

5749 WESTGATE DRIVE

— WESTGATE OFFICE —

ORLANDO, FL 32835



VACANT OFFICE BUILDING

±7.3 MI FROM DOWNTOWN ORLANDO



INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



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INVESTMENT SUMMARY



Matthews Real Estate Investment Services™ is pleased to exclusively offer for sale the Westgate Office. A freestanding ±47,089 SF Office Opportunity. The property is strategically positioned in the heart of the MetroWest 1.3 miles off the 408 Turnpike on the busy Kirkman Road seeing ±59,000 VPD.

MetroWest is a ±1,805 AC master planned community in southwest Orlando that was developed as a business, commercial and residential community. The community has swelled to almost ±10,000 residential units, ±1.4 million SF of office space and ±762,444 SF of retail and restaurant space.

The subject property was developed in 2008 with state-of-the-art amenities updated elevators and amenities that include common area marble floors and mahogany trim, high ceilings, private balconies, four story clock tower, pylon signage, covered entrance/drop off, second-floor amenities deck. The subject property has ample parking with 138 parking spaces and will be delivered vacant upon sale.



\$8,350,000
LIST PRICE



\$177
PPSF



138
PARKING SPACES



±47,089 SF
RBA



±2.67 AC
LOT SIZE



2008
YEAR BUILT

**PLEASE INQUIRE WITH BROKER FOR LEASE RATE*

INVESTMENT HIGHLIGHTS

- **CENTRAL HUB:** Located in the heart of Orlando, known for its thriving business district and proximity to major highways and public transportation. Giving an owner/user or tenants the ability to attract high level talent into the office.
- **IDEAL LOCATION:** Ideal for company headquarters, easy access to Orlando International Airport, downtown Orlando, and key residential areas, positioned in the heart of the MetroWest 1.3 miles off the 408 Turnpike on the busy Kirkman Road seeing 59,000 VPD.
- **ECONOMIC GROWTH:** Orlando is one of the fastest-growing cities in the U.S., with a booming economy driven by tourism, technology, and healthcare industries.
- **TREMENDOUS NET MIGRATION:** Orlando has added nearly 140,000 jobs in the last 5 years.
- **11% YOY GROWTH:** 42,400 jobs added in 2023. Orlando is the 3rd fastest growing Metro Area in 2024.
- **HIGH DEMAND:** Strong demand for office spaces due to the influx of businesses relocating to Orlando, seeking favorable business conditions and a skilled workforce.
- **ZONING FLEXIBILITY:** Potential for redevelopment or expansion, including mixed-use development options, enhancing long-term value.
- **STATE OF THE ART OFFICE FACILITY:** With updated elevators and amenities that include common area marble floors and mahogany trim, high ceilings, private balconies, four story clock tower, pylon signage, covered entrance/drop off, second-floor amenities deck
- **AMPLE PARKING:** Property sits on 3 acres with 138 parking spaces boast a 3.5/1000 parking ratio
- **VERSATILE USE OF SPACE:** Each unit has a floor plate of 15,000 square feet that can be easily divisible or contiguous throughout the floor.





ORLO VISTA ELEMENTARY
414 STUDENTS



Florida Discount
Self Storage
Central Florida's #1 Self Storage Choice!



OLD WINTER GARDEN RD ± 24,500 VPD



THE HUDSON
320 UNITS



S HUDSON ST



S KIRKMAN RD ± 59,000 VPD

KIRKMAN COMMERCE CENTER

METROWEST
NURSING & REHAB CENTER



VALENCIA COLLEGE – 2 MINUTE DRIVE
 UNIVERSAL STUDIOS – 12 MINUTE DRIVE
 DOWNTOWN ORLANDO – 15 MINUTE DRIVE
 ORLANDO INTERNATIONAL AIRPORT – 25 MINUTE DRIVE



THE PALMS CLUB ORLANDO
460 UNITS



UCF VALENCIA WEST
5,496 STUDENTS

FOURTEEN01 APARTMENTS
472 UNITS

S KIRKMAN RD ± 59,000 VPD



AMARA AT METROWEST APARTMENTS
411 UNITS



Public Storage



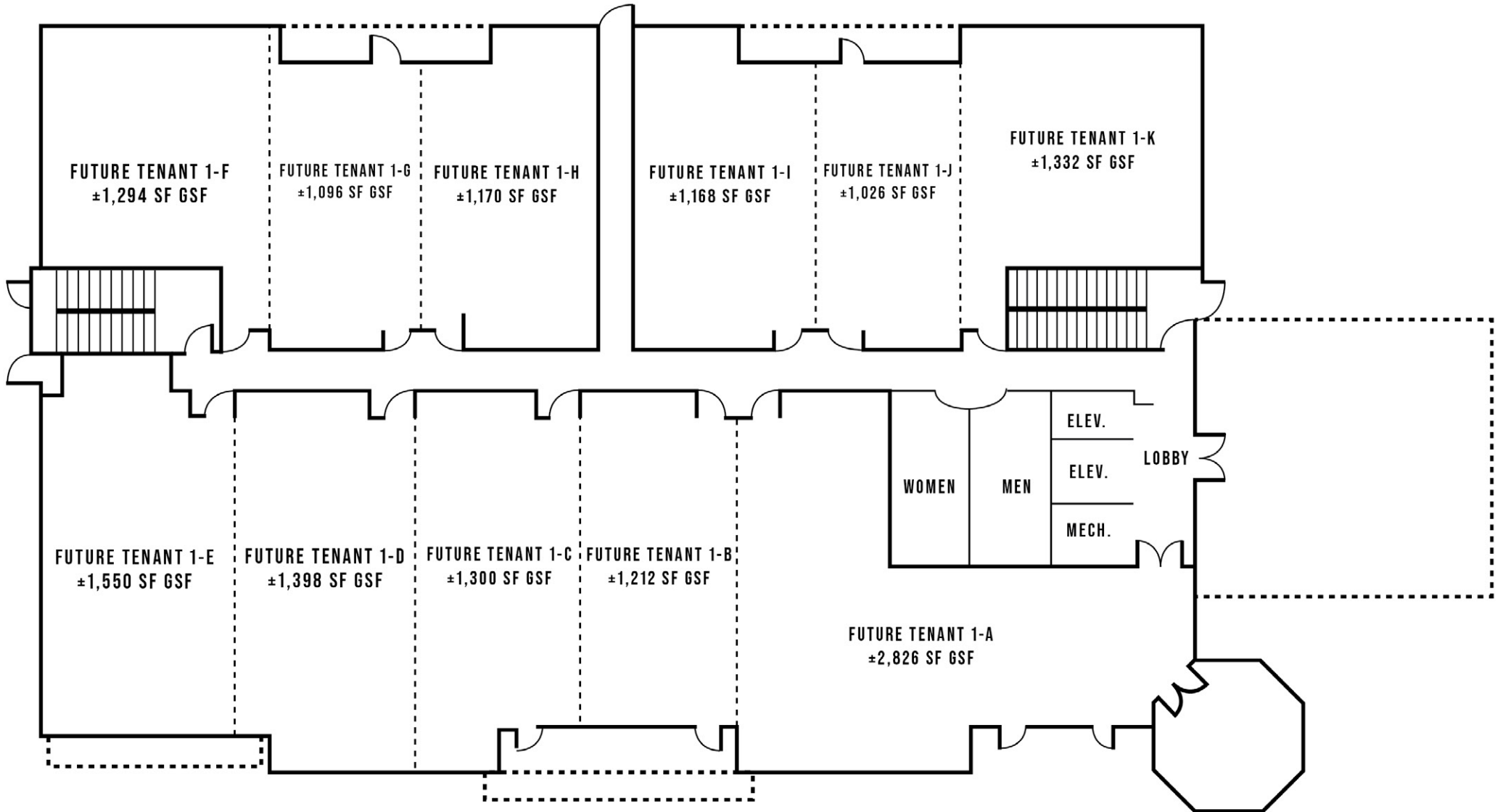
ALVISTA WEST VUE
442 UNITS



RALEIGH ST ± 16,900 VPD

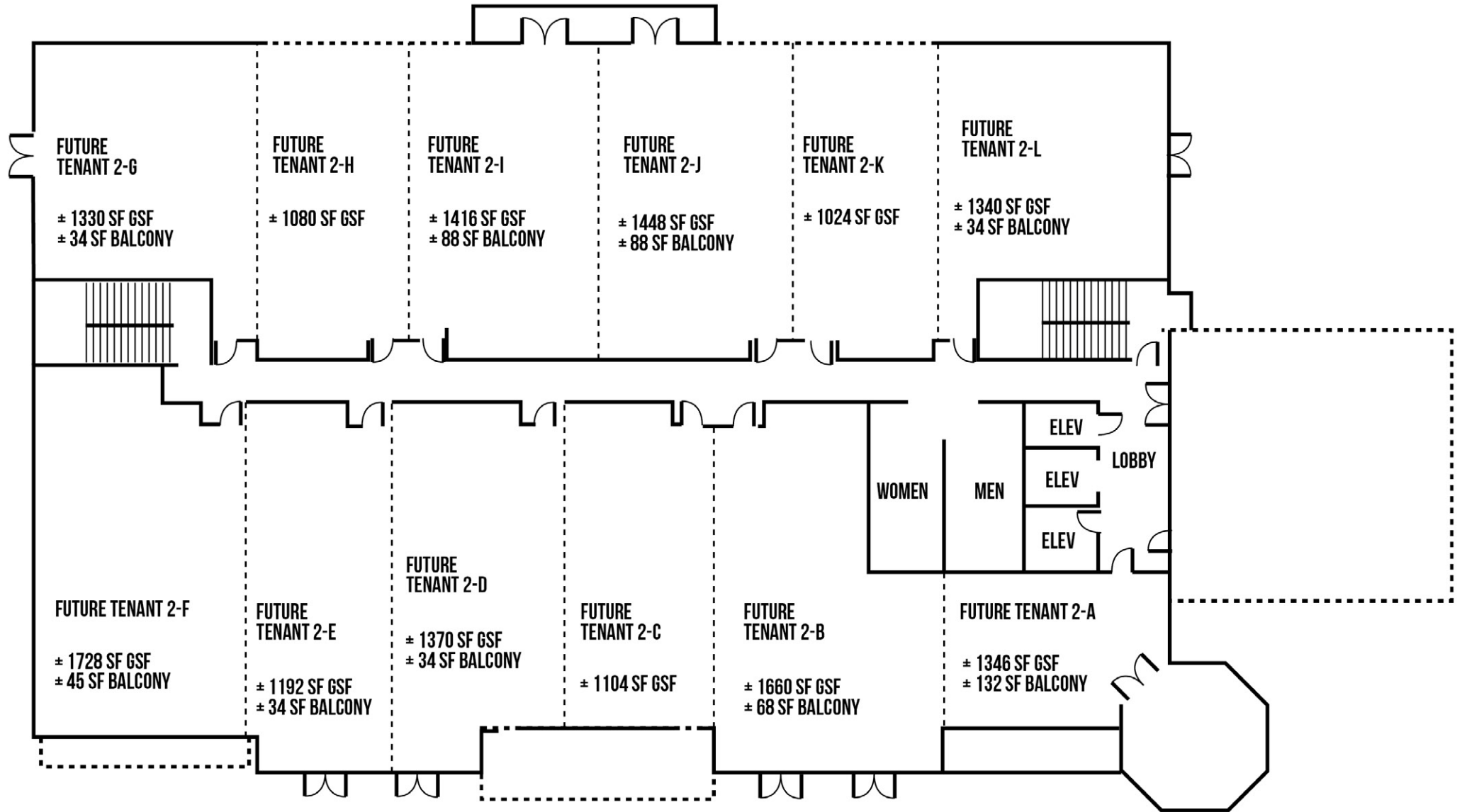
FIRST FLOOR

TOTAL 15,370 SF± (GROSS AREA)



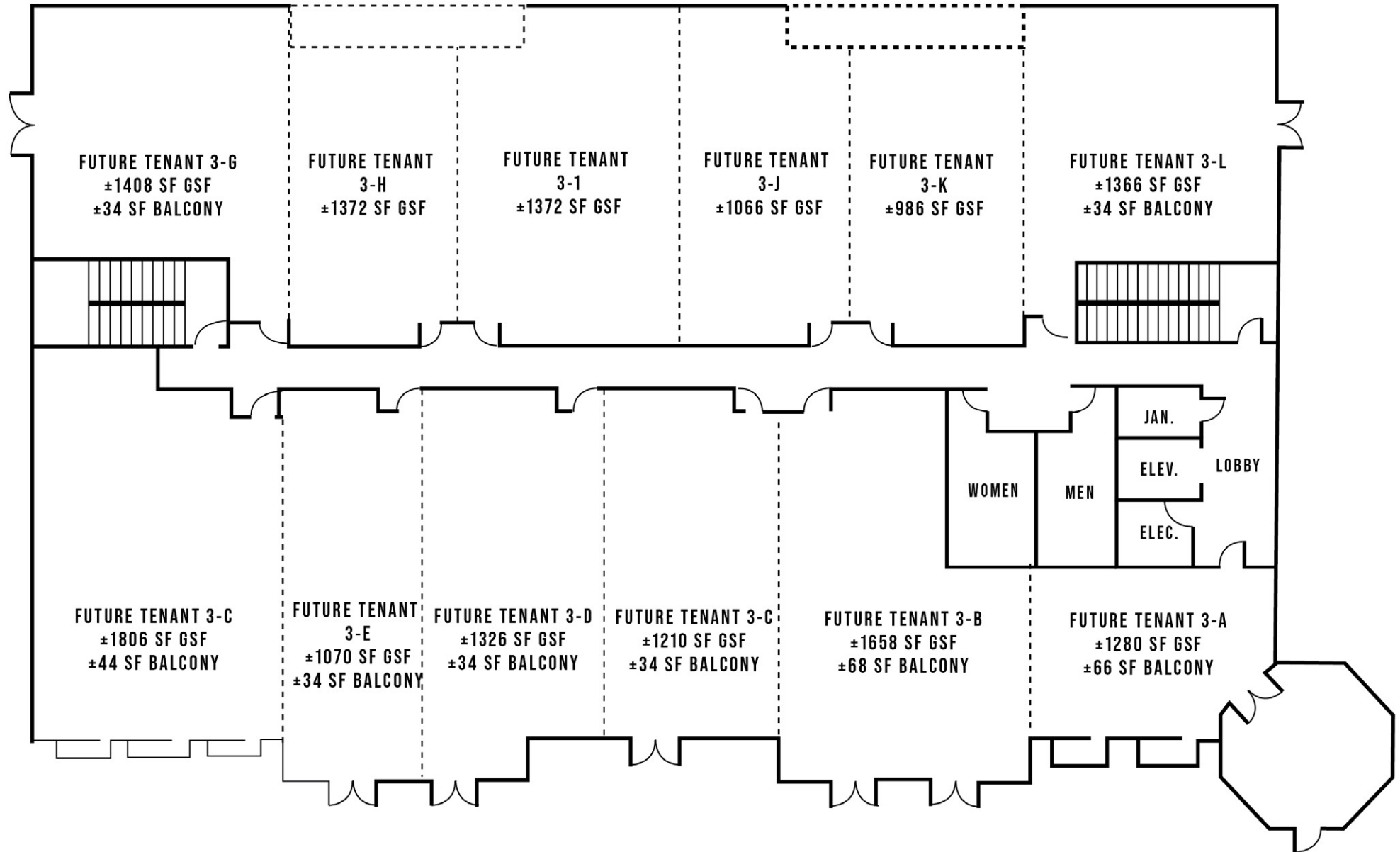
SECOND FLOOR

TOTAL 16,595 SF± (GROSS AREA)



THIRD FLOOR

TOTAL 15,850 SF± (GROSS AREA)





WEST OAKS MALL

AMC
Dillard's
JCPenney
BEST BUY

Marshalls Burlington
TIRES PLUS TOTAL CAR CARE ROSS DRESS FOR LESS
DOLLAR TREE Salsbury Industries

SUBWAY
FAMILY DOLLAR
POPEYES
Wendy's
CARIBBEAN SUPERMARKET

50 ± 46,000 VPD

Walmart Supercenter

408 ± 73,500 VPD

ORLANDO HEALTH - HEALTH CENTRAL HOSPITAL
252 BEDS

Olive Garden Walmart Neighborhood Market
THE HOME DEPOT sam's club

ALDI

OAK HILL ELEMENTARY SCHOOL
683 STUDENTS

CVS pharmacy

INDIGO WEST APARTMENTS
456 UNITS

SUBJECT PROPERTY

VALENCIA COLLEGE WEST CAMPUS
45,949 STUDENTS
± 1 MILES AWAY

FL 91 ± 119,000 VPD

Walmart Supercenter

CareSpot URGENT CARE

435 ± 59,000 VPD

WINDY RIDGE K-8 SCHOOL
1,173 STUDENTS

OLYMPIA HIGH SCHOOL
1,834 STUDENTS



AREA OVERVIEW



METROWEST, FL

Metrowest, located in Orlando, Florida, is a vibrant community known for its unique blend of residential tranquility and urban convenience. Nestled amidst picturesque lakes and lush greenery, Metrowest offers a serene living environment while being conveniently close to Orlando's bustling downtown area. Residents enjoy a variety of amenities including parks, golf courses, and recreational facilities that cater to diverse interests. The neighborhood boasts a rich cultural tapestry, reflected in its dining options ranging from local eateries to international cuisine. Metrowest's well-planned residential areas foster a sense of community, making it a sought-after destination for families and professionals alike seeking a balanced lifestyle in the heart of Central Florida.

Metrowest thrives on a diverse array of industries and businesses that contribute to its dynamic growth. This bustling neighborhood in Orlando benefits from a robust real estate market, with a mix of residential properties and commercial developments. Retail centers, dining establishments, and entertainment venues cater to both residents and visitors, bolstering local commerce. Additionally, Metrowest's proximity to major transportation routes enhances accessibility, supporting logistics and distribution sectors. The area's economic landscape is further enriched by educational institutions, healthcare facilities, and professional services, providing ample employment opportunities. Overall, Metrowest's resilient economy continues to expand, driven by innovation, entrepreneurship, and a strong community spirit.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	20,411	125,509	308,479
2023 Estimate	20,105	123,986	304,464
2020 Census	17,311	109,109	266,195
Growth: 2023-2028	0.3%	0.2%	0.3%
Growth: 2020-2023	1.2%	1.0%	1.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	7,466	46,438	112,062
2023 Estimate	7,360	45,932	110,608
2020 Census	6,393	40,868	96,886
Growth: 2023-2028	0.3%	0.2%	0.3%
Growth: 2020-2023	0.7%	0.6%	0.7%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$56,447	\$64,627	\$69,581

ORLANDO ATTRACTIONS

THEME PARKS

Orlando is best known as home to the world's top theme parks and water parks including the four theme parks and two water parks at Walt Disney World Resort - Disney's Animal Kingdom, Blizzard Beach Water Park, Epcot, Disney's Hollywood Studios, Magic Kingdom, and Typhoon Lagoon; the two theme parks at Universal Orlando Resort - Islands of Adventure and Universal Studios Florida; three parks from SeaWorld Parks and Entertainment - SeaWorld Orlando, Aquatica - SeaWorld's Waterpark and Discovery Cove; and LEGOLAND Florida Resort. With a unique mix of legendary theme parks, water parks, spectacular museums, world-class entertainment, and blockbuster rides and attractions, it would take about 67 days to visit all of the entertaining offerings in Orlando.

HOTELS AND LODGING

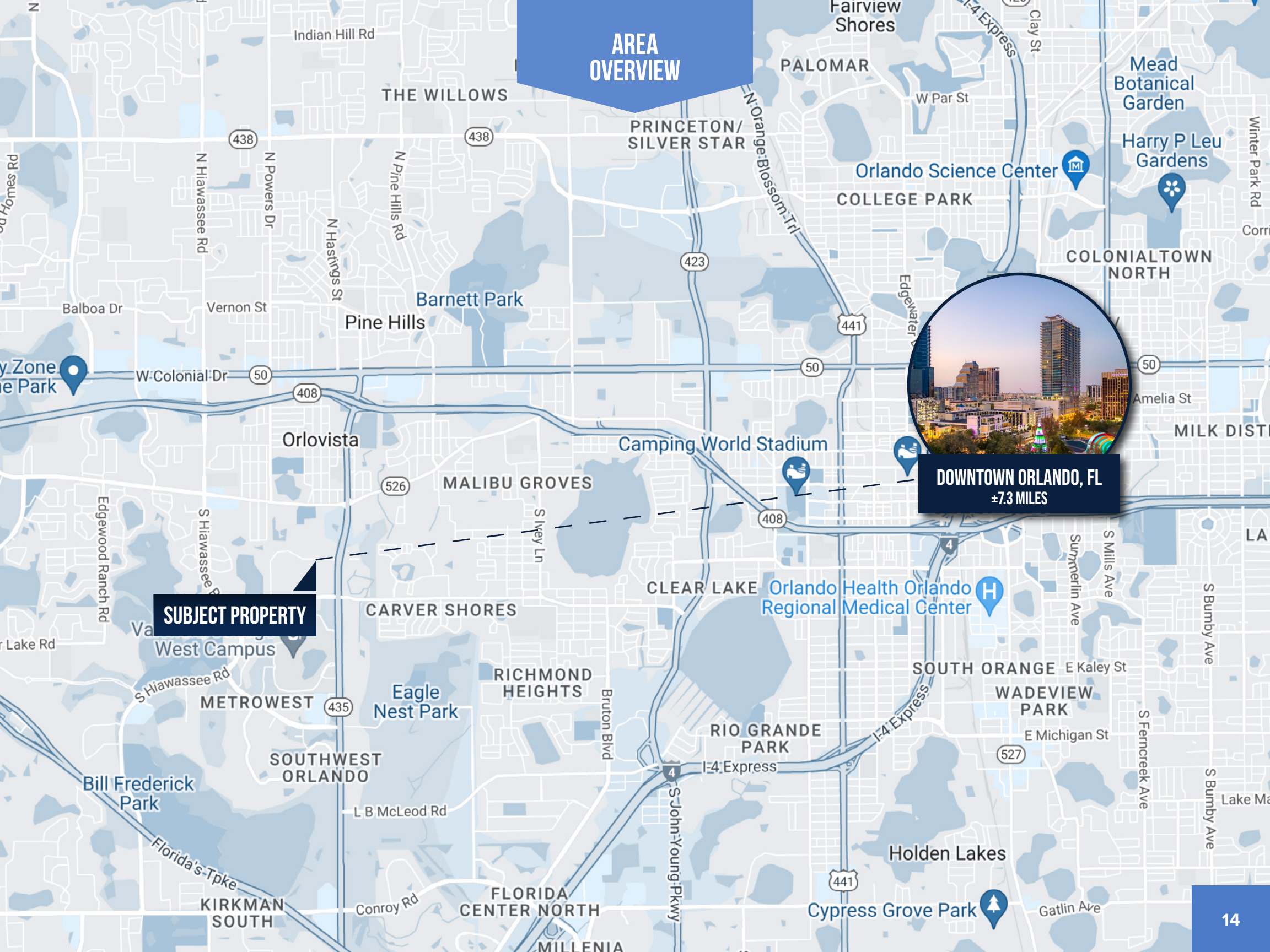
With approximately 450 hotels and more than 144,000 guest rooms - including 35 AAA Four-Diamond and Forbes Travel Guide Four-Star award recipients - Orlando offers more lodging options than nearly any destination in the world. Accommodations range from luxury resorts and themed hotels to charming bed and breakfasts, economy hotels/motels, and campgrounds. Vacation ownership units, private condominiums, and homes are also available.

SHOPPING CENTERS

The Orlando area features several major shopping centers. Two notable shopping malls are the Florida Mall and The Mall at Millenia. The Florida Mall is the largest mall in Orlando and the largest single-story mall in the United States. It features almost 300 stores and is right next to the Florida Hotel & Conference Center and M&M World. The Mall at Millenia is an upscale two-story mall with over 150 stores including luxury brands such as Chanel, Gucci, Louis Vuitton, Versace, and Prada.



AREA OVERVIEW



SUBJECT PROPERTY



DOWNTOWN ORLANDO, FL
±7.3 MILES

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5749 Westgate Drive, Orlando, FL 32835** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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