



AVALON BUSINESS CENTRE

EXPECTED DELIVERY WINTER 2019

CLASS A+ OFFICE FOR LEASE
589 - 34,097± RSF AVAILABLE





“Where Business and Community Meet”

Avalon Business Centre (ABC) is Avalon Park Group's (APG) premier office/retail development for 2014. ABC, like APG's previous office developments, is designed with one principle focus; integration. Work-Life balance is highly sought after but rarely achieved. Over the course of time Avalon park has become one of the rare locations where community planning and design help to facilitate a truly integrated life.

Shorter commute times for residents in Avalon, Waterford, and UCF area means getting home earlier to family and loved ones; while commuters can still readily access the area in times similar to other suburban Orlando office markets. New Urbanist designs creates opportunities for business collisions right outside the office at one of the many great restaurants and community amenities within walking distance. Avalon Park's density also provides long term success for restaurants and retailers looking to establish new locations.

ABC has the ability to accommodate a wide variety of users seeking this quality of life or target audience for their employees. Spaces as small as 500 RSF up to 34,097 RSF are available for office tenants and spaces 2,000 - 8,627 RSF are available for restaurant and retailers on the first floor.

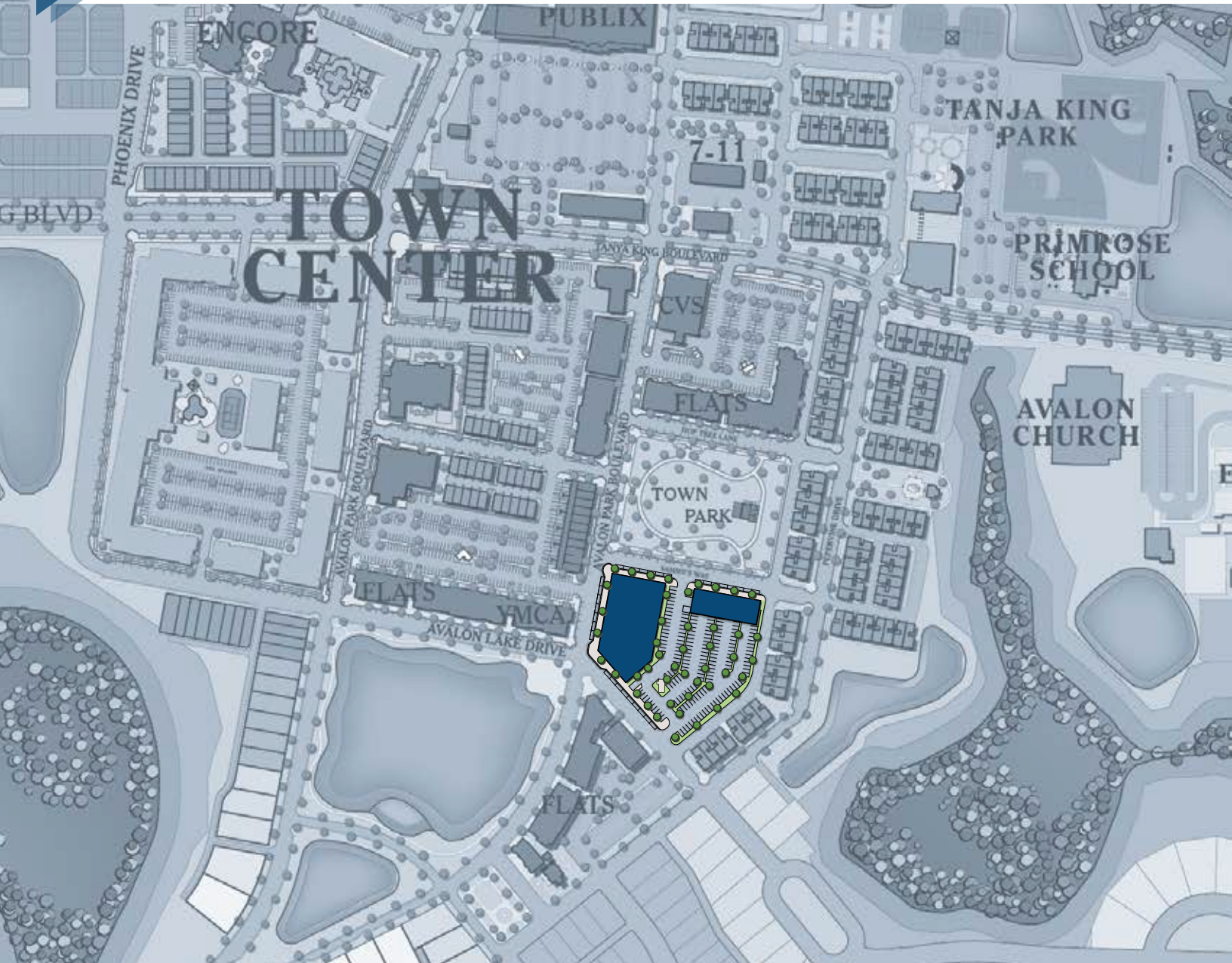
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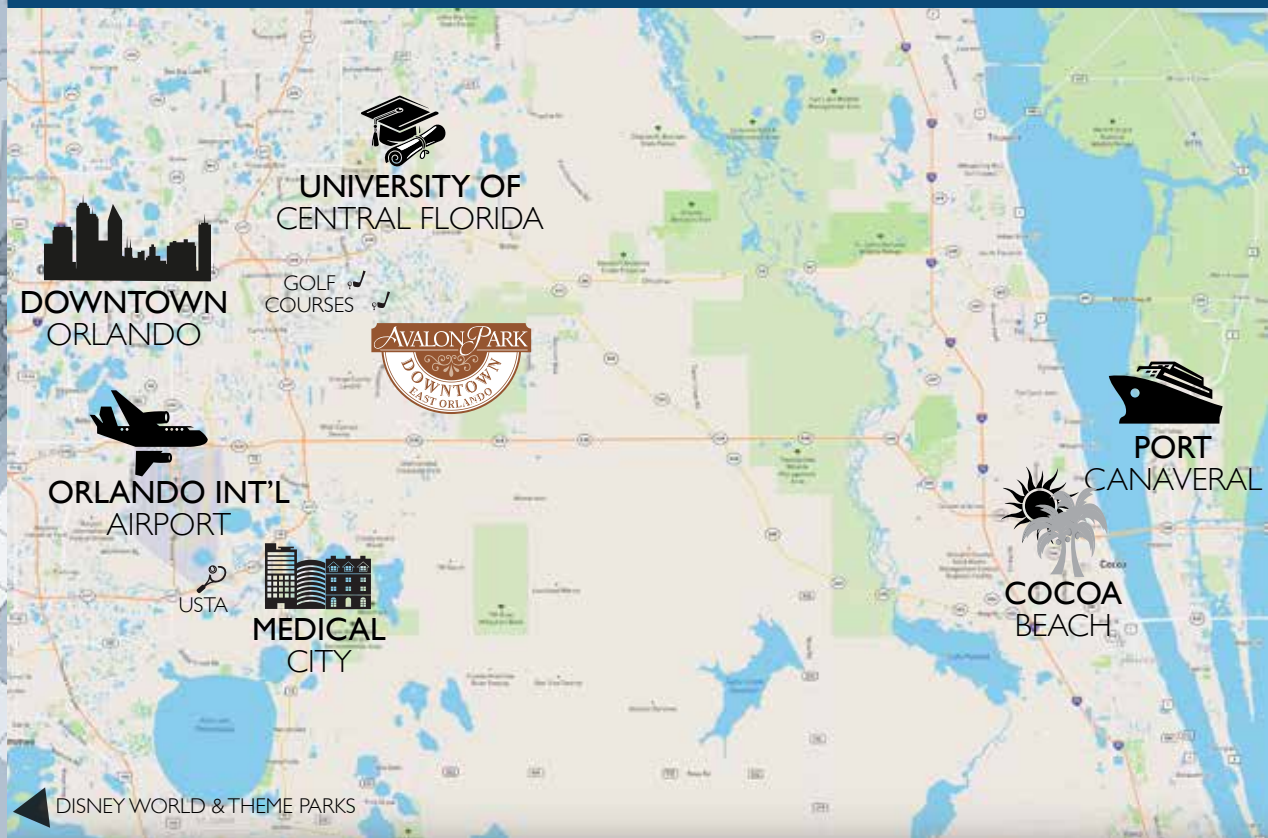
407.312.0767

LOCATION



DEMOGRAPHIC INFO

	1 MILE	3 MILE	5 MILE
POPULATION	13,301	40,010	103,297
HOUSING UNITS	1,304	3,841	14,850
MEDIAN INCOME	\$85,393	\$81,484	\$62,752



Avalon Business Centre is located in the heart of Avalon Park, just 20 minutes from Orlando International Airport (MCO) and 17 minutes from the second largest university in the country, University of Central Florida. The building is surrounded by amenities within a short walk and proximate to schools, healthcare, and golf courses surrounding the 1,860-acre master planned community.

There are close to 4,000 homes/townhomes in Avalon Park **property??** with an additional 350 multi-family units in Downtown Avalon Park creating an attentive patron base. Additionally, Avalon Park is a destination for thousands of people throughout the week seeking quality shopping and dining options along with great community events like the community Fourth of July celebration and its popular Oktoberfest.

ACCESSIBILITY

21 minutes to Orlando International Airport

27 minutes to Medical City

17 minutes to University of Central Florida

24 minutes to Downtown Orlando

42 minutes to Port Canaveral

56 minutes to Cocoa Beach

BUILDING AMENITIES

(PROPOSED)



First
Floor
Retail



Common
Break
Area



Conference
Center

directory



COMMUNITY AMENITIES

Avalon Business Centre is more than just a place to work, it is a place where people engage, focus on family, and enjoy a unique work setting. There are abundant amenities within a close proximity geared around food, wellness, fun, and rewards.

Providing great food options to its tenants and residents is a top priority to Avalon Park Group. Whether you prefer a crisp salad, or amazing pizza, its all just steps away. There are more than 16 restaurants within 1 mile with more to come, including Nuno's Café, 5 & Diner, and Eastside Bistro just to name a few.



TENANT EXPERIENCE

FUN FITNESS

Avalon Park provides a wide variety of fitness focused amenities designed to get you active. Miles of paths for walking and biking are ideal for both fun and fitness. Naturally beautiful preservation areas, fields and ponds connected by roadways, pedestrian walks and trails interlace through residential neighborhoods into Downtown Avalon Park.

FIVE
PARKS

16 MILES
OF TRAILS

YMCA
ON-SITE

Throughout the year Avalon Park plays host to numerous events where you can mingle with other tenants and members of the community to play games, enjoy delicious food, and listen to live music. These events draw thousands of people to Downtown Avalon and celebrate Avalon Park life.

- Absolutely Avalon
- Fourth of July Fireworks and Festival
- Oktoberfest
- Spooktacular
- Avalon Aglow
- Movie Under the Stars



REWARDS

Being a business in Avalon Business Centre comes with numerous perks you would not expect from a typical landlord. Avalon Park Group has dedicated staff to help your business succeed all free of charge.

- Free booths at community events
- Bimonthly newsletter feature
- Placement in Business Directory and Event Guide
- Community Channel broadcasting to 12,000 residents
- Marquee signage at the entrance to the community
- Business of the week features



AVAILABILITIES

FULL BUILDING AVAILABLE

SF Available: 34,097

Use: Commercial



FOURTH FLOOR

- ASKING RATE: \$26.50 PER SF, FULL SERVICE
- SF AVAILABLE: 1,500 - 8,490 RSF
- USE: OFFICE

THIRD FLOOR

- ASKING RATE: \$26.50 PER SF, FULL SERVICE
- SF AVAILABLE: 1,500 - 8,490 RSF
- USE: OFFICE

SECOND FLOOR

- EXECUTIVE SUITES AND SMALL BUSINESSES
- ASKING RATE: VARIES PER OFFICE SIZE AND LOCATION
- SF AVAILABLE: 589 RSF - 2,000 RSF
- USE: OFFICE
- COMMON BREAKROOMS AND CONFERENCE CENTER

FIRST FLOOR

- ASKING RATE: \$22 PER SF, NNN
- SF AVAILABLE: 2,000 RSF - 8,627 RSF
- USE: RETAIL OR OFFICE



FOR MORE INFORMATION:

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A Vision for Healthy Community. The Knowledge to See it Through.