











CFO Team Available Properties



Available Properties for Sale or Lease

| | Property Name / Address | Building SF | Suite # | SF Available | Stories | Parking Spaces | Parking Spaces per 1,000 SF | Year Built | Sale Price | Lease Rate | Additional Information |
|------------------|---|-------------|---------------------|----------------|---------|----------------|-----------------------------|------------|-------------|--|---|
| FOR LEASE | | | | | | | | | | | |
| Lease |  5517 Hansel Ave Edgewood, FL | 6,145 | 1st Floor | 2,804 | 1 | - | - | 1992 | - | \$16.50/SF MG (net of utilities and janitorial) | Open lobby/reception area. 7 large office and a conference room. Break room and two ADA restrooms. |
| Lease |  1126 S Division Ave Orlando, FL | 3,456 | 1st Floor | 3,456 | 1 | 13 | 3.00 | 1973 | - | \$16.50/SF MG (net of utilities and janitorial) | Open lobby/reception area. 4 offices, 3 exam rooms, break area 13 parking space in gated, private parking lot |
| Lease |  34 E Pine St Orlando, FL | 9,720 | 1st Floor | 2,750 | 2 | - | - | 1910 | - | \$3,500/Mo. Full Service | Includes an open work area with high ceilings. Shared reception, conference, production area, break room/kitchen and restrooms. |
| Lease |  University Corporate Center 6903-7129 University Blvd Orlando, FL | 134,136 | Multiple | 40,473 | 1 | - | 3.55 | 1985 | - | \$12.50/SF NNN | 7 single-story office/flex buildings. 1,000 feet of frontage on University Boulevard. Tremendous visibility. Close proximity to University of Central Florida |
| Lease |  1767 Benbow Court Apopka, FL | 30,282 | 2nd Floor | 2,500 | 2 | - | - | 1985 | - | \$13.00/SF NNN | 2nd Floor office space with dedicated ground floor entrance 11 offices, large open area and storage space. Flexible floor plan can be modified for a specific use. |
| Lease |  121 S Orange Ave Orlando, FL | 250,000 | 1170B | 1,217 | 17 | - | - | 2006 | - | \$24.50/SF MG (net of janitorial) | Open floor plan with a copy area and two side offices. Floor to ceiling glass for natural lighting. Parking spaces in attached garage available for purchase |
| Lease |  2507 Edgewater Dr Orlando, FL | 4,581 | - | 4,581 | 1 | - | 2.00 | 1953 | - | \$16.50/SF MG (net of utilities and janitorial) | One-story concrete block office building. Former post office converted to office. Fronts Edgewater Drive in the heart of College Park. Numerous restaurants and shops in immediate vicinity. |
| Lease |  2 S Orange Ave Orlando, FL | 45,559 | 100 (Retail) 600 | 2,302 8,177 | 6 | 136 | 3.00 | 1919 | - | \$40.00/SF NNN (Retail) \$24.50/SF FS (Office) | Ground floor retail. Numerous restaurants within walking distance. On-site property management. Ideal for any professional service office requirement. Numerous restaurants within walking distance. On-site property management |
| Lease |  5210 S Orange Ave Orlando, FL | 5,000 | - | 5,000 | 1 | 20 | - | 1988 | - | \$14.00/MG (net of electric and janitorial) | Ideal for any professional service office requirement. Excellent signage on the property offers tremendous visibility. Large windows provide very good light throughout the space. |
| Lease |  630 N Wymore Rd, Suite 300 Orlando, FL | 21,398 | 300 | 8,645 | 1 | 135 | 4.00 | 1998 | \$1,625,000 | \$18.25/MG (net of electric and janitorial) | Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village |

Jamie Barati, SIOR, CCIM
John Worrell, CCIM
Katherine Zelman









FEBRUARY 2017

CITE PARTNERS
100 S Orange Ave, #500
Orlando, FL 32801
407.930.1800

CFO Team Available Properties



Available Properties for Sale or Lease


| | Property Name / Address | Building SF | Suite # | SF Available | Stories | Parking Spaces | Parking Spaces per 1,000 SF | Year Built | Sale Price | Lease Rate | Additional Information |
|---------------------|---|-----------------------|------------------------------|-----------------|---------|----------------|-----------------------------|----------------------------------|----------------------|--|---|
| Lease |  2828 Edgewater Dr Orlando, FL | 9,408 | 100 | 4,420 | 1 | 20 | 2.13 | 1954 | - | \$16.50/SF MG (net of utilities and janitorial) | Highly visible from Edgewater Dr. Layout is ideal for any type of general office use. |
| Lease |  Clarington Commons 207 W Gore St Orlando, FL | 28,224 | 300 | 13,280 | 3 | 114 | 4.04 | 2007 | - | \$19.50/SF NNN | 3rd Floor Professional Office/Medical Office with open floor plan. Located just south of downtown, near Orlando Health's Main Campus. |
| Lease |  One Ninety Orange 190 S Orange Ave Orlando, FL | 28,716 | 400 | 6,216 | 4 | TBD | 4 | 1930 (currently being renovated) | - | \$23.00/SF MG | Entire 4th Floor available. Ground floor is being leased by retail partner. Building is located in the heart of downtown Orlando and prominent signage on the building is available. |
| Lease |  Thornton Park Central 622 E Washington St Orlando, FL | 171,427 | 4th Floor 5th & 6th Floor | 8,542 10,871 | 6 | 19 | 3.50 | 2001 | - | \$26.50/SF FS \$27.50/SF FS | 3 suites and 3 studios leased individually or the entire 4th floor is available. Suite includes 6th floor Mezzanine. Easy walking distance to numerous amenities in Thornton Park neighborhood. Loft style design of the entire project offers unique office environment. |
| Lease |  1615 Edgewater Dr Orlando, FL | 25,324 | 100 180 | 2,815 5,175 | 2 | 66 | 3.5 | 2003 | - | \$25.00/SF FS | Suite 100 is in the southwest corner on the ground floor. Suite 180 is entire north wing of the ground floor. Located in College Park next to the College Park Post Office |
| Lease |  801 N Orange Ave Orlando, FL | 24,700 (7th floor) | 700 740 | 5,798 1,821 | 8 | 6 | 3.25 | 2006 | - | \$28.50/SF FS | Located above Citrus Restaurant in downtown Orlando. Suite 700-Efficient layout with perimeter offices Suite 740 is in shell condition and tenant can build out based upon their need. |
| FOR SUBLEASE | | | | | | | | | | | |
| Lease |  8529 South Park Circle | 144,931 | 130 | 3,577 | 4 | - | 3.5 | 1998 | - | \$23.50/SF FS | Located in the heart of tourist corridor with great access to major highways. Efficient general office layout. |
| FOR SALE | | | | | | | | | | | |
| Sale |  1111 Lucerne Terrace Orlando, FL | 3,639 | - | 3,639 | 1 | 13 | - | 1995 | \$650,000 | N/A | Medical office building. Flexible layout with separate entrance and large waiting area. 13 on-site surface level parking spaces with additional street parking in front |
| Sale |  Millenia Point 5373 Vineland Rd Orlando, FL | 34,879 | - | 2,000-26,000 | 7 | - | - | Planned | Starting at \$250/SF | N/A | Planned 7-story, high end office condo building consisting of 4 floors of office space (26,000± SF) and 3 floors of covered parking garage (8,879± SF) Highly visible from Interstate 4 |

CFO Team Available Properties



Available Properties for Sale or Lease

| | Property Name / Address | Building SF | Suite # | SF Available | Stories | Parking Spaces | Parking Spaces per 1,000 SF | Year Built | Sale Price | Lease Rate | Additional Information |
|--|--|-------------|---------|--------------|---------|----------------|-----------------------------|------------|-------------|---|--|
| Sale |  2 N Bluford Ave Ocoee, FL | 3,148 | - | 3,148 | 2 | - | - | 1910 | \$420,000 | N/A | Handicap entry ramp and handicap accessible restrooms. 6 large offices and 2 additional open office areas, a break room, kitchen and plenty of storage throughout. Two blocks from the beautiful Lake Starke |
| Sale |  189 S Orange Ave* Orlando, FL | 250,000 | 1400S | 3,052 | 29 | - | - | 2007 | \$690,000 | N/A | Convenient entry into suite from elevator lobby. Fully leased to single tenant. Open floor plan with plenty of glass for natural lighting. Parking space in attached garage available for purchase |
| Sale |  121 S Orange Ave* Orlando, FL | 250,000 | 850/880 | 6,427 | 17 | - | - | 2006 | \$1,450,000 | N/A | Double-door entry into suite from elevator lobby. Fully leased to single tenant. Glass walls throughout space allows for natural lighting. Parking spaces in attached garage available for purchase |
| Sale |  121 S Orange Ave* Orlando, FL | 250,000 | 1170A/B | 3,192 | 17 | - | - | 2006 | \$720,000 | N/A | Two contiguous suites currently separated by a wall but can easily be combined into one suite. Floor to ceiling glass for natural lighting. Parking spaces in attached garage available for purchase |
| *Combined Portfolio totals 12,671± RSF for a Sale Price of \$3,130,000 | | | | | | | | | | | |
| Sale |  630 N Wymore Rd Orlando, FL | 21,398 | 300 | 8,645 | 1 | 135 | 4 | 1998 | \$1,625,000 | \$18.25/MG (net of electric and janitorial) | Available immediately. Mixture of private offices, open areas, large conference/training room and small conditioned warehouse space. Located in Maitland Professional Village |
| Sale |  4804 Edgewater Dr Orlando, FL | 4,110 | - | 4,110 | 1 | 23 | 5 | 1983 | \$625,000 | N/A | Professional/medical office building. Medical infrastructure in place. Highly visible on Edgewater Dr. Excellent access to I-4, Winter Park, College Park and Downtown Orlando |
| |  80 West Gore Street Orlando, FL | 7,471 | - | 7,471 | 2 | 22 | - | 1923 | \$1,800,000 | N/A | Two two-story professional medical/office buildings. Located on the edge of Orlando Health's main campus |

| | Property Name / Address | Acres | Zoning | Sale Price | Additional Information |
|------|---|-------|------------------------------|---------------------------|---|
| Sale |  W. Lake Mary Blvd. Lake Mary, FL | 1.41± | Vacant General-Commercial | \$960,000 (\$15.61/SF) | FAR permits up to 21,000± square feet of office/medical building on-site. Approximately 200 feet of frontage on Lake Mary Boulevard. Located just across Lake Mary Boulevard from the proposed 34.5 acre Griffin Farm at Midtown, mixed-use development |