



13495 VETERANS WAY

21ST CENTURY MIXED-USE OFFICE

LAKENONA.COM

LAKE NONA®




MISSION STATEMENT:

**TO CREATE AN EXTRAORDINARY
ENVIRONMENT THAT INSPIRES HUMAN
POTENTIAL THROUGH COLLABORATION,
INNOVATION AND CUSTOMER DEVOTION.**

“How to Build a Great American City.”
- FORTUNE

OVERVIEW



LAKE NONA

THE EPICENTER OF OPPORTUNITY

Lake Nona, located in Orlando, Fla., is a 17-square mile community designed and built from scratch and anchored by clusters of excellence in wellbeing, sports and performance, education and technology. Thoughtfully designed with a long-term vision, this fast-growing, neo-urban community is inspiring institutions, businesses and people to thrive.



LAKE NONA®

BUILT FOR BUSINESS

Lake Nona provides a unique commercial climate where businesses make a lasting impact.

Lake Nona commercial office buildings come standard with Cisco networking gear and the latest in building controls and automation. In addition, all buildings are compliant with Lake Nona's new viral response standards (Covid-19, etc) with enhanced air filtration, circulation and sterilization techniques. Other features include:

- Four macro cell towers within the community with all major carriers represented
- Community-wide 5G connectivity in partnership with Verizon
- On-site data center with battery and generator backups in case of any downtime

FAST FACTS

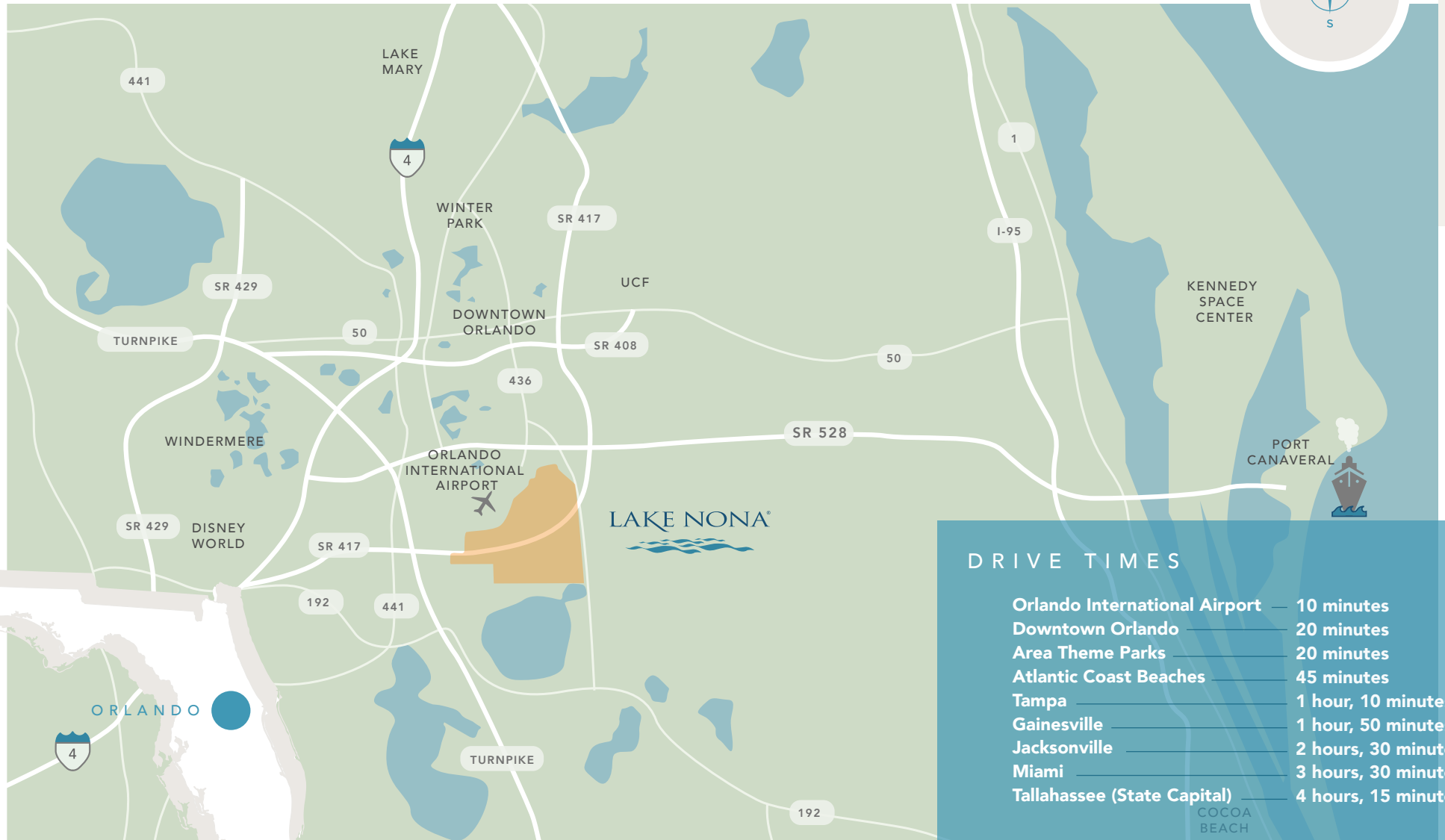
- High-quality business environment
- Robust and growing labor market with more than 500,000 college students within a 100-mile radius
- 20-minute drive time population: 718,395
- 16,000 residents and 12,000+ on-site employees and growing
- Median age: 36
- 84% of residents have college degrees
- Located contiguous to Orlando International Airport
- Cisco Iconic Smart + Connected Community
- Gigabit fiber with internet speeds 200x faster than U.S. average
- Housing with multiple price-points and product types
- A rich programming calendar with more than 1,000 community events annually
- A-rated public schools

CENTRALLY LOCATED DESTINATION

ALL ROADS LEAD TO THE LAKE NONA AEROTROPOLIS



LOCATION



ORLANDO INTERNATIONAL AIRPORT

#1

rank in
customer
service

#1

busiest
airport
in Florida

10

minutes
from
Lake Nona



AEROTROPOLIS: “Situated adjacent to the Orlando International Airport, Lake Nona will have the characteristics of an “Aerotropolis” with the ability to more easily connect workers, suppliers, executives and goods to the global marketplace.” - CISCO

ORLANDO INTERNATIONAL AIRPORT: A GLOBAL GATEWAY

- 10 minutes from Lake Nona
- Ranked #1 in customer service two years in a row (J.D. Power & Associates 2018)
- 52 million annual passengers
- #1 Busiest in Florida, #10 in the US and #39 in the world (2018 Airports Council International)
- “Best Large Airport” in the U.S. (2020 USA Today 10 Best Readers’ Choice travel awards)
- Second “Best of the Biggest Airports” in the United States (Wall Street Journal 2018)
- Construction is underway on the new South Terminal Complex (STC), which is the cornerstone of the \$4.2 billion, multi-year MCO Capital Improvement Program and is expected to be complete in 2021.
 - Phase I of the project will add 19 gates capable of accommodating up to 27 aircraft, including narrow body, jumbo and super-jumbo jets.
- Corporate headquarters for Bags, Inc. – the only TSA approved, off-site ticketing and baggage handling service in the U.S.
- Virgin Trains USA commuter rail service + All Aboard Florida express rail (Orlando to Miami)

"Lake Nona is a vibrant community where there is a commitment to the success and wellbeing of all. The culture is one of innovation and collaboration. We know when we work together to achieve what seems impossible we all succeed."

Deborah German, M.D.

Vice President for Health
Affairs, University of Central Florida,
and Founding Dean, University of Central Florida
College of Medicine



LOCATION



DIRECT PIPELINE OF TALENT

Lake Nona has created a culture of collaboration that provides excellent learning experiences for students at all grade levels.

With more than 500,000 college students within a 100-mile radius, Lake Nona businesses have access to a deep talent pool.

UCF produces more engineering graduates who get jobs in aerospace and defense companies than any other U.S. university, and is home to a nationally-recognized Cyber Security and Privacy program, whose students have won four championships at the annual National Collegiate Cyber Defense Competition, the largest competition of its kind.

Located in the heart of Lake Nona, the 100-acre Lake Nona Town Center will serve as a defining regional destination.

LOCATION

LAKE NONA TOWN CENTER

Lake Nona Town Center will be the region's defining mixed-use experience with six million square feet of premium shopping, dining, entertainment, and Class "A" office. Phase I is open, and includes one million square feet of office, retail, dining, hospitality, hotel and residential, including Boxi Park, Orlando's first container park, a 200-room, dual-branded Courtyard by Marriott and Residence Inn, iconic art installations and more. Town Center's newest addition, the 17-story Lake Nona Wave Hotel, is under construction and slated to open in late 2021.

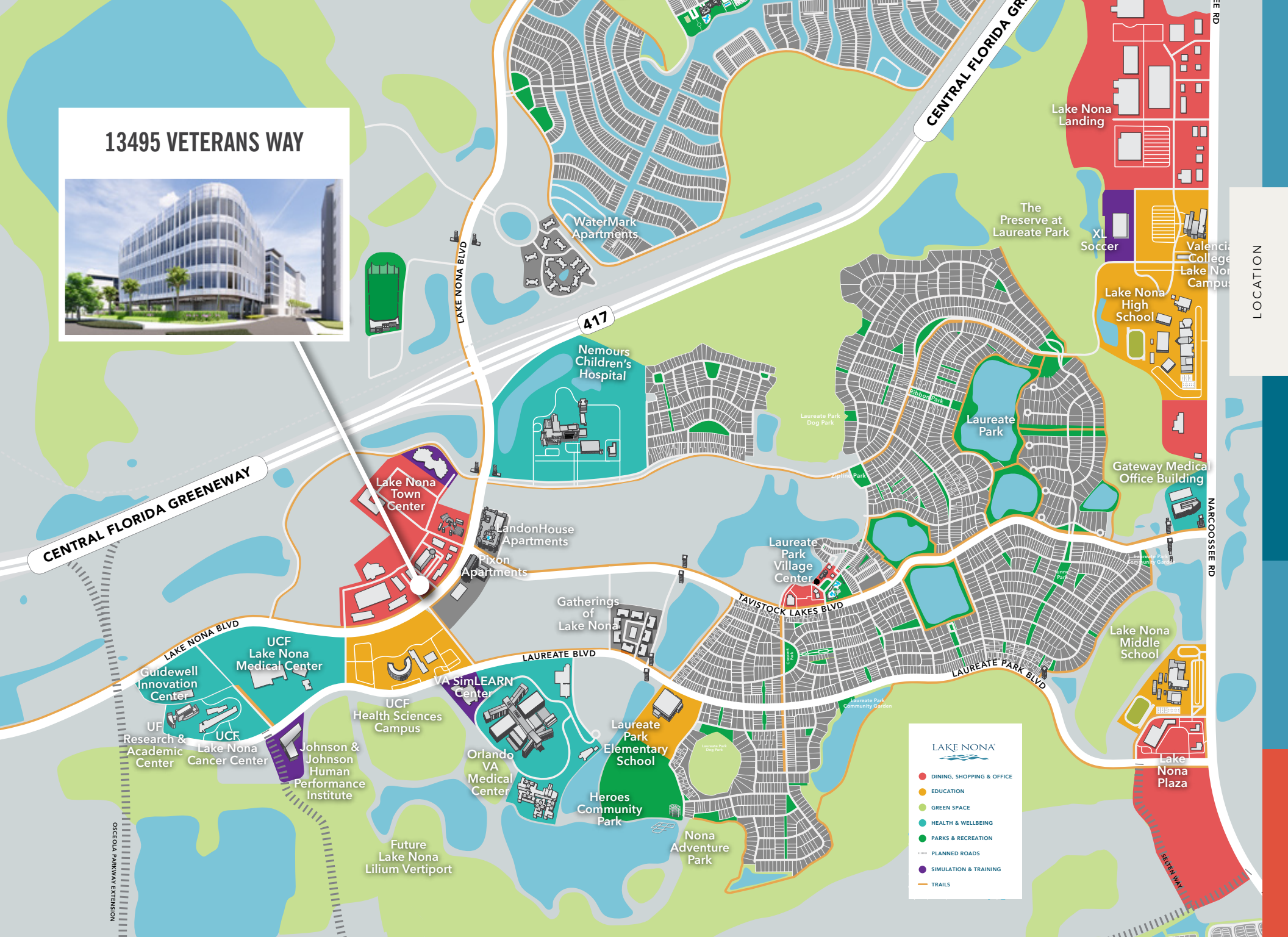
Phase II will see Town Center expand to a 100-acre, open-air social setting featuring a mix of local and national shops, eateries, hotels, meeting and conference space and outdoor event venues.



HEALTH & LIFE SCIENCES CLUSTER

One Performance Plaza is located in the heart of Lake Nona, a globally-recognized cluster of health and life sciences institutions, including the Orlando VA Medical Center, UCF College of Medicine, UCF Lake Nona Medical Center - Adult Teaching Hospital, UF Academic Research Center, GuideWell Innovation Center, and UCF Lake Nona Cancer Center, among others.

13495 VETERANS WAY



LOCATION

LAKE NONA TOWN CENTER

13495 VETERANS WAY

6820
MARWICK
LANE OFFICE

MARRIOTT
COURTYARD
& RESIDENCE
INN LAKE
NONA

LAKE NONA
TOWN
CENTER
OFFICE II

LAKE NONA
PERFORMANCE
CLUB

ONE
PERFORMANCE
PLAZA

BOXI PARK AT
LAKE NONA

LAKE
NONA
WAVE
HOTEL

LOCATION

LAKE NONA TOWN
CENTER OFFICE I

CHROMA MODERN
BAR + KITCHEN

BOSPHOROUS
TURKISH CUISINE

PARK PIZZA &
BREWING COMPANY

LAKE NONA BLVD.

TAVISTOCK LAKES BLVD.

BOXI
PARK

LAKE NONA TOWN CENTER

LAKE NONA
WAVE
HOTEL

LAKE NONA
PERFORMANCE
CLUB

LAKE
NONA DNA
PARKING
GARAGE

KPMG
CAPABILITY
CENTER

MARRIOTT
COURTYARD &
RESIDENCE INN
LAKE NONA

NEMOURS
CHILDRENS
HOSPITAL

PIXON
APARTMENTS
& RETAIL

LANDON
HOUSE
APARTMENTS

LOCATION

13495 VETERANS WAY

Lake Nona Blvd.



GOOD NEIGHBORS

Thriving, innovative businesses across all major industries have either partnered with or have already chosen to call Lake Nona home.





LAKE NONA TOWN CENTER

Lake Nona's Town Center features a thoughtful collection of office, medical, fitness, retail, restaurant, hotel, and entertainment venues.





LAKE NONA PERFORMANCE CLUB

Connected to One Performance Plaza, the 127,000 square-foot Lake Nona Performance Club is a unique blend of state-of-the-art fitness facility, cutting edge wellness programming, and seamless integration of medical professionals all working to help individuals and organizations achieve new levels of health, wellbeing and human performance.



MEETING & EVENTS DESTINATION

One Performance Plaza's ideal location provides a multitude of event and meeting spaces perfect for intimate meetings to large-scale events - all within easy access.

DESTINATIONS:

Lake Nona Wave Hotel

- 17-story tower designed by Arquitectonica
- 239 Guest Rooms & Suites
- 5,400± square feet of meeting and event space
- Luxury lifestyle experience powered by thoughtful technology yet grounded in the wellbeing of guests
- Opening late 2021

Marriott Courtyard & Residence Inn:

- 204 Guest Rooms & Suites
- 1,437± square feet of meeting and event space

Marriott SpringHill Suites:

- 153 Guest Rooms & Suites
- 1,350± square feet of meeting and event space

Lake Nona Town Center:

- Indoor/outdoor event space event space to accommodate groups in excess of 5,000



13495 VETERANS WAY

13495 Veterans Way is a 68,398 square foot mixed-used, five-story building located in Lake Nona, an innovative 17-square-mile community in the City of Orlando. Nestled in Lake Nona Town Center and adjacent to the Marriott Courtyard and Residence Inn, 13495 Veterans Way features ground floor retail with four upper levels of 63,540 square feet of devoted Class-A boutique office space.

The building is Lake Nona's newest mixed-used addition and has been designed to complement and showcase the surrounding architecture while having its own unique identity.

Construction is underway, with completion slated for Spring 2022.



15,885 ± RSF
OFFICE
FLOOR PLATES

BUILDING

A BUILDING FOR THE 21ST CENTURY AND BEYOND

VIEW GLASS



The building is wrapped in View Smart Windows, which predictively tint in response to outdoor conditions, eliminating the need for blinds, while also offering health and wellness benefits for building occupants and the environment.

- Patented tinting technology improves a building's energy efficiency by up to 20 percent.
- Allows efficient perimeter space utilization, with 8 – 10% more usable square feet.
- Studies show higher cognitive test results by occupants of View Glass conditions compared with traditional window conditions.

view

GOLD WIRED CERTIFIED



The building is designed to be Wired Certified – the first and only international rating platform for digital connectivity and infrastructure within commercial office buildings. Tenants will have access to reliable, best-in-class technology assets, high-speed connectivity and multiple redundancies that are critical for businesses to operate.

Tenants can anticipate the following:

- Resilient and redundant communications systems to prevent internet outages.
- Future-proofed digital infrastructure to keep up with ever-advancing technology needs.
- Access to multiple high-speed fiber optic internet service providers.



CHILLER PLANT



The building has a fully-dedicated, on-site chiller plant. This centralized cooling system provides efficient and sustainable cooling and air conditioning for the entire building, with growth capacity to support future office development.

13495 VETERANS WAY

BUILDING FAST FACTS

- 68,398 square foot mixed-used, five-story building with ground floor retail and four upper levels of boutique office space
- 63,540± RSF Class A office space with upgraded finishes throughout.
- 15,885± RSF floor plates spread amongst four levels
- Parking in a multi-level garage
- Located within Lake Nona Town Center and steps away to Lake Nona Performance Club, hotels, meeting space, restaurants, shopping and entertainment venues.
- The building is located adjacent to Lake Nona's Medical City, a globally-recognized cluster of health and life sciences institutions, including the Orlando VA Medical Center, UCF College of Medicine, HCA/UCF Adult Teaching Hospital (UCF Lake Nona Medical Center), UF Academic Research Center, and GuideWell Innovation Center, among others.
- The building is wrapped in View Smart Windows glass - a patented tinting technology that improves a building's energy efficiency by up to 20 percent and enables efficient perimeter space utilization.
- Tenants have access to reliable, best-in-class technology assets, high-speed connectivity and multiple redundancies.

FLOOR LEVEL

1st Level (Retail)

4,858 ± RSF

2nd Level - 5th Level

15,885 ± RSF

BUILDING TOTALS

68, 398 ± RSF

LOBBY & ENTRANCE



BUILDING

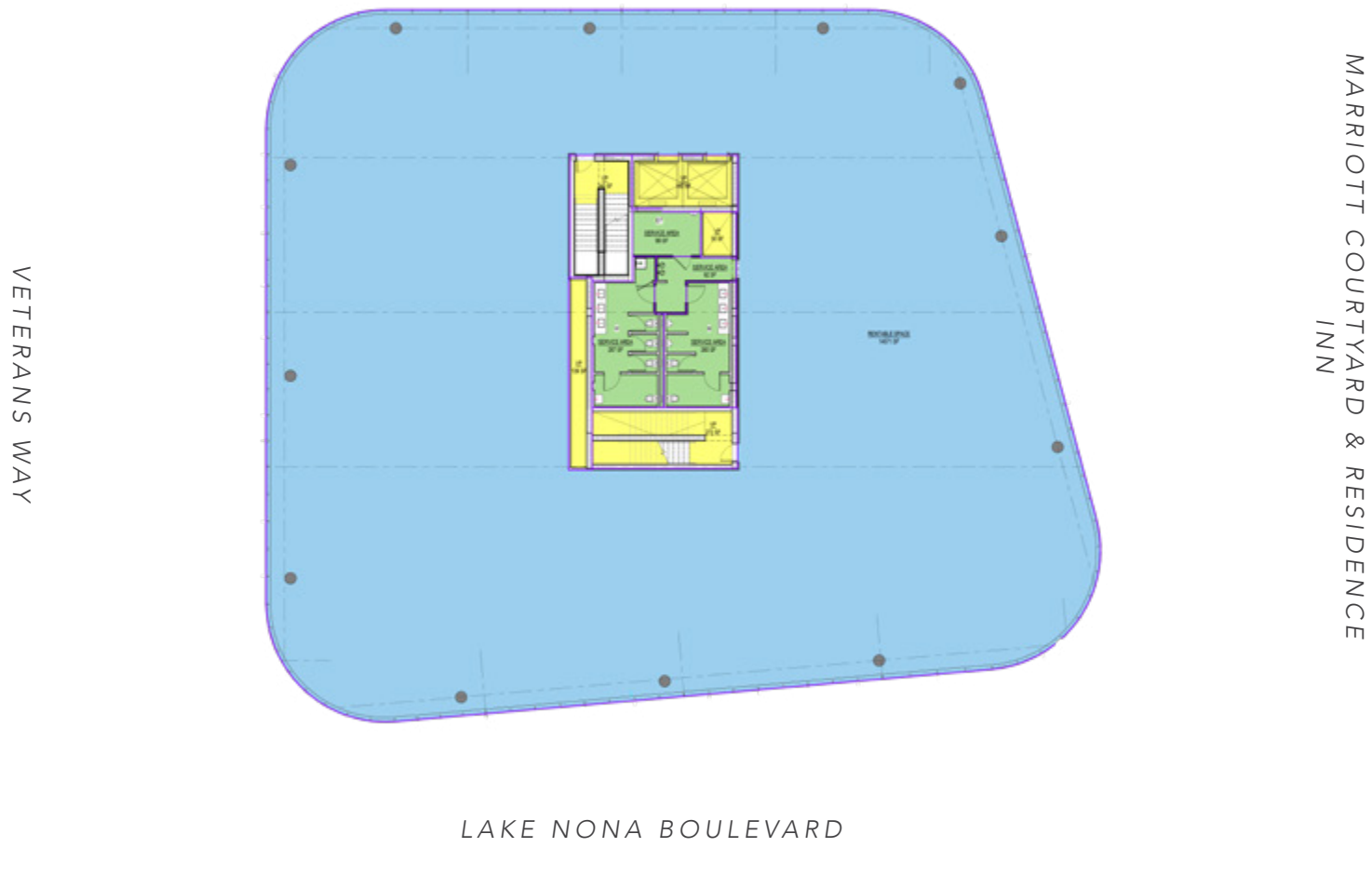
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LEVELS 2- 5 OFFICE

UPPER FLOORS (TYPICAL FLOOR PLATE)

- 15,000± RSF Floor Plates
- Office space available from 2,500± to 60,000± RSF





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LAKE NONA[®]


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