

# ORLANDO CBD MARKET DYNAMICS



## COMPANY HEADQUARTERS

- ADVENT HEALTH
- ORLANDO HEALTH
- BANK OF AMERICA CORPORATION
- CNL FINANCIAL GROUP
- ORLANDO SENTINEL COMMUNICATIONS
- FBC MORTGAGE LLC.
- RED LOBSTER HOSPITALITY LLC.
- FOODFIRST GLOBAL RESTAURANTS INC.
- SEASIDE NATIONAL BANK
- NEBBIA TECHNOLOGY
- UNIKEY TECHNOLOGIES
- EMPOWER SOFTWARE SOLUTIONS (A KRONOS COMPANY)
- FATTMERCHANT SOLUTIONS
- POWERDMS
- SIGNATURE FLIGHT SUPPORT CORP. (BBA AVIATION)
- TRAVELCLICK INC. (AN AMADEUS COMPANY)
- PLANSOURCE
- RADDIX

### Advent Health

1,368 BEDS  
675,000 SF  
23,413 EMPLOYEES

### ADVENT HEALTH TRAIN STATION

THE YARD AT IVANHOE  
598,500 SF  
630 UNITS

### 107 E HILLCREST ST MAGNOLIA ARENA

MIXED USE  
42,820 SF

### 600 W AMELIA ST

200,000 SF  
409 UNITS

### CREATIVE VILLAGE RETAIL

150,000 SF

### CREATIVE VILLAGE STUDENT HOMES

113,500 SF  
600 UNITS

### CHURCH STREET TRAIN STATION

### 225 S GARLAND AVE TREMONT TOWER

HOTEL 110,560 SF  
OFFICE 221,000 SF

### 520 E CHURCH ST CAMDEN EOLA

MULTIFAMILY  
360,000 SF  
364 UNITS

### NOVEL LUCERNE

250,000 SF  
375 UNITS

### ORLANDO HEALTH

Orlando Regional  
Medical Center  
808 BEDS  
893,042 SF  
23,000 EMPLOYEES

## MAP KEY

- UNDER CONTRACT
- PROPOSED
- BUILT IN 2018
- TRAIN STATION
- HOSPITAL
- TRAIN TRACK

## Q4 18 DEMOGRAPHICS

POPULATION  
**13,738**

# OF EMPLOYEES  
**57,705**

I-4 CAR COUNT  
**144,500**

## Q4 18 OFFICE STATS

SQUARE FOOTAGE  
**36,818,039 SF**

VACANCY RATE  
**8.9%**

AVERAGE RENT  
**OVERALL - \$22.85**  
**CLASS A - \$26.48**

## Q4 18 MULTIFAMILY STATS

# OF UNITS  
**3,067**

OCCUPANCY  
**77.4%**

AVERAGE RENT  
**\$1,627 / UNIT**  
**\$1.83 / SF**

## PROPOSED PROJECTS

- 1 600 W AMELIA ST - OFFICE  
1,200,000 SF
- 2 600 W AMELIA ST - HOSPITALITY  
250,000 SF
- 3 CITY CENTRE  
205-215 E CENTRAL BLVD  
172,000 SF  
215 UNITS
- 4 MODERA CENTRAL  
205 E CENTRAL BLVD  
45,000 SF  
350 UNITS
- 5 397 W CHURCH ST  
650,000 SF
- 6 ORLANDO MAGIC COMPLEX  
PHASE 2A - 100 S HUGHEY AVE  
250,000 SF
- 7 ORLANDO CENTRAL  
110 W JEFFERSON ST  
360,000 SF  
450 UNITS
- 8 MAGNOLIA ROSE  
108 E LIVINGSTON ST  
307,957 SF  
389 UNITS
- 9 THE MAGNOLIA HOTEL  
500 S MAGNOLIA AVE  
110,000 SF
- 10 845 N MAGNOLIA  
240,000 SF  
200 UNITS
- 11 MARIPOSA APARTMENTS  
550-555 MARIPOSA ST  
300,000 SF  
215 UNITS
- 12 THE GOLDEN SPARROW  
434 N ORANGE AVE  
734,600 SF  
867 UNITS
- 13 RADIUS  
333 ROSALIND AVE  
384,000 SF  
320 UNITS
- 14 401 S ROSALIND AVE APTS  
401 S ROSALIND AVE  
1,000,000 SF  
318 UNITS
- 15 170 E WASHINGTON ST  
27,456 SF
- 16 MODERA - CREATIVE VILLAGE  
292 UNITS  
10 STORIES  
1.75 AC

For more information, please contact:

**CHRIS OWEN**  
Florida Director  
407 451 4417  
chris.owen@cushwake.com

**VALERIE TATUM**  
Senior Analyst  
407 451 4431  
valerie.tatum@cushwake.com