



# *Celebration Office Center*

I & II

ORLANDO • FLORIDA

Confidential offering memorandum





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WYNDHAM BONNET CREEK RESORT

DISNEY'S EPCOT

WALDORF A

DISNEY'S ESPN  
WIDE WORLD OF SPORTS





STORIA RESORT & GOLF

ADVENTHEALTH CELEBRATION

CELEBRATION GOLF CLUB

*Celebration Boulevard*

CELEBRATION OFFICE CENTER I & II







# THE OFFERING

JLL's Florida-based Capital Markets Group has been retained on an exclusive basis to arrange the sale of the Owner's 100 percent fee simple interest in Celebration Office Center I & II (the "Property" or "Asset"), a two building 161,822 net rentable square foot Class A office complex, situated on 12.61 net acres within the Celebration submarket, one of Florida's premier suburban office nodes.

At a current occupancy of 79%, well below average market occupancy, Celebration Office Center offers a rare value add opportunity in a strong submarket.

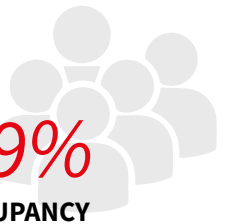


# Trophy Quality Credit Profile

## Property Summary

	Celebration Office Center I	Celebration Office Center II	Total
<b>RSF</b>	81,383	80,439	161,822
<b>OCCUPANCY</b>	74%	83%	79%
<b>YEAR BUILT</b>	2000	2001	
<b>PARKING SPACES</b>	351	351	702

**79%**  
OCCUPANCY



**36%**  
NOI RENT GROWTH BY YEAR 5



**#1**  
METRO EMPLOYMENT GROWTH & JOB GROWTH



## INVESTMENT HIGHLIGHTS

### Diverse – Credit Worthy Tenant Roster

Positioned in the Tourist Corridor, Celebration Office Center benefits from a trophy quality tenant credit roster. Over 45 percent of the project is leased to two Walt Disney Companies (NYSE: DIS, Moody's: A2).

Additional credit-worthy tenancy includes Kempharm which is publicly traded on the Nasdaq stock exchange, Amerifactors which is a wholly owned subsidiary of Gulf Coast Bank and Caliber Home Loans a growing home mortgage originator and loan servicing company.

TENANT	RSF	% OF TOTAL RSF	LEASE EXPIRATION	IN-PLACE BASE RENT	NOTES
Disney Worldwide	63,003	38.9%	May-23	\$26.50	Responsible for financial and human resources throughout The Walt Disney Company.
Walt Disney Parks	12,731	7.9%	May-23	\$26.50	Manages six resort destinations, 12 theme parks, 52 resorts & Disney cruise line. Employs 150,000 cast members.
KEMPHARM	10,772	6.7%	Aug-25	\$26.87	Nasdaq: KMPH, Market Cap: \$325M
Orlando Kissimmee Realty	10,202	6.3%	Dec-25	\$26.78	Keller Williams realty division
Amerifactors	9,702	6.0%	Jul-27	\$27.81	Accounts receivable financing
<b>Total Major Tenants</b>	<b>106,410</b>	<b>65.8%</b>		<b>\$26.89</b>	
Available					
<b>Total Property</b>	<b>161,822</b>				





## Rare Value Add Opportunity in Desirable Submarket

While Celebration Office Center is 79% leased the Celebration office micro-market consisting of 1,141,576 square feet boasts a vacancy rate of 5.9%. Combining Disney's future need for expansion with limited quality office offerings in the micro-market makes Celebration I & II an attractive offering for investors with significant upside through lease-up. Celebration serves as the preferred location for Disney related companies who own 529,772 square feet and lease an additional 639,582 within the micro-market. Affluent demographics, top-of-the-line-education and exceptional connectivity to Disney and surrounding tourist corridor help to bolster Celebration as a small, yet very sought-after submarket.

## Competitive Set

Over the past seven years, Celebration office ownership has consolidated with owner/users acquiring buildings as they become available. 215 Celebration was purchased by Disney in 2018 further limiting the availability of multi-tenant product in the market. Celebration Office Center's competitive product is now Sand Lake IV, Westwood and Kirkman Point I (Millenia), the closest of which is 11.3 miles or roughly 16 minutes on I4. Tenants in the market now have precious few projects and spaces to occupy in the micro market.

## Disney Impact – Key Employment Driver

Walt Disney World is one of the state's largest private employers with 74,000 employees and is located less than 3 miles from the Portfolio. The company has long been credited as a catalyst for Orlando expansion and is made of not only theme parks but 29 hotels and lodging options, golf courses and countless dining options. Recent Parks and Resorts expansion has resulted in numerous office space groups relocating to the Celebration area. Resort land has been deemed of higher importance for expansion options including Avatar land and Star Wars.

Publicly traded on the New York Stock Exchange, Disney touts a credit rating of "A2" by Moody's and "BBB+" by S&P. In addition to Parks and Resorts, which owns and operates Disney World Orlando and Disneyland, and Disney Worldwide Services, which controls and operates data processing systems for Disney Companies, The Walt Disney Company wholly owns Lucasfilm Ltd., Marvel Studios, A&E Networks, ABC Entertainment Group and ESPN to name a few. Each Disney company has separate stakeholders, decision makers and space needs as is evidenced by unique leasing entities and expirations.

The company occupies roughly 1.1 million square feet market wide of which 70 percent is located in Celebration. Furthermore, 80 percent of their owned office square footage is in Celebration, all of this offers a unique opportunity for further Disney expansion in the area as the trend of moving office using employees off of park property is likely to continue.



# Celebration Town Amenities

Positioned at the Center of Celebration, a master planned community originally developed by Walt Disney World with numerous amenities



Less than a mile away is the amenity rich Town Center at Celebration featuring numerous restaurants, cafes, coffee shops and specialty food stores



Average Household income of \$145,091 and median home value of \$544,211 (Average Orlando Home Value is \$285,000)



Two "A" rated public schools - Celebration K-8 and Celebration High School



2020 Population of 9,923 which increased 33.61% since the last census in 2010



Less than a half mile from AdventHealth Celebration Hospital



Extensive Biking and Nature Trails, Community Centers and Two Premier Golf Courses



CELEBRATION OFFICE CENTER I & II



# Disney's Continued Commitment to Orlando



Disney occupies  
**1.1+ million SF**  
of office space in the  
Celebration market

Recently purchased  
**60 acres** for future  
Lake Nona campus

Will relocate  
**2,000+ jobs**  
from California to Orlando  
within the next 18 months  
*Accounts for 5% of Disney's entire workforce*

Disney Cruise Lines occupies  
**four buildings**  
in Celebration Market

*Two additional cruise ships will be added to the  
Disney fleet by 2025*





# Disney at Celebration Office Center



The Disney divisions occupying Celebration Office Center (Human Resources and Corporate Tax) are closely tied to the theme parks making the Celebration office a mission critical location.

Due to lack of developable land in Celebration, Disney occupied office space is a valuable commodity.



Disney's overall commitment to Orlando and to the Celebration market points to further demand with limited supply.





## Superb Metro Economic Drivers

Growing medical, professional, and tech sectors and a record-breaking 75.0 million visitors in 2019, Orlando's unemployment rate has fallen to 5.7 percent in 2021. The metro is a leader in forecasted population employment growth, ranking fourth of the 50 largest metros in terms of percentage population and employment gains. The Orlando MSA is expected to 10.2% over the next five years and gain more than 240,000 residents.





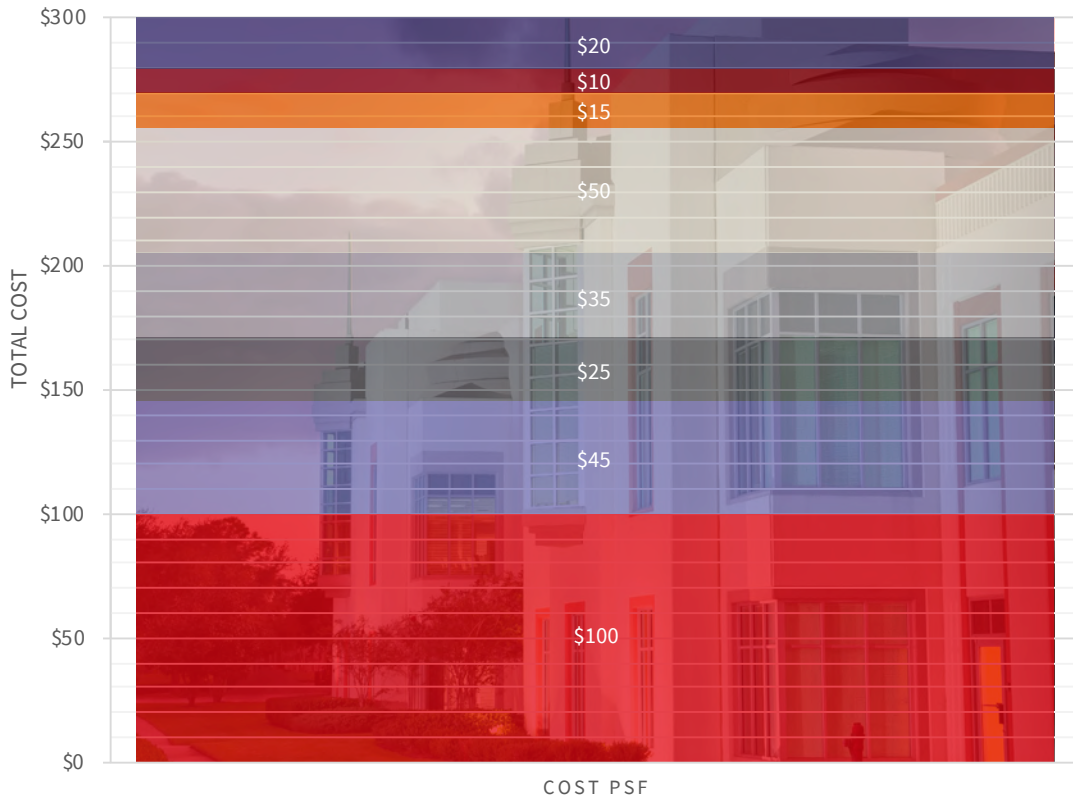
## -priced Well Below Replacement Costs

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### BUILD TO SUIT ESTIMATED COSTS

Component	Replacement Cost	Cost PSF
Hard Costs	\$16,182,200	\$100
Land	\$7,281,990	\$45
Soft Costs	\$4,045,550	\$25
TI's Vanilla Shell	\$5,663,770	\$35
TI's	\$8,091,100	\$50
Carry Costs	\$2,427,330	\$15
LC's	\$1,618,220	\$10
Pre-development Costs	\$3,236,440	\$20
<b>Total</b>	<b>\$48,546,600</b>	<b>\$300</b>

### CELEBRATION OFFICE CENTER REPLACEMENT COST





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