

LARGEST BLOCK OF CLASS A OFFICE SPACE IN SOUTH ORLANDO

SOUTHPARK CENTER

BUILDING K
9102 SOUTHPARK CENTER LOOP
ORLANDO, FL 32819

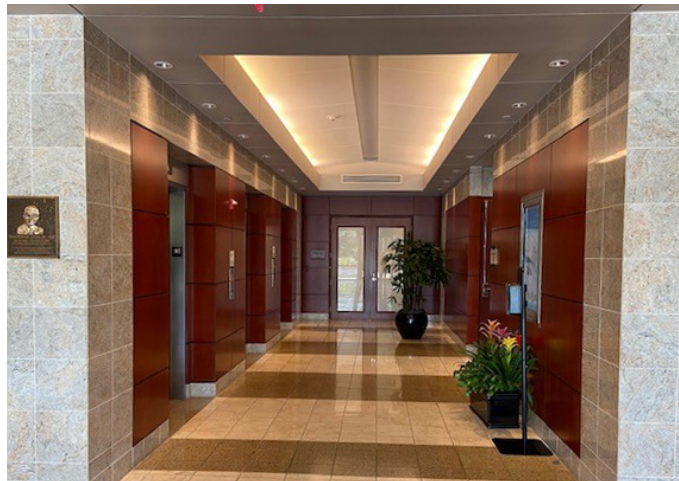
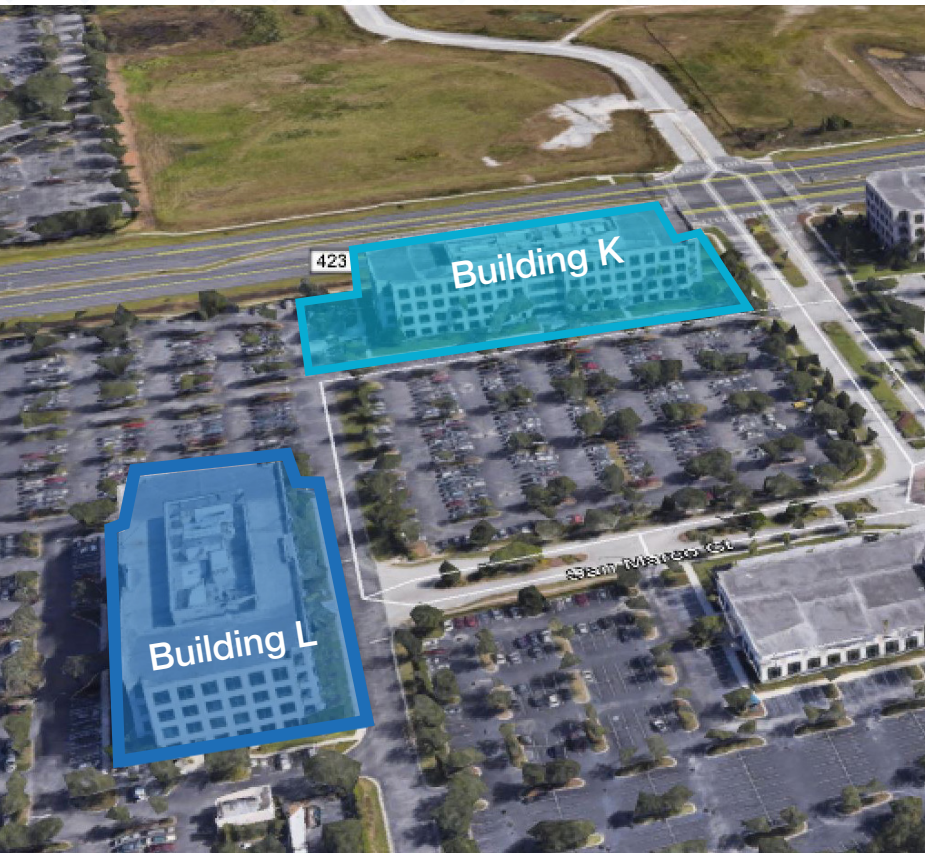
BUILDING L
9002 SAN MARCO CT
ORLANDO, FL 32819



SOUTHPARK CENTER

CLASS A OFFICE SPACE FOR SUBLEASE

Ideally situated in thriving South Orlando near the theme park and tourist corridor. Tenants benefit from direct access to Port Canaveral via the 528 Beachline express and Interstate 4. The location also offers proximity to an abundant workforce in Kissimmee and high-level decision makers in Doctor Phillips and Windermere.



Two buildings available
up to +/-212,038 RSF

SouthPark Center was
named Business Park
of the Year by NAIOP

Buildings are equipped
with nine-foot ceiling
heights in tenant
spaces and elegant
lobby finishes

9102 Southpark Center
Loop | Building K:
75,624 RSF

9002 San Marco Ct |
Building L: 136,414 RSF

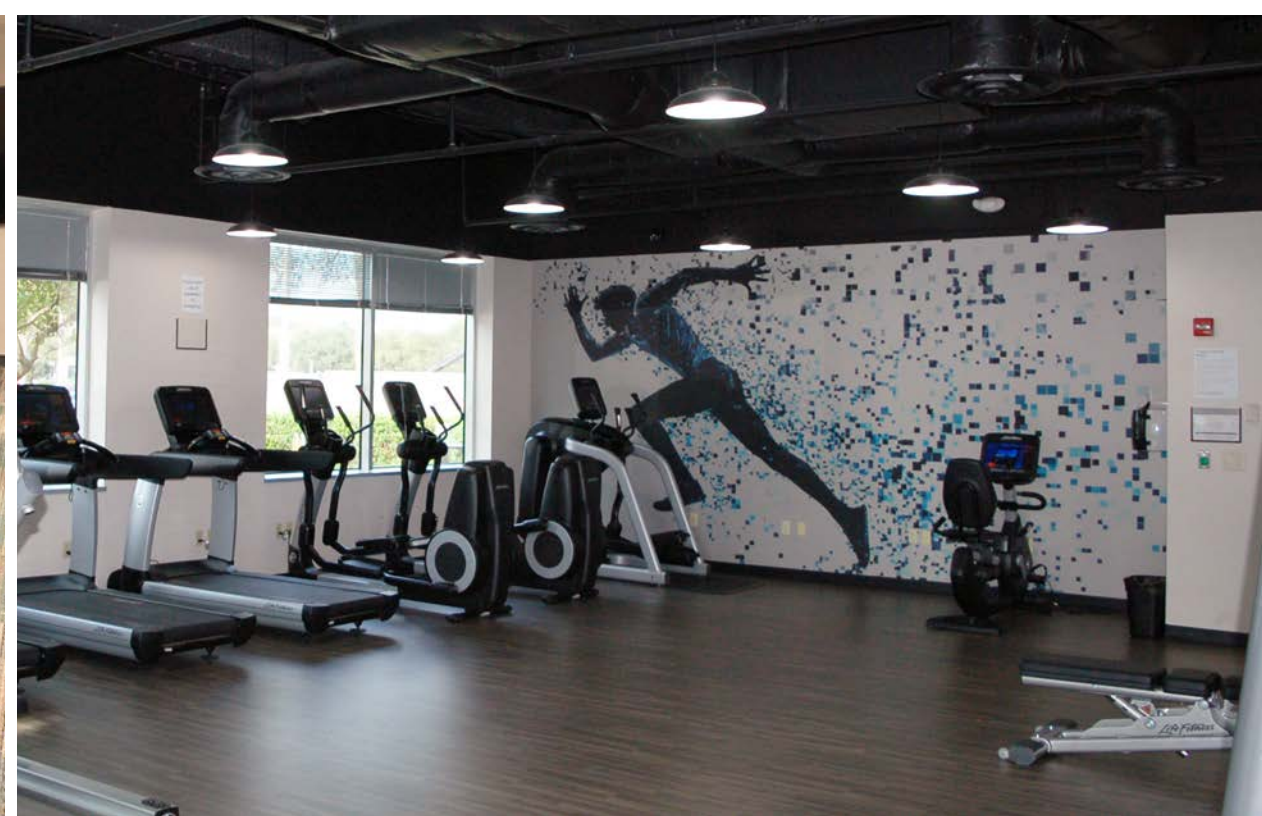
Term runs through
April 30, 2027

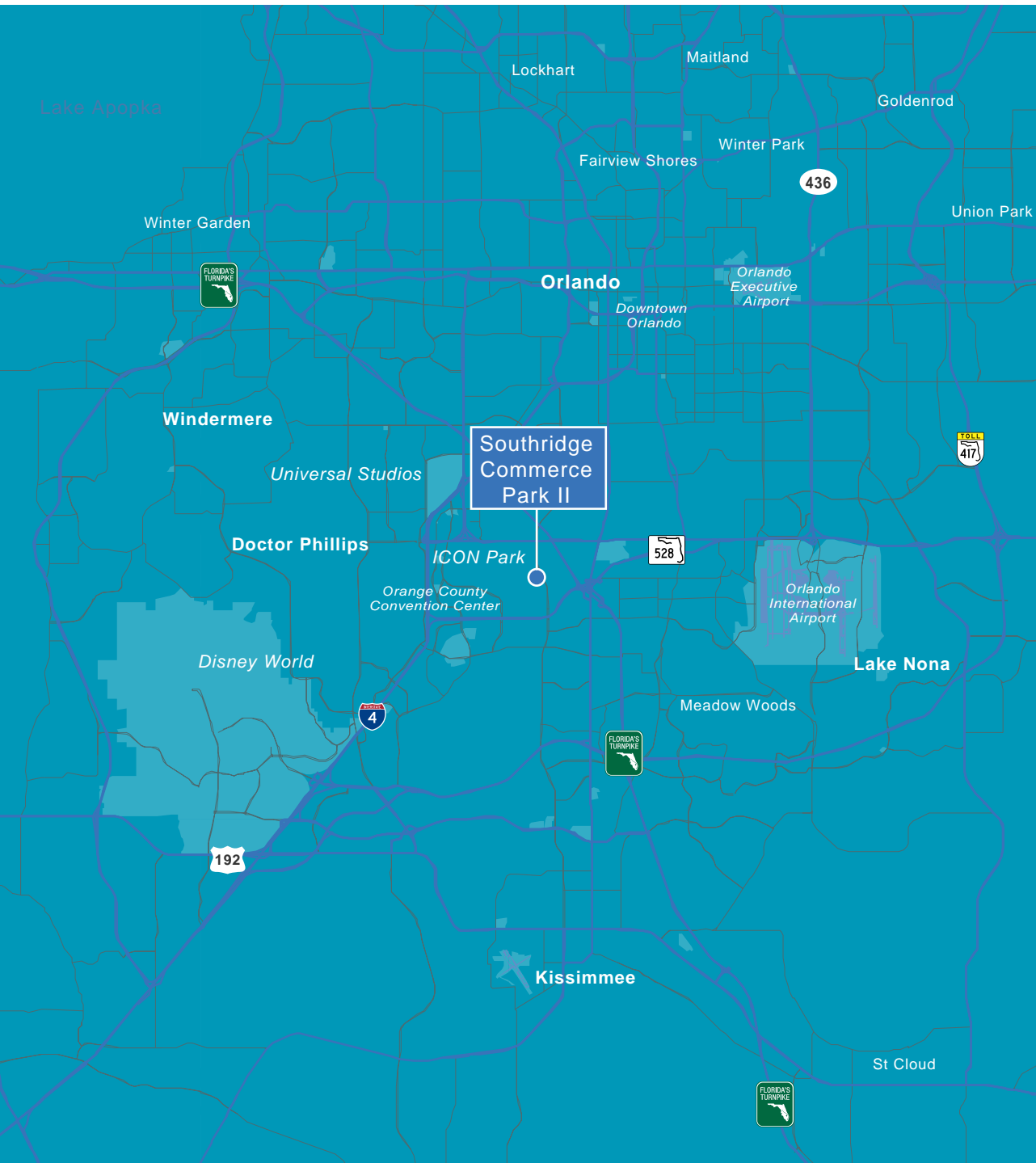
Ample parking ratio of
5.0 per 1,000 SF

Plug and Play—all
furniture can be made
available

Fitness center with
showers and lockers







AREA HIGHLIGHTS

SouthPark Center is centrally located in Orlando, FL, just three miles from the Orange County Convention Center and within a short drive to the world renowned theme park corridor. The Beach Line 528 provides easy access to Cape Canaveral and the Space Coast Tech Corridor, which drives high paying jobs throughout the region.

3 miles
from Orange County
Convention Center

8 miles
from Orlando
International Airport

10 miles
from Downtown

50 miles
Cape Canaveral/NASA

ORLANDO HIGHLIGHTS

Orlando's growth rate is the second fastest of the 30 largest US cities, and for good reason. Orlando is a place where people want to live. The combination of affordable living, restaurants, arts, culture, professional sports and endless outdoor activities have made Orlando a desirable place for workers from all over the U.S.

RECRUITMENT OPPORTUNITY

Surrounded by over 35 colleges, universities, and technical schools, and anchored by the University of Central Florida (UCF), the immediate Orlando area has more than 140,000 students enrolled in higher educational institutions. Looking at a 100-mile radius, the number grows to 500,000 students enrolled.



38K+ qualified tech workers
in Orlando (JobsEQ, 2020)



#1 workforce supplier of
graduates to aerospace
and defense industries
(University of
Central Florida)



#1 for STEM Job Growth in
the U.S. (Forbes, 2018)



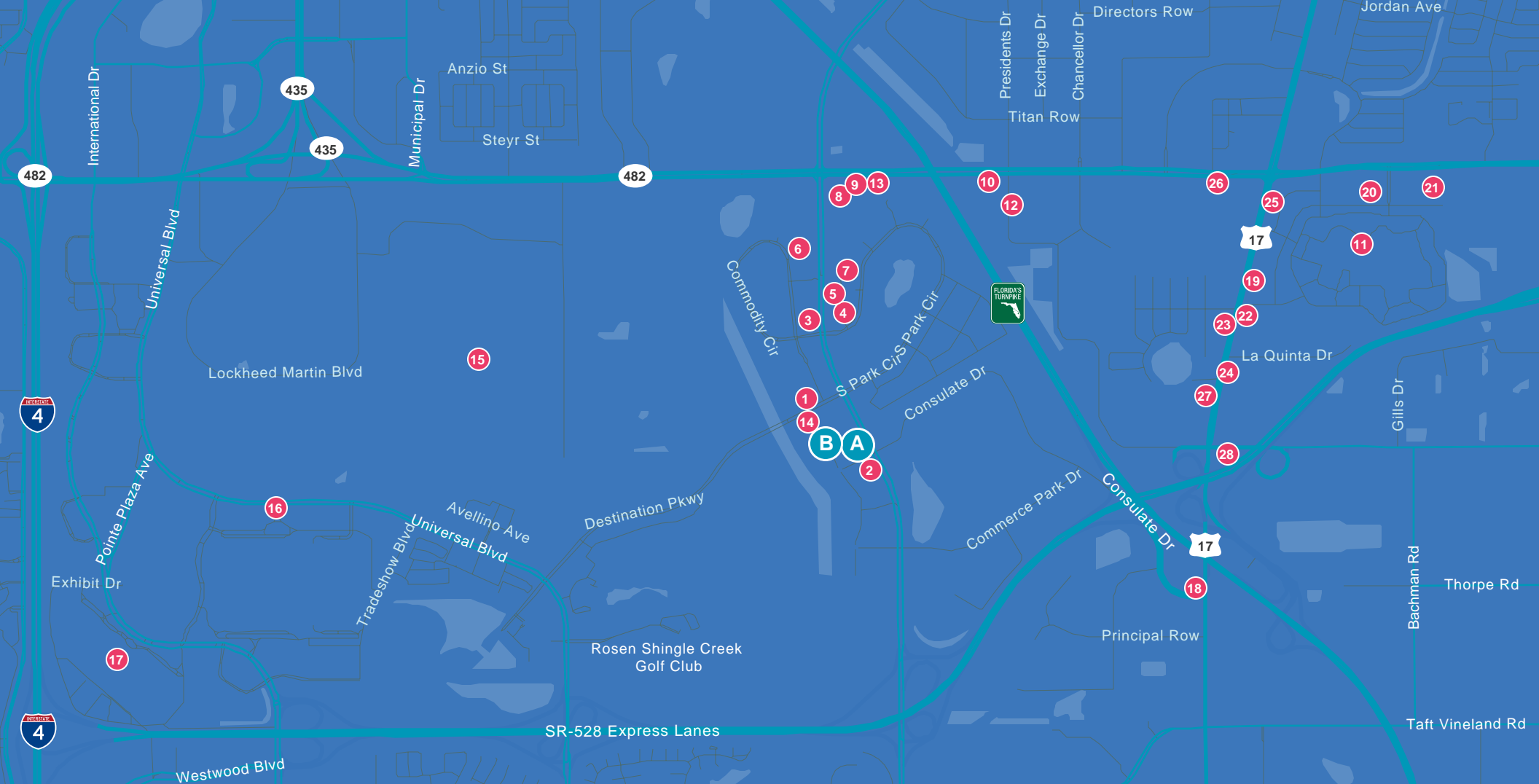
Orlando ranks #1 for best
places to work in tech
(Yahoo Finance, 2021)



Orlando is recognized as
the Modeling, Simulation &
Training Capital of the world
(Orlando Economic
Partnership)



\$6B+ Annual Simulation-
Related Contracts (National
Center for Simulation, 2019)



A. 9102 Southpark Center Loop (Building K) Orlando, FL 32819

B. 9002 San Marco Ct (Building L) Orlando, FL 32819

- | | | | |
|--|---|---|--|
| 1. Hampton Inn & Suites Orlando-
John Young Pkwy/S. Park | 9. Nestico's | 17. Universal's Volcano Bay | 26. Simon Parrilla Bar and Grill |
| 2. Greens And Grub | 10. InTown Suites Extended Stay
Orlando FL - Presidents Dr | 18. Universal Orlando Resort | 27. Target |
| 3. Ana's Brazilian Kitchen | 11. The Florida Mall | 19. Universal's Islands of Adventure | 28. Casa Del Marisco |
| 4. SpringTea | 12. Halperns Steak & Gary Seafood | 20. Orange County Convention Center -
West Concourse | 29. Pollo Tropical |
| 5. Burger King | 13. Marathon Gas | 21. SeaWorld Orlando | 30. Orlando Palms Hotel |
| 6. Extended Stay America - Orlando -
Southpark - Commodory Circle | 14. Holiday Inn Express Orlando -
South Park, an IHG Hotel | 22. Downtown Disney | 31. Adega Gaucha Brazilian
Steakhouse |
| 7. Kpoppin USA | 15. Universal's Epic Universe | 23. Disney Springs | 32. Chick-fil-A |
| 8. Panda Express | 16. Orange County Convention Center | 24. Melao Bakery - Orlando | 33. Stayable Suites Orlando |
| | | 25. Miller's Ale House | 34. Quality Inn |

K BUILDING

9102 SOUTHPARK CENTER LOOP
ORLANDO, FL 32819
FLOOR 1, 3 AND 4

1ST FLOOR: 6,624 RSF

3RD FLOOR: 34,103 RSF

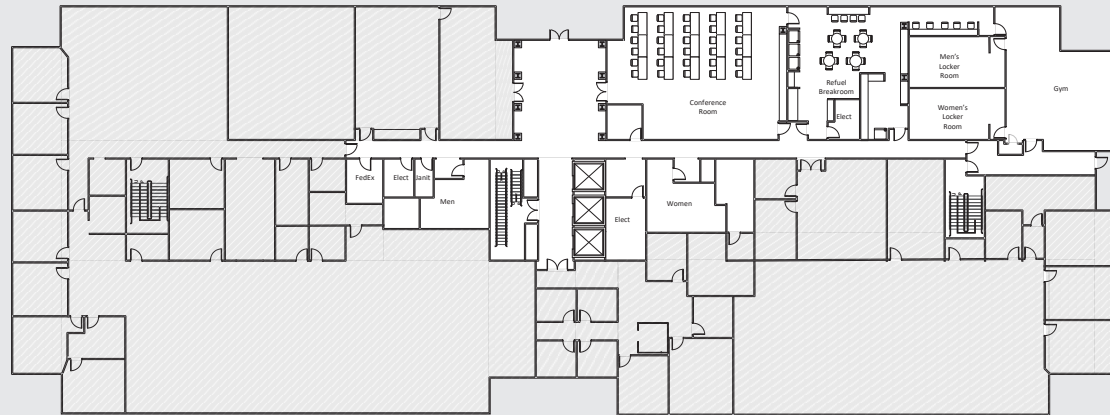
4TH FLOOR: 34,103 RSF

SPACE AVAILABLE: 34,103-212,038 RSF

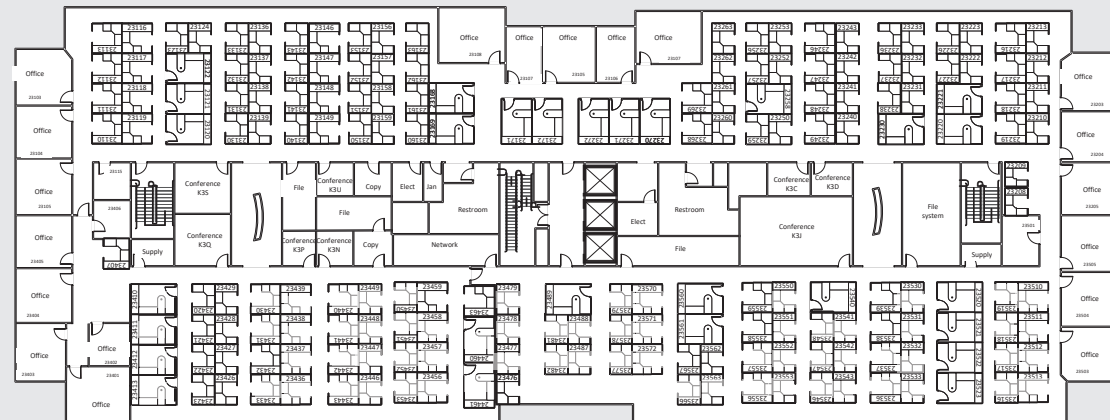
TERM: Through April 30, 2027

AVAILABLE: Now

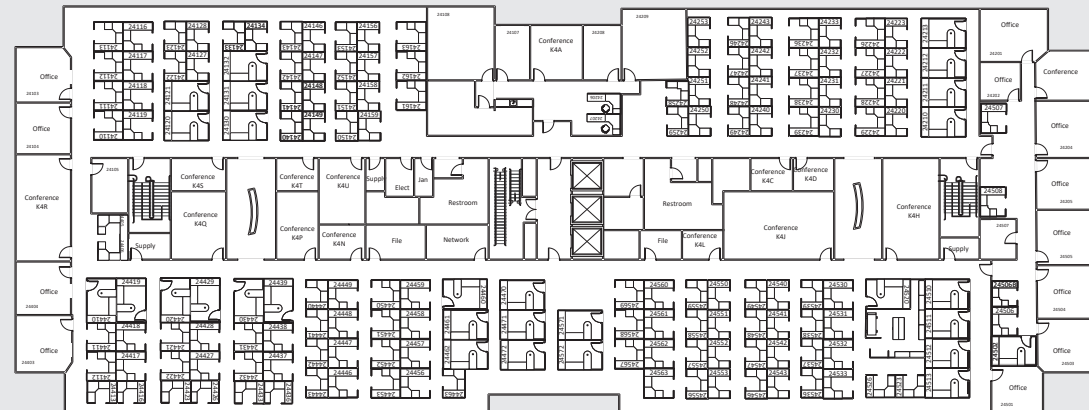
TOTAL OFFICES: 75



FLOOR 1



FLOOR 3



FLOOR 4

L BUILDING

9002 SAN MARCO CT
ORLANDO, FL 32819
FLOOR 1-4

1ST FLOOR: 34,500 RSF

2ND FLOOR: 34,500 RSF

3RD FLOOR: 34,500 RSF

4TH FLOOR: 34,500 RSF

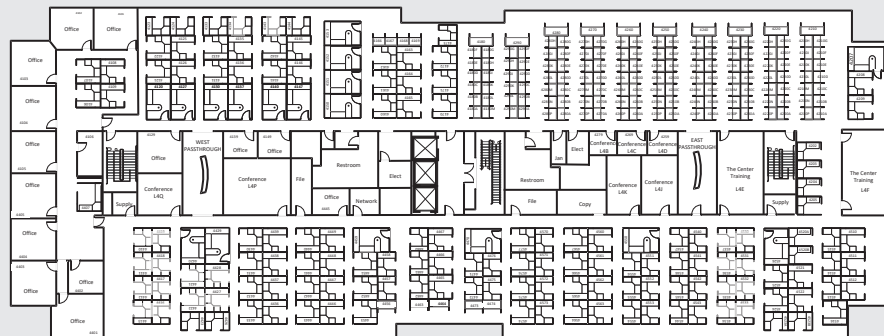
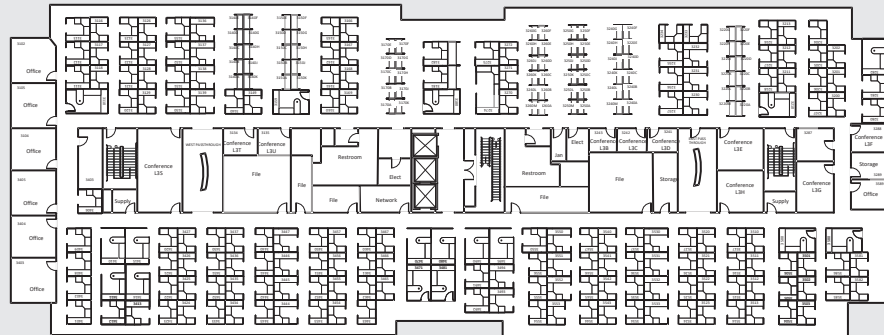
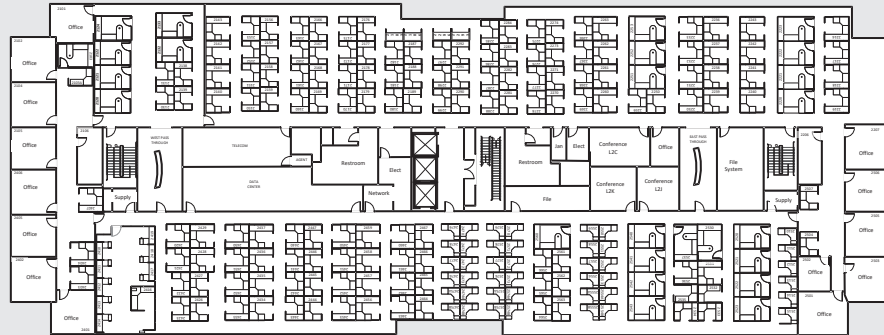
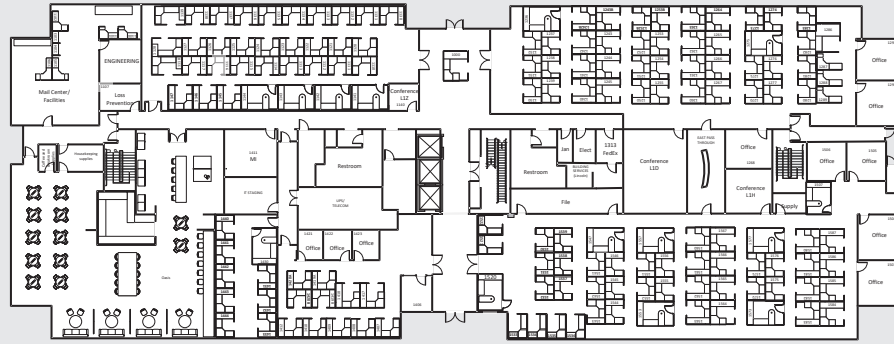
SPACE AVAILABLE: 34,500-212,038 RSF

TERM: Through April 30, 2027

AVAILABLE: Now

TOTAL OFFICES: 119

TOTAL WORKSTATIONS: 845



FLOOR 1

FLOOR 2

FLOOR 3

FLOOR 4

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