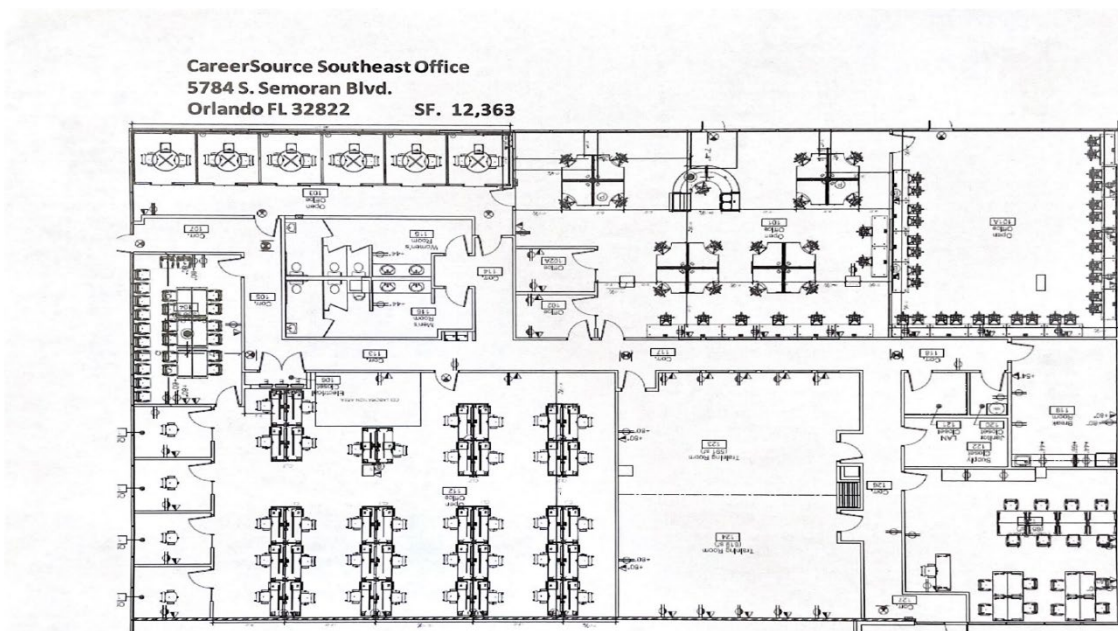
Purpose:

The purpose of this memo is to provide information on the current lease terms and discuss renewal options and market trend data for CSCF's South Orange County Office.

Background:

Southeast Office: Lease renewal March 2022

Center Lease Information	Sqft.	Terms.	Current Rate	Annual Rent Escalation	Renewal Options
CareerSource Central Florida (Southeast Orange)	12,363	Initial term 63 months, Start date 11/1/2016 to 02/28/2022	\$14.21 per sq/ft, (NNN lease)	3%	One 5-year option, with 4 months' notice prior to lease expiration



LEASE TERM:	Option A: Five (5) years and (3) months from the Commencement Date.
	Option B: Seven (7) years and (5) months from the Commencement Date.
	Option C: (24) months from Commencement Date
COMMENCEMENT DATE:	April 1, 2022
RENTAL RATES:	<p>The triple net (NNN), per RSF annual rental rate (not including applicable sales tax) for the Premises shall be as follows:</p> <p>Option A: \$15.07 NNN psf per year + 3% annual increases</p> <p>Option B: \$14.50 NNN psf per year + 3% annual increases</p> <p>Option C: \$16.00 NNN psf with 3% increase for months 13 thru 24</p> <p>Applicable Sales Tax (currently 6.0%) is payable by Tenant.</p>
CONCESSIONS:	<p>Option A: The first three (3) months of base rent shall be free of charge. Landlord may convert the value of this free rent, into Tenant Improvement dollars, if interested.</p> <p>Option B: The first five (5) months of base rent shall be free of charge. Landlord may convert the value of this free rent, into Tenant Improvement dollars, if interested.</p>
TENANT IMPROVEMENTS:	<p>Option C: None</p> <p>Tenant shall be responsible for their electric costs, janitorial costs, and pro rata share of building's operating expenses during the rental abatement period.</p> <p>Landlord will provide the following Tenant Improvement Allowance:</p> <p>Option A: \$15 psf (\$185,445.00)</p> <p>Option B: \$20 psf (\$247,260.00)</p> <p>Option C: None</p> <p>All hard and soft construction costs shall be deducted from the Tenant Improvement Allowance, including a 5% construction management fee to Landlord's construction manager.</p>



SUMMARY OF ALTERNATIVES

		5784 S. Semoran Blvd. 2/1/2022 5 Year Term Current Lease			5784 S. Semoran Blvd. 2/1/2022 5 Year Term 3 Months Landlord's Option A			5784 S. Semoran Blvd. 2/1/2022 7 Year Term 5 Months Landlord's Option B			5784 S. Semoran Blvd. 2/1/2022 2 Year Term Landlord's Option C		
Year Beg.	Year	Square Footage	Cost PSF	Aggregate Cost	Square Footage	Cost PSF	Aggregate Cost	Square Footage	Cost PSF	Aggregate Cost	Square Footage	Cost PSF	Aggregate Cost
Feb-22	1	14,763	\$19.49	\$287,740	14,932	\$15.05	\$224,764	14,932	\$15.86	\$236,759	14,932	\$19.77	\$295,243
Feb-23	2	14,763	\$20.08	\$296,372	14,932	\$19.38	\$289,451	14,932	\$18.82	\$281,030	14,932	\$20.34	\$303,754
Feb-24	3	14,763	\$20.68	\$305,263	14,932	\$19.97	\$298,134	14,932	\$19.39	\$289,461			
Feb-25	4	14,763	\$21.30	\$314,421	14,932	\$20.57	\$307,078	14,932	\$19.97	\$298,145			
Feb-26	5	14,763	\$21.94	\$323,853	14,932	\$21.18	\$316,291	14,932	\$20.57	\$307,089			
Feb-27					14,932	\$21.82	\$81,445	14,932	\$21.18	\$316,302			
Feb-28								14,932	\$21.82	\$325,813			
Feb-29								14,932	\$22.45	\$139,669			
Feb-30													

24-MONTH TERM TOTAL	\$584,111	24-MONTH TERM TOTAL	\$514,215	24-MONTH TERM TOTAL	\$517,790	24-MONTH TERM TOTAL	\$598,997
60-MONTH TERM TOTAL	\$1,527,649	60-MONTH TERM TOTAL	\$1,435,718	60-MONTH TERM TOTAL	\$1,412,485		
		63-MONTH TERM TOTAL	\$1,517,163	63-MONTH TERM TOTAL	\$1,491,561		
				89-MONTH TERM TOTAL	\$2,194,269		

**ORLANDO
TENANT COST ANALYSIS**



SCENARIO: *Current Lease*
5784 S. Semoran Blvd.
2/1/2022
5 Year Term

<u>Lease Terms</u>		<u>Initial Basic Costs</u>	<u>Rate</u>	<u>Escalator</u>	<u>Capital</u>	<u>Required</u>	<u>Provided</u>
Square Feet	14,932	Rent Rate ¹	\$15.52	3.0%	Tenant Improvements ⁴		
Lease Begin	2/1/2022	CAM ²	\$3.00	3.0%	IT		
Lease End	1/31/2027	Electric	\$0.75	3.0%	Moving		
Term (Years)	5.00						
Term (Months)	60						
		Total Rate	\$16.27		Aggregate Shortfall/(Credit)		

<u>Fiscal Year</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Start Date	2/1/2022	2/1/2023	2/1/2024	2/1/2025	2/1/2026
End Date	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Months	12	12	12	12	12

<u>Cash Flow Analysis</u>						<u>Average Rate Per Annum (5Yr)</u>	<u>\$20.46</u>
Rent Expense		TOTAL					
Net Rent	Months	\$1,230,364	\$231,745	\$238,697	\$245,858	\$253,234	\$260,831
Abatement							
CAM		\$237,828	44,796	46,140	47,524	48,950	50,418
Electric		\$59,457	11,199	11,535	11,881	12,237	12,605
Pre-Tax Rental Expense \$/SF			\$19.27	\$19.85	\$20.44	\$21.06	\$21.69
Sales Tax @							
Rent Expense Total		\$1,527,649	\$287,740	\$296,372	\$305,263	\$314,421	\$323,853
NPV Rent @ 7%		\$1,004,924					
Capital Expense		TOTAL					
Additional Tenant Improvements							
IT							
Moving							
Capital Expense Total							
Grand Total		\$1,527,649	\$287,740	\$296,372	\$305,263	\$314,421	\$323,853
NPV @ 7.0%		\$1,247,737					
Total Occupancy Cost per SF			\$19.27	\$19.85	\$20.44	\$21.06	\$21.69

- Notes:
 1) Current Lease Term Escalated 3% for 5 Years
 2) Operating Expense Estimate
 3)
 4) No Tenant Improvements

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**ORLANDO
TENANT COST ANALYSIS**



SCENARIO: Landlord's Option A
5784 S. Semoran Blvd.
2/1/2022
5 Year Term 3 Months

<u>Lease Terms</u>	<u>Initial Basic Costs</u>	<u>Rate</u>	<u>Escalator</u>	<u>Capital</u>	<u>Required</u>	<u>Provided</u>
Square Feet 14,932	Rent Rate ¹	\$15.07	3.0%	Tenant Improvements ⁴	\$15.00	\$15.00
Lease Begin 2/1/2022	CAM ²	\$3.00	3.0%	IT		
Lease End 4/30/2027	Electric	\$0.75	3.0%	Moving		
Term (Years) 5.25						
Term (Months) 63						
	Total Rate	\$15.82		Aggregate Shortfall/(Credit)		

<u>Fiscal Year</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Start Date	2/1/2022	2/1/2023	2/1/2024	2/1/2025	2/1/2026	2/1/2027
End Date	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027	4/30/2027
Months	12	12	12	12	12	3

<u>Cash Flow Analysis</u>							<u>Average Rate Per Annum (5Yr)</u>	<u>\$19.23</u>
Rent Expense		TOTAL						
Net Rent		\$1,203,650	\$225,025	\$231,776	\$238,729	\$245,891	\$253,268	\$65,216
Abatement 3 Months		(\$56,256)	(56,256)					
CAM		\$250,811	44,796	46,140	47,524	48,950	50,418	12,983
Electric		\$62,703	11,199	11,535	11,881	12,237	12,605	3,246
Pre-Tax Rental Expense \$/SF			\$15.05	\$19.38	\$19.97	\$20.57	\$21.18	\$21.82
Sales Tax @								
Rent Expense Total		\$1,460,907	\$224,764	\$289,451	\$298,134	\$307,078	\$316,291	\$81,445
NPV Rent @ 5%		\$1,080,164						
Capital Expense		TOTAL						
Advanced Rent								
TI								
Capital Expense Total								
Grand Total		\$1,460,907	\$224,764	\$289,451	\$298,134	\$307,078	\$316,291	\$81,445
NPV @ 5.0%		\$1,295,373						
Total Occupancy Cost per SF			\$15.05	\$19.38	\$19.97	\$20.57	\$21.18	\$21.82

- Notes:
 1) Landlord Proposed Rate
 2) Operating Expense Estimate
 3)
 4) Landlord Proposed TI. Assumes no overbudget.

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**ORLANDO
TENANT COST ANALYSIS**



SCENARIO: *Landlord's Option B*
 5784 S. Semoran Blvd.
 2/1/2022
 7 Year Term 5 Months

<u>Lease Terms</u>		<u>Initial Basic Costs</u>		<u>Rate</u>	<u>Escalator</u>	<u>Capital</u>	<u>Required</u>	<u>Provided</u>
Square Feet	14,932	Rent Rate ¹	\$14.50	3.0%	Tenant Improvements ⁴	\$20.00	\$20.00	
Lease Begin	2/1/2022	CAM ²	\$3.00	3.0%	IT			
Lease End	6/30/2029	Electric	\$0.75	3.0%	Moving			
Term (Years)	7.41							
Term (Months)	89							

Total Rate	\$15.25	Aggregate Shortfall/(Credit)	
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<u>Fiscal Year</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Start Date	2/1/2022	2/1/2023	2/1/2024	2/1/2025	2/1/2026	2/1/2027	2/1/2028	2/1/2029
End Date	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	6/30/2029
Months	12	12	12	12	12	12	12	5

<u>Cash Flow Analysis</u>		<u>Average Rate Per Annum (5Yr)</u>							<u>\$19.66</u>	
Rent Expense		TOTAL								
Net Rent		\$1,622,945	\$216,514	\$223,009	\$229,700	\$236,591	\$243,688	\$250,999	\$258,529	\$110,952
Abatement 5 Months		-\$36,086	(36,086)							
CAM		\$343,248	44,796	46,140	47,524	48,950	50,418	51,931	\$53,489	\$22,956
Electric		\$88,386	11,535	11,881	12,237	12,605	12,983	13,372	\$13,773	\$5,739
Pre-Tax Rental Expense \$/SF			\$15.86	\$18.82	\$19.39	\$19.97	\$20.57	\$21.18	\$21.82	\$22.45
Sales Tax @										
Rent Expense Total		\$2,018,493	\$236,759	\$281,030	\$289,461	\$298,145	\$307,089	\$316,302	\$325,813	\$139,669
NPV Rent @ 5%		\$1,179,783								
Capital Expense		TOTAL								
Advanced Rent										
TI										
Capital Expense Total										
Grand Total		\$2,018,493	\$236,759	\$281,030	\$289,461	\$298,145	\$307,089	\$316,302	\$325,813	\$139,669
NPV @ 5.0%		\$1,683,911								
Total Occupancy Cost per SF			\$15.86	\$18.82	\$19.39	\$19.97	\$20.57	\$21.18	\$21.82	\$22.45

- Notes:
- 1) Landlord Proposed Rate
 - 2) Operating Expense Estimate
 - 3)
 - 4) Landlord Proposed TI. Assumes no overbudget.

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**ORLANDO
TENANT COST ANALYSIS**



SCENARIO: Landlord's Option C
5784 S. Semoran Blvd.
2/1/2022
2 Year Term

Lease Terms		Initial Basic Costs		Rate	Escalator	Capital	Required	Provided
Square Feet	14,932	Rent Rate ¹		\$16.00	3.0%	Tenant Improvements ⁴		
Lease Begin	2/1/2022	CAM ²		\$3.00	3.0%	IT		
Lease End	1/31/2024	Electric		\$0.75	3.0%	Moving		
Term (Years)	2.00							
Term (Months)	24							
		Total Rate		\$16.75		Aggregate Shortfall/(Credit)		

Fiscal Year	2022	2023
Start Date	2/1/2022	2/1/2023
End Date	1/31/2023	1/31/2024
Months	12	12

Cash Flow Analysis			Average Rate Per Annum (2Yr)	\$20.06
Rent Expense		TOTAL		
Net Rent		\$484,991	\$238,912	\$246,079
Abatement	Months			
CAM		\$90,936	44,796	46,140
Electric		\$23,070	11,535	11,535
Pre-Tax Rental Expense \$/SF			\$19.77	\$20.34
Sales Tax @				
Rent Expense Total		\$598,997	\$295,243	\$303,754
NPV Rent @ 5%		\$450,736		
Capital Expense		TOTAL		
Advanced Rent				
TI				
Capital Expense Total				
Grand Total		\$598,997	\$295,243	\$303,754
NPV @ 5.0%		\$556,698		
Total Occupancy Cost per SF			\$19.77	\$20.34

- Notes:
 1) Landlord Proposed Rate
 2) Operating Expense Estimate
 3)
 4) No Landlord Proposed TI.

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Lease Availability Report

6200 Lee Vista Blvd - Lee Vista Center

Orlando, FL 32822 - SE Orange County Submarket



BUILDING

Type:	Class B Flex Condo
Tenancy:	Multiple
Year Built:	2004
RBA:	52,619 SF
Floors:	1
Typical Floor:	52,619 SF
Ceiling Ht:	16'
Columns:	40'w x 40'd

AVAILABILITY

Min Divisible:	4,000 SF
Max Contig:	18,139 SF
Total Available:	34,839 SF
Asking Rent:	\$16.00/NNN

EXPENSES PER SF

Taxes:	\$1.99 (2020)
Opex:	\$1.18 (2009)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Flex	Direct	12,700	12,700	12,700	\$16.00/NNN	Vacant	Negotiable

Avison Young - Lisa Bailey (407) 440-6645

LEASING COMPANY

Company:	Avison Young
Contacts:	Lisa Bailey (407) 440-6645

SALE

Last Sale: Portfolio of 3 Properties in Orlando, FL Sold on Jan 15, 2019 for \$23,400,000 (\$155.22/SF)

LOADING

Docks:	None	Drive Ins:	2 tot./8'w x 10'h
Cross Docks:	None	Rail Spots:	None

FEATURES

Signage

LAND

Land Area:	4.68 AC
Zoning:	I-P/AN, Orlando

Lease Availability Report

6200 Lee Vista Blvd - Lee Vista Center



Orlando, FL 32822 - SE Orange County Submarket

PARCEL

27-2330-5070-00-010

TRANSPORTATION

Parking: 217 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Airport: 8 minute drive to Orlando International Airport

Walk Score ®: Car-Dependent (42)

Transit Score ®: Some Transit (31)

KEY TENANTS

Convergint Technologies	8,154 SF	D R Horton Inc	5,230 SF
GMS	4,396 SF		

BUILDING NOTES

Lee Vista is a mixed-use development that includes hotels, class A office and industrial space. Lee Vista is ideally located within close proximity to major highways, via Hazeltine National Drive and T.G. Lee Boulevard. Orlando International Airport is located within one mile of the park.

Lease Availability Report

5601-5671 S Orange Ave - Edgewood Isle

Orlando, FL 32809 - South Orange Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1970; Renov 1989
GLA:	78,333 SF
Floors:	1
Typical Floor:	78,333 SF
Docks:	None

AVAILABILITY

Min Divisible:	4,676 SF
Max Contig:	21,297 SF
Total Available:	27,797 SF
Asking Rent:	\$13.00/NNN

EXPENSES PER SF

Taxes:	\$0.90 (2020)
Opex:	\$1.63 (2012-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	5631	Retail	Direct	4,676	21,297	21,297	\$13.00/NNN	Vacant	Negotiable

Forness Properties - Monte Mitchell (407) 403-5846

LEASING COMPANY

Company:	Forness Properties
Contacts:	Monte Mitchell (407) 403-5846

SALE

Last Sale: Sold on Oct 16, 2012 for \$3,450,000 (\$44.04/SF) at 9.00% Cap

AMENITIES

Bus Line, Signage

KEY TENANTS

Cornerstone Hospice	21,441 SF	Dollar Tree	9,620 SF
Miami Driving & Traffic School	6,564 SF	Pinch-A-Penny	6,491 SF
The Dancer's Pointe	3,645 SF	OneBlue Real Estate	3,600 SF

Lease Availability Report

5601-5671 S Orange Ave - Edgewood Isle



Orlando, FL 32809 - South Orange Submarket

TRAFFIC & FRONTAGE

Traffic Volume: 9,852 on Hoffner Ave & Hansel Ave (2018)

25,109 on Hansel Avenue & Gem St (2020)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 398 Surface Spaces are available; Ratio of 5.08/1,000 SF

Airport: 13 minute drive to Orlando International Airport

Walk Score ®: Car-Dependent (47)

Transit Score ®: Minimal Transit (0)

BUILDING NOTES

78,333 SF shopping center located on the island between northbound and southbound S. Orange Avenue- easy access to Sand Lake Rd, Beeline and airport.

Lease Availability Report

520 N Semoran Blvd - The 520 Building

Orlando, FL 32807 - 436 Corridor Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1973; Renov 2005
RBA:	34,742 SF
Floors:	2
Typical Floor:	17,000 SF
Core Factor:	12%

AVAILABILITY

Min Divisible:	500 SF
Max Contig:	10,100 SF
Total Available:	17,170 SF
Asking Rent:	\$16.50/FS

EXPENSES PER SF

Taxes:	\$1.09 (2020)
Opex:	\$5.08 (2011)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Direct	10,100	10,100	10,100	\$16.50/FS	Vacant	Negotiable

Dunhill Properties - Robert D. Winters (407) 992-4000

LEASING COMPANY

Company:	Dunhill Properties
Contacts:	Robert D. Winters (407) 992-4000

AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking: 145 free Surface Spaces are available; 6 free Covered Spaces are available; Ratio of 4.50/1,000 SF

Airport: 15 minute drive to Orlando International Airport

Walk Score ®: Somewhat Walkable (62)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Accudata Market Research	7,000 SF	Quintero & Partners LLC	3,591 SF
Software Answers Inc	2,850 SF	Aguinaga Law Group	1,730 SF
AJ Medical Management Inc	1,500 SF	Dunhill Properties	1,500 SF

Lease Availability Report

520 N Semoran Blvd - The 520 Building

Orlando, FL 32807 - 436 Corridor Submarket



BUILDING NOTES

Lakefront building Located on Busiest Non-Interstate road in Orlando. Totally remodeled in Oct 2005

Lease Availability Report

6901 Tpc Dr - Lee Vista Center

Orlando, FL 32822 - SE Orange County Submarket



BUILDING

Type:	Class C Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1993
RBA:	40,320 SF
Floors:	1
Typical Floor:	40,320 SF
Ceiling Ht:	21'

AVAILABILITY

Min Divisible:	10,080 SF
Max Contig:	10,080 SF
Total Available:	10,080 SF
Asking Rent:	\$9.75/NNN

EXPENSES PER SF

Taxes:	\$1.47 (2020)
Opex:	\$3.03 (2017)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	600	Flex	Direct	10,080	10,080	10,080	\$9.75/NNN	Aug 2021	Negotiable

Cushman & Wakefield of Florida, Inc. - Jared Bonshire (407) 541-4414, Taylor Zambito (407) 541-4409, David Perez (407) 541-4435

LEASING COMPANY

Company: Cushman & Wakefield of Florida, Inc.

Contacts: Jared Bonshire (407) 541-4414, Taylor Zambito (407) 541-4409, David Perez (407) 541-4435

SALE

Last Sale: Portfolio of 120 Properties Sold on Apr 26, 2018

LOADING

Docks: **5 ext**

Drive Ins: **2 tot.**

Cross Docks: **None**

Rail Spots: **None**

POWER & UTILITIES

Power: **3p**

LAND

Land Area: **3.70 AC**

Zoning: **IP**

Lease Availability Report

6901 Tpc Dr - Lee Vista Center

Orlando, FL 32822 - SE Orange County Submarket



PARCEL

27-2330-5057-00-010

TRANSPORTATION

Parking: Ratio of 1.14/1,000 SF

Airport: 8 minute drive to Orlando International Airport

Walk Score ®: Car-Dependent (24)

Transit Score ®: Some Transit (26)

KEY TENANTS

Opma Support Services	6,720 SF	One Stop Services	5,000 SF
FreeCast	4,140 SF	Sposa Fashions	3,600 SF
Nat Paper Usa, Inc.	3,362 SF	Church Of The Sower	3,358 SF

Lease Availability Report

9391-9640 Tradeport Dr - North Building
Orlando, FL 32827 - SE Orange County Submarket



BUILDING

Type:	Class C Flex
Tenancy:	Multiple
Year Built:	1988
RBA:	55,555 SF
Floors:	1
Typical Floor:	55,555 SF
Ceiling Ht:	18'

AVAILABILITY

Min Divisible:	4,188 SF
Max Contig:	17,371 SF
Total Available:	21,559 SF
Asking Rent:	\$13.95/NNN

EXPENSES PER SF

Total Expenses:	\$2.50 (2016-Est)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9395	Flex	Direct	6,000 - 17,371	17,371	17,371	\$13.95/NNN	Vacant	5 Yrs

Allied Commercial - Sher Tolan , SIOR (407) 810-2291

LEASING COMPANY

Company: Allied Commercial
Contacts: Sher Tolan , SIOR (407) 810-2291

LOADING

Docks: **None** Drive Ins: **12 tot./12'w x 12'h**
Cross Docks: **None** Rail Spots: **None**

FEATURES

Fenced Lot

LAND

Land Area: **4.49 AC**
Zoning: **AC-3**

PARCEL

05-2430-6409-00-020

Lease Availability Report

9391-9640 Tradeport Dr - North Building
Orlando, FL 32827 - SE Orange County Submarket



TRANSPORTATION

Parking: 193 free Surface Spaces are available; Ratio of 3.47/1,000 SF

Airport: 10 minute drive to Orlando International Airport

Walk Score ®: Car-Dependent (8)

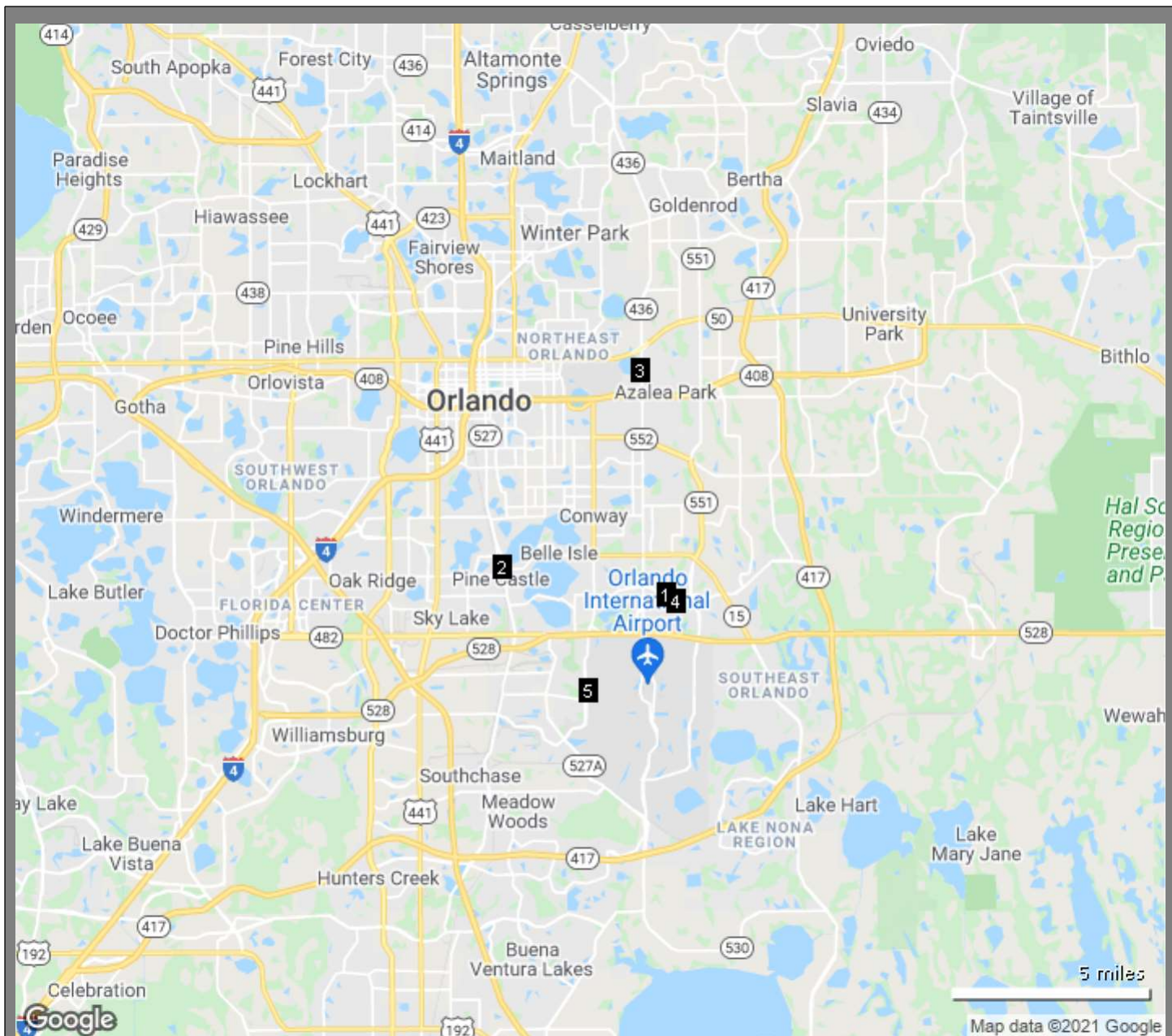
Transit Score ®: Minimal Transit (0)

KEY TENANTS

STS Aviation Group	18,887 SF	Deatrick Engineering Associates Inc	11,111 SF
DWD Management LLC	3,998 SF	Insurance Auto Auctions, Corp	3,998 SF
Fortec Medical	1,000 SF		

BUILDING NOTES

Property is located on GOAA property within a foreign trade zone. Great frontage on Tradeport drive. Minutes to SR 528 and the Turnpike.



	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	6200 Lee Vista Blvd	Orlando	Class B Flex	52,619 SF	34,839 SF	\$16.00
2	5601-5671 S Orange Ave	Orlando	Retail/(Community Center)	78,333 SF	27,797 SF	\$11.00-\$13.00
3	520 N Semoran Blvd	Orlando	Class B Office	34,742 SF	17,170 SF	\$16.50-\$19.63
4	6901 Tpc Dr	Orlando	Class C Flex/R&D	40,320 SF	10,080 SF	\$9.75
5	9391-9640 Tradeport Dr	Orlando	Class C Flex	55,555 SF	21,559 SF	\$13.95

Meeting Details

Meeting Agenda

Welcome

Roll Call

Public Comment

Approval of
Minutes

Information /
Discussion /
Action Items

▶ **Other Business**

Adjournment

OTHER BUSINESS

Meeting Details

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ADJOURNMENT

THANK YOU!

[RETURN TO AGENDA](#)

