



# 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 East Orlando. 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 integrate life.

Shorter commute times for residents in the Avalon, Waterford, and UCF areas 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 and 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.

### **FOR LEASING INFORMATION:**

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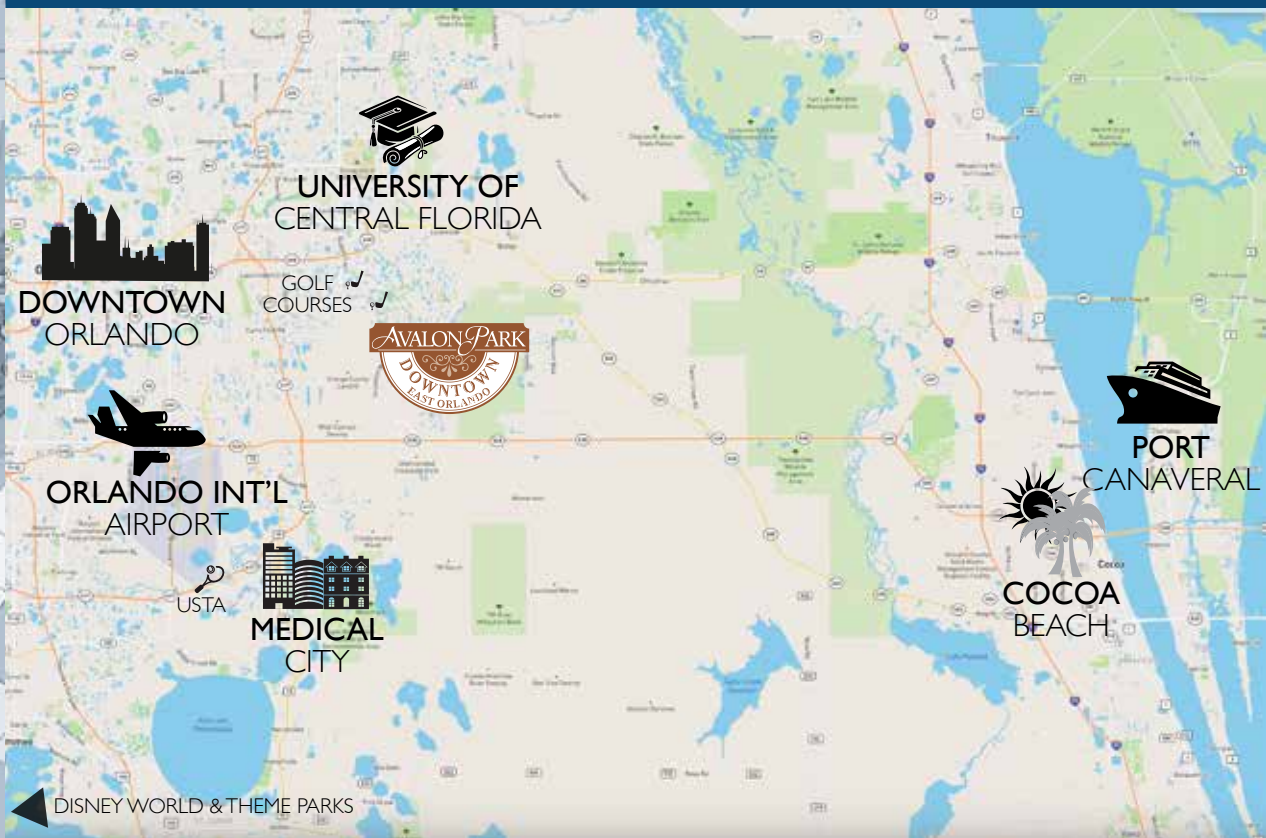
407.312.0767

# 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 proper 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, it's 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 participate in games, enjoy delicious food, and listen to live music. These events draw thousands of people to Downtown Avalon to 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

- FULL SERVICE
- SF AVAILABLE: 1,500 - 8,490 RSF
- USE: OFFICE

## THIRD FLOOR

- 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

- NNN
- SF AVAILABLE: 2,000 RSF - 8,627 RSF
- USE: RETAIL OR OFFICE

\*Call for Pricing Quote



## FOR MORE INFORMATION:

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