



55 WEST CHURCH STREET
DOWNTOWN ORLANDO, FL – ORANGE COUNTY



CNL Commercial Real Estate

Retail for Lease



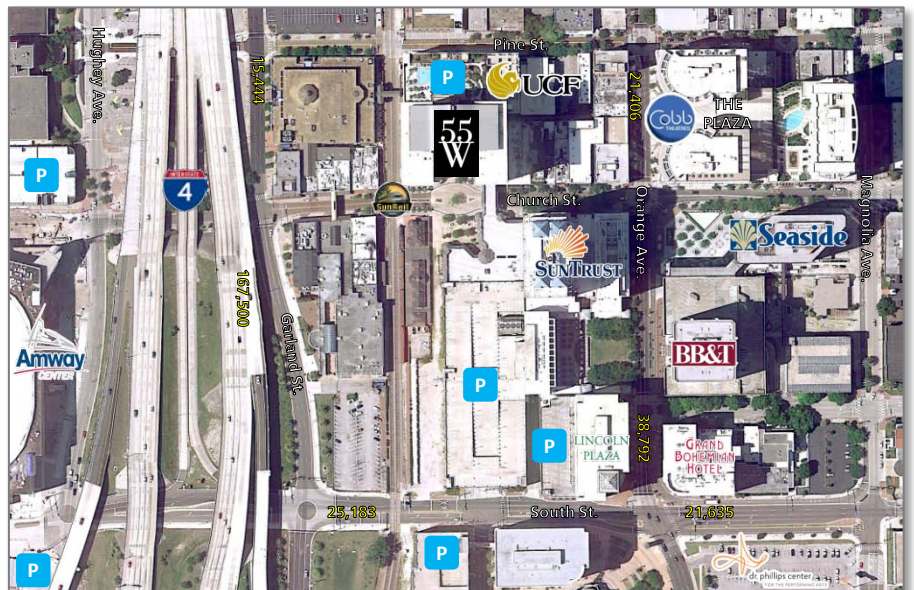
PROPERTY FEATURES

- 75,000 SF of prime retail space on first two floors of residential tower
- Class A 32-story residential building with 377 apartments (with an additional 100 in development) and over 775 residents (98% occupancy)
- Located in the heart of Downtown Orlando, FL – the third largest metropolitan area in Florida with over 2 million residents
- Excellent visibility and access to I-4 and SR 408
- Attached parking garage with over 480 public parking spaces
- 3,930 parking spaces within 1 block of 55 West
- Easy walking distance to the 20,000 seat Amway Center, home of the Orlando Magic and hosts multiple concerts
- Two blocks from the 3,000 seat Dr. Phillips Center for the Performing Arts, slated to open in 2014
- Easy access to the downtown station for the 61-mile SunRail Commuter Rail, operational in 2013

Market Aerial

DEMOGRAPHICS*	1 MILE	2 MILES	3 MILES
Total Population	15,115	45,161	91,471
Total Households	8,093	21,460	40,623
Number of Businesses	3,561	6,736	9,717
Number of Employees	68,076	110,173	150,740

*2010 STDBonline



For more information
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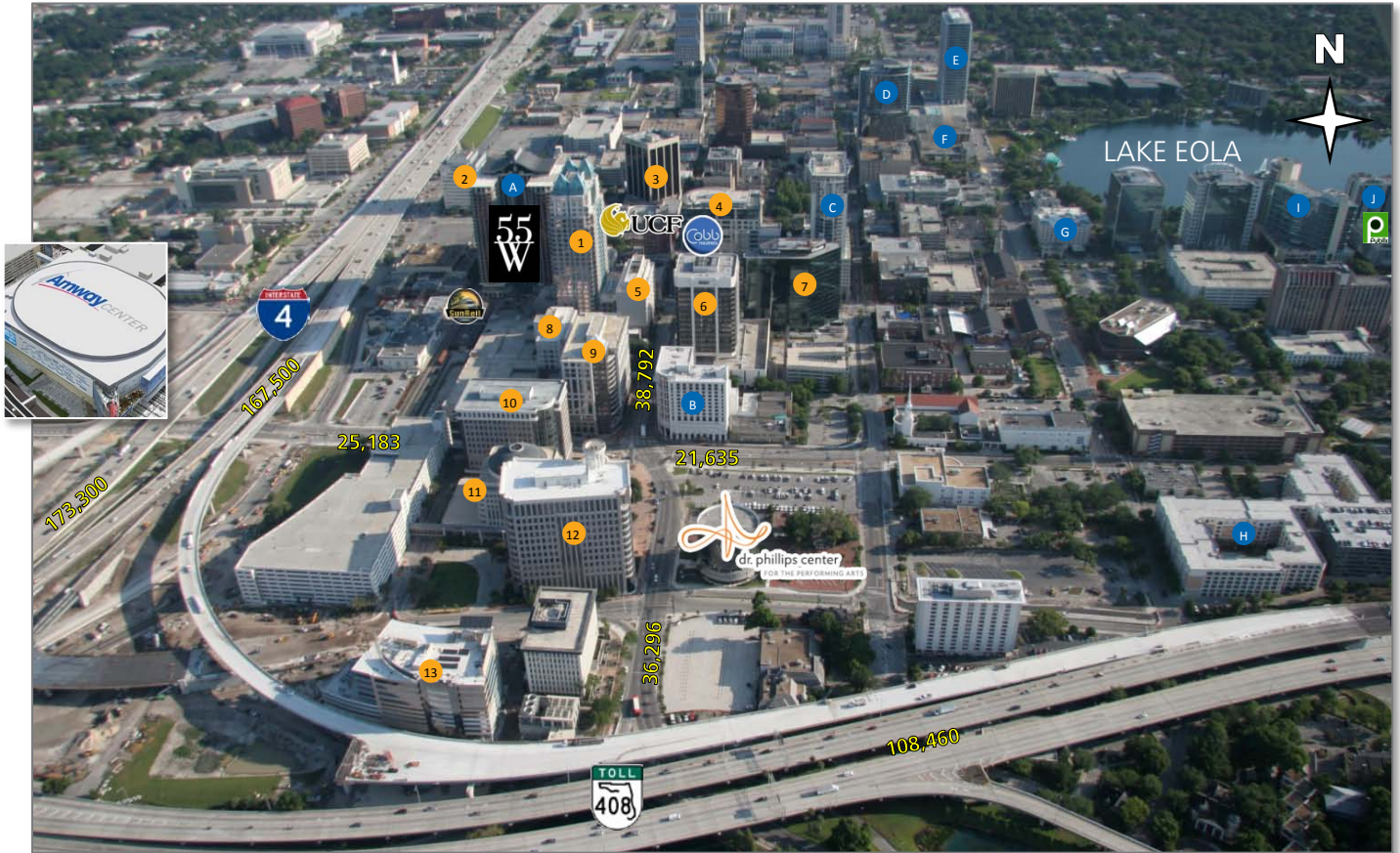


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Market Overview



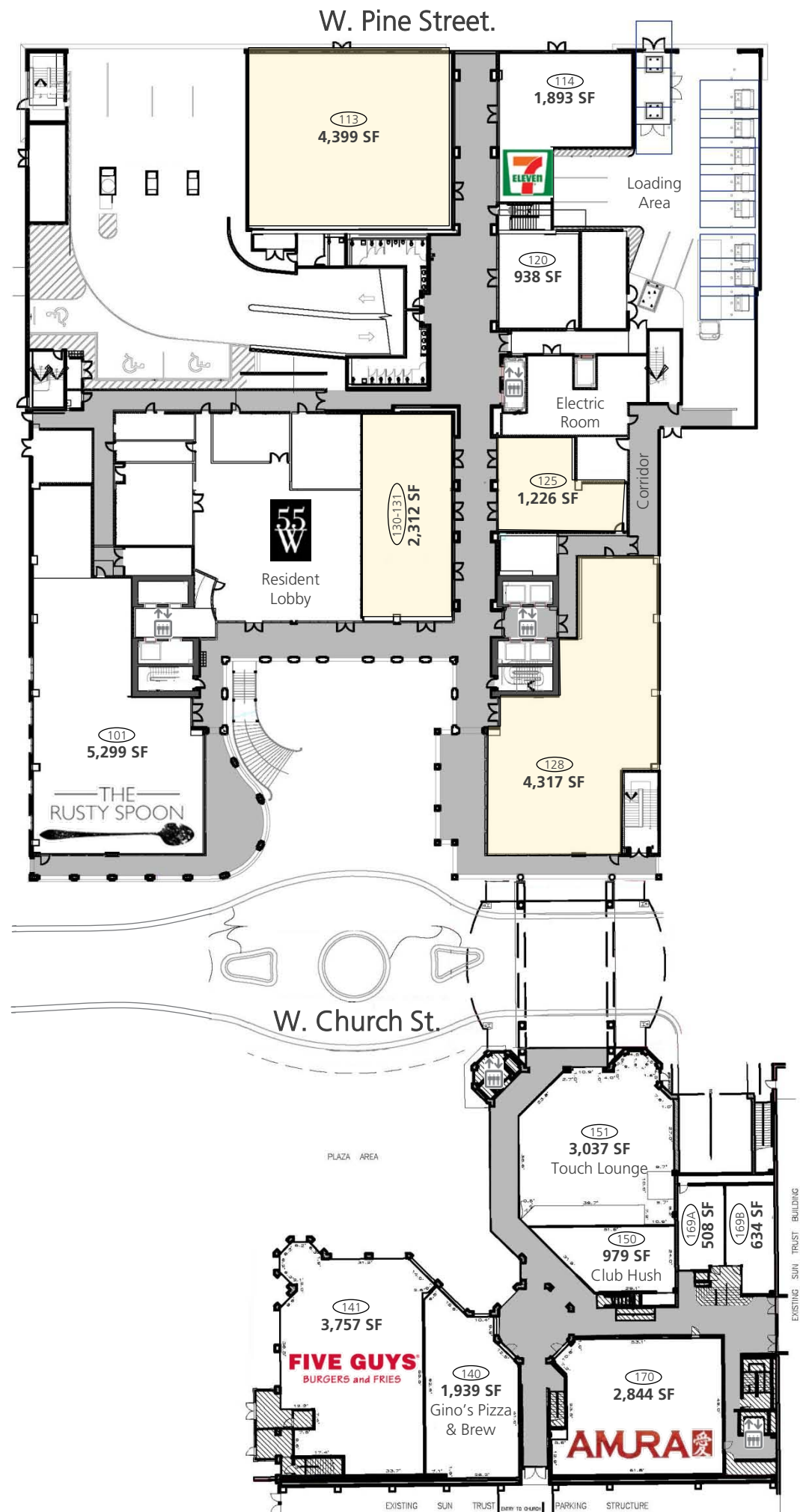
OFFICE HIGH RISE	# EMPLOYEES	GLA
1 Suntrust Tower	1,714	585,250
2 Fairwinds	213	126,865
3 20 N. Orange	574	266,881
4 The Plaza	750	400,000
5 Suntrust Corporate	500	200,000
6 BB&T	630	262,500
7 Seaside Plaza	567	273,324
8 Park Building	233	101,086
9 Lincoln Plaza	448	210,588
10 CNL Center II	688	275,000
11 City Hall	375	150,000
12 CNL Center I	848	345,918
13 OUC	320	128,000

HOUSING & ACCOMMODATIONS	OCC%	# UNITS/ROOMS
A 55 West Apartments	98%	377
B Grand Bohemian Hotel	-	247
C The Solaire Condos	90+%	305
D Aspire Apartments	96%	164
E The Vue Condos	90+%	375
F The Metropolitan Condos	90%	128
G Embassy Suites Hotel	-	167
H The Grande Condos	100%	364
I The Waverly Condos	93%	230
J Paramount Condos	98%	306

POINTS OF INTEREST	OPENING	CAPACITY
Amway Center	Now Open	20,000 Seats
SunRail	2013	4,300 Trips Per Day
Performing Arts Center	2014	3,000 Seats
Cobb Theatres	Now Open	1,400 Seats
UCF Downtown Campus	Now Open	1,050 Students Per Week

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Lower Level
Availability



Upper Level
Availability

