

FOR LEASE



PHASE I: ONLY 27,400 S.F. REMAINING
PHASE II: DELIVERING 1Q 2020: 110,000 S.F. AVAILABLE

The Edison
AT PRIMERA

A CAMPUS BUILT FOR COLLABORATION



CAMPUS-LIKE SETTING CONSISTING OF TWO 110,000 SQUARE FOOT, TWO-STORY BUILDINGS



SITE PLAN



LEGEND - PHASE 1

- 1. Courtyard
- 2. 2-Story Building
- 3. Entry/Lobby
- 4. 2-Story Building
- 5. Clubhouse

LEGEND - PHASE 2

- 6. 2-Story Building
- 7. Entry/Lobby
- 8. 2-Story Building



5,000 SQUARE FOOT CENTRALLY LOCATED CLUBHOUSE INCLUDES A GYM, DINING FACILITY AND MEETING SPACE



CONVENIENT AMENITIES ONSITE AND NEARBY



FLOOR PLAN



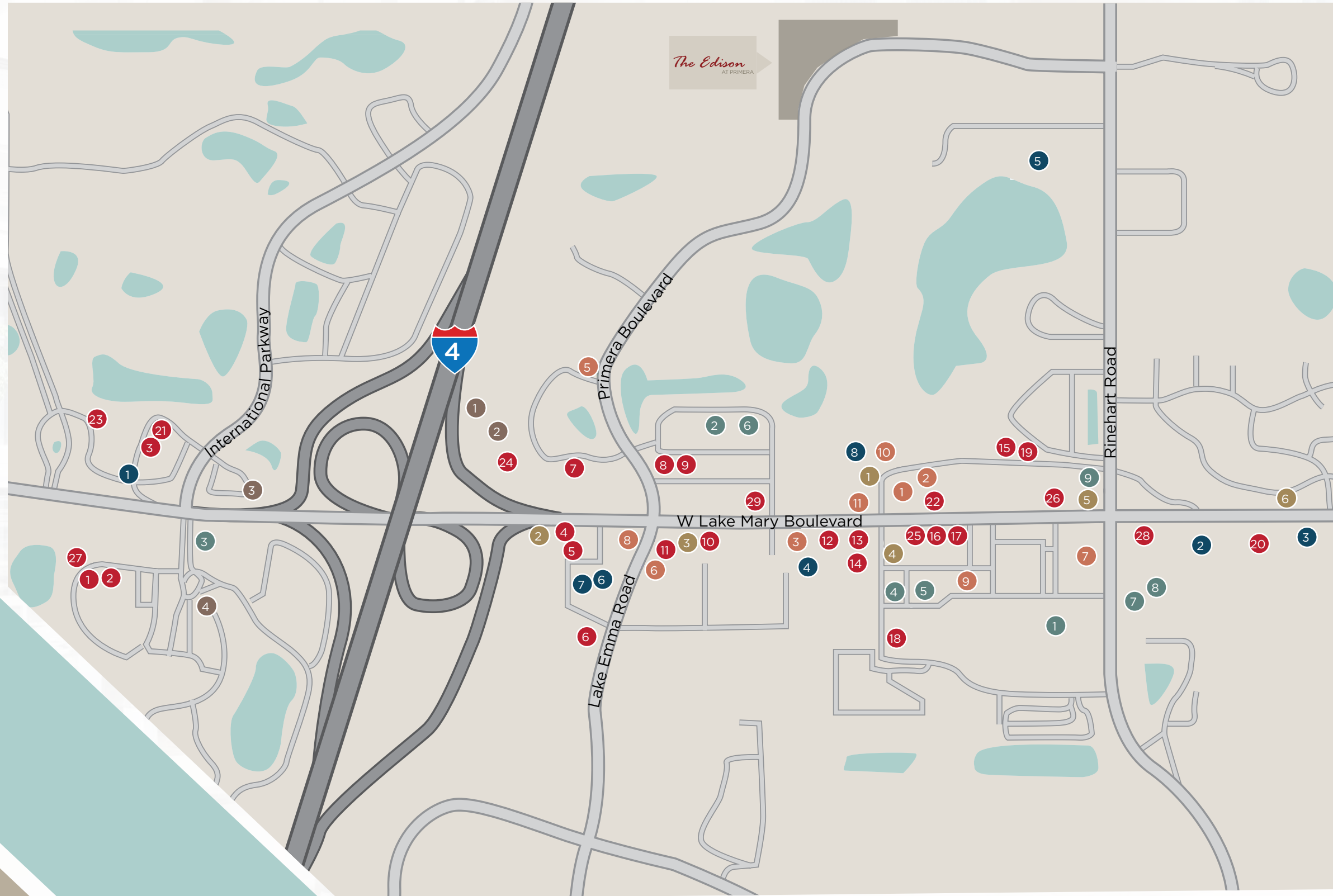
- Will be developed in two phases for a total of 216,141 square feet
- +/- 27,400 square foot floor plates that are clear of infrastructure
- Restrooms, stairs and elevators are all located centrally between the tenant spaces providing maximum efficiency

- Open ceilings that are 14' - 15' to the deck and drop ceilings that would start at 11' - 12' (if tenant desires to install)
- First floor suites with roll-up overhead doors with easy access to the courtyard
- 6.0/1,000 parking ratio (1,384 spaces)
- Best in class 1.095 loss factor

- Walkable dining options and minutes from amenities
- Close proximity to I-4 and nearby Lake Mary Blvd amenities
- Centrally located clubhouse with state-of-the-art gym, wifi, kitchen facility and meeting space



AREA AMENITIES MAP



RESTAURANTS

- | | |
|----------------------|-------------------------|
| 1. Peach Valley Cafe | 16. Boston Market |
| 2. Stonewood | 17. Steak 'n' Shake |
| 3. Lugianos | 18. Gators Dockside |
| 4. Wendy's | 19. Subway |
| 5. KFC | 20. Taco Bell/Pizza Hut |
| 6. Longhorn | 21. Bob Evans |
| 7. Tilted Kilt | 22. Jimmy Johns |
| 8. Arby's | 23. Barnies Coffee |
| 9. Dunkin Donuts | 24. Macaroni Grill |
| 10. Chili's | 25. Chipotle |
| 11. TooJay's | 26. Starbucks |
| 12. Burger King | 27. Panera |
| 13. Einstein Bagels | 28. Subway |
| 14. Panera | 29. Chick-fil-a |
| 15. Mc Donalds | |

SHOPPING

- | | |
|---------------|---------------|
| 1. Target | 6. PetSmart |
| 2. Home Depot | 7. Home Goods |
| 3. Walgreens | 8. TJ Maxx |
| 4. Staples | 9. Walgreens |
| 5. CVS | |

GAS STATIONS

- | | |
|-------------|-------------|
| 1. BP | 4. Chevron |
| 2. Mobil | 5. 7-Eleven |
| 3. Marathon | 6. Shell |

HOTELS

- | | |
|----------------------|-----------------------|
| 1. Hilton Garden Inn | 3. Marriott Courtyard |
| 2. Homewood Suites | 4. Hyatt Place |

BANKING

- | | |
|----------------------|----------------------|
| 1. SunTrust | 7. PNC |
| 2. Regions Bank | 8. BB&T |
| 3. Bank of America | 9. Chase |
| 4. Wells Fargo | 10. Fifth Third Bank |
| 5. Insight Financial | 11. Bank United |
| 6. Fairwinds | |

SERVICES

- | | |
|------------------------|----------------------|
| 1. FedEx Office | 6. Car Wash |
| 2. Urgent Care | 7. La Petite Academy |
| 3. Post Office | 8. Gator Action Tire |
| 4. Tires Plus | |
| 5. Chamber of Commerce | |

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