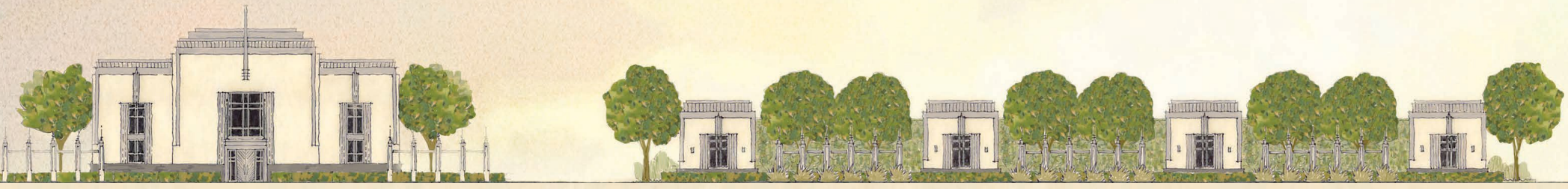


LAND FOR SALE/BUILD TO SUIT



1480
CELEBRATION BLVD

KISSIMMEE (CELEBRATION), FLORIDA 34747

MEDICAL OFFICE & EXPANDED USES | 38,000 SF | 2.4 ACRES

JPRE
DEVELOPMENT

JOSHUA PARDUE
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646.634.0888

COOPER ROSARIO
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352.223.8319

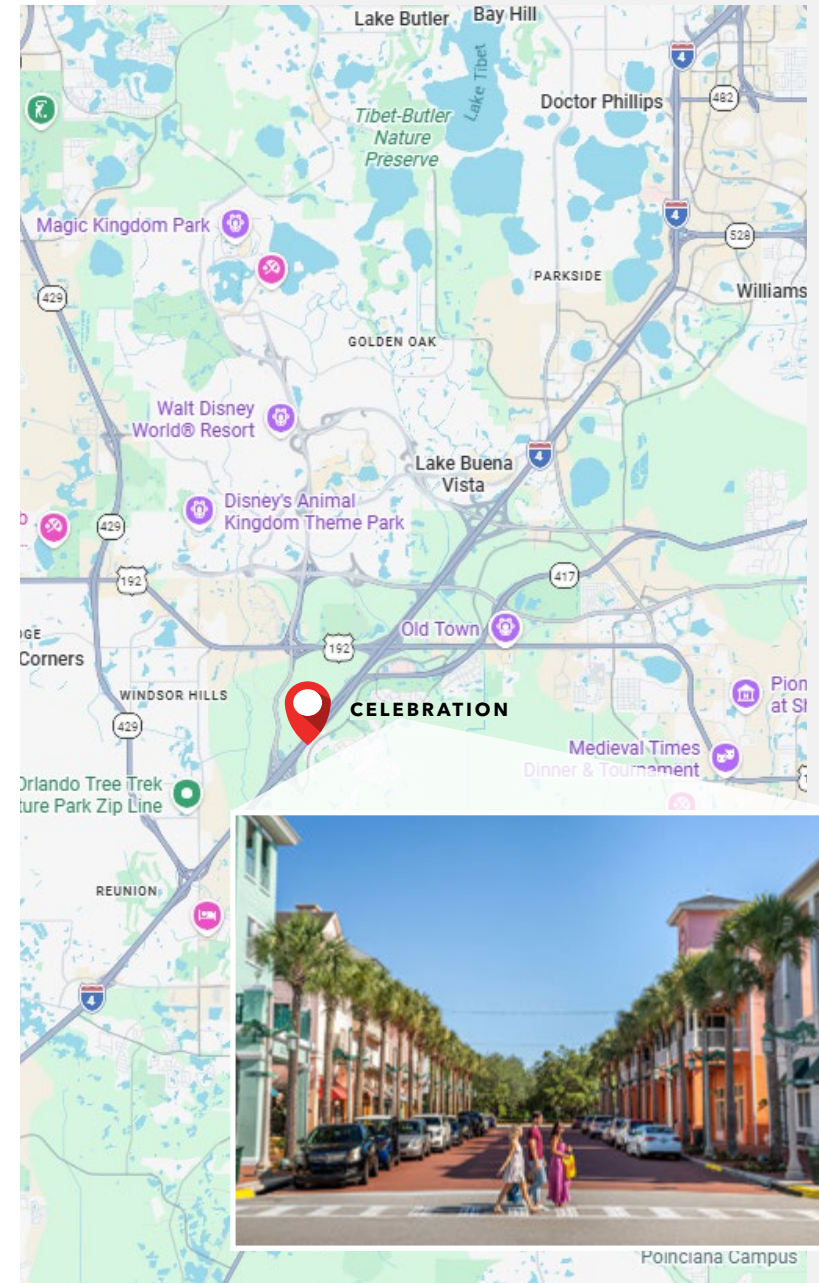
CLAIRE CHAPIN
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646.764.3036

PROPERTY HIGHLIGHTS

- Two-Story Build to Suit Office Building
- TI Package Available for Qualified Tenants
- Conceptual Plans Available for Office Building, Parking Garage or Hotel
- Land Available For Sale
- Located Less than 1 Mile from the Mattamy Homes Residential Community and Approximately 10 Miles from Walt Disney World Resort

PROPERTY OVERVIEW

Property Address:	1460 Celebration Blvd, Kissimmee (Celebration), Florida 34747
Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Land Size:	2.4 Acres
Potential Office Building Size:	Footprint: ±19,000 SF Two-Story Building: ±38,000 SF
Potential Parking Garage SF:	Covered Parking Garge: ±40,000 SF Covered RV/Boat/Truck Parking: ±20,000 SF
Potential Hotel Building Size:	Footprint: ±14,060 SF Four-Story Building: ±56,240 SF



**CELEBRATION CENTER I & II
OFFICE BUILDINGS**



WALT DISNEY WORLD

Located ±10 mile north of the Property is Walt Disney World Resort. The resort generates over \$40 billion in annual economic impact across Florida.



INTERSTATE 4

CELEBRATION BLVD

**DISNEY VACATION CLUB
CORPORATE OFFICE BUILDING**




**THE PALM PLAZA
OFFICE BUILDING**

**CELEBRATION BOULEVARD
MEDICAL OFFICE BUILDING**

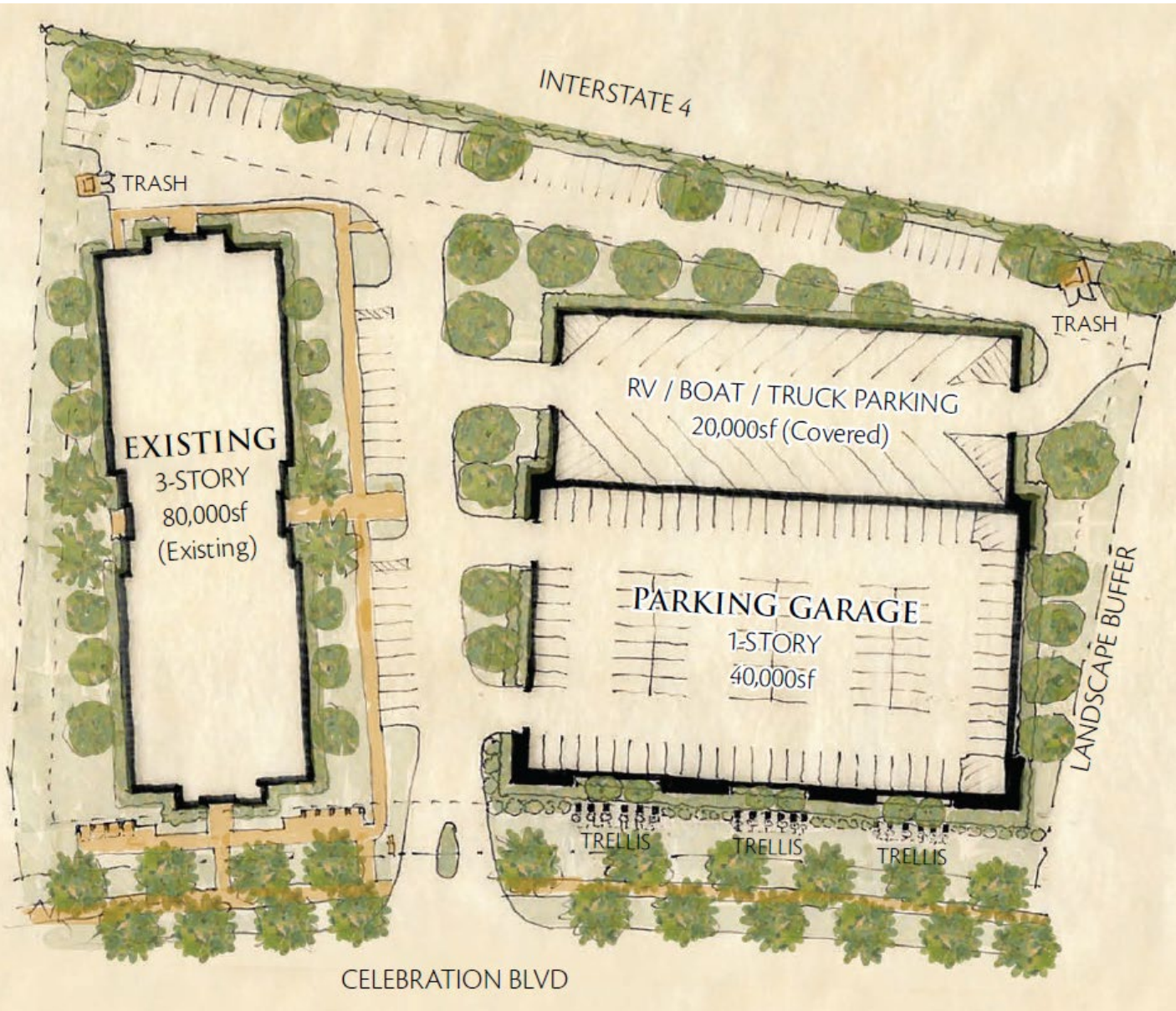


**ASTORIA
AT CELEBRATION**



1,000+ NEW HOMES
Located ± 1 mile south of the Property is a brand new residential development of 1,000+ homes. The new community, opening in late 2019, will be developed by award-winning homebuilder, Mattamy Homes.

OFFICE/PARKING CONCEPTUAL PLAN



OVERALL CONCEPT

A new 1-story covered parking structure is proposed as follows: 40,000 SF conditioned parking garage for standard sized automobiles, along with 20,000 SF of covered partially enclosed parking for rental trucks, RVs, and boats.

SITE CONFIGURATION

The site is configured to maintain the same overall vehicular circulation as previously proposed: (1) entry from Celebration Boulevard, with (1) connection to the adjacent property at 1420 Celebration Blvd.

BUILDING MASSING

Because the footprint proportions are significantly different than the existing adjacent buildings along the boulevard, the proposed massing is designed to be complementary to the existing building rather than equivalent. It is a 1-story massing with a much smaller scale, with landscaping integrated into the facade composition to make it read as (4) small pavilions connected by garden walls.

LANDSCAPE SCREENING

Landscape screening is proposed as follows:
LAYER 1: Climbing material on wall planes between pavilions
LAYER 2: Canopy trees between pavilions
LAYER 3: 3'H foundation hedge
LAYER 4: Shrubs in front of hedges
LAYER 5: Existing boulevard palm trees

LANDSCAPE MATURITY

This approach would look substantially different depending on the maturity of the landscaping. If the end result proposed is something that may be approvable, various options are available to expedite the maturity of the vegetation and/or provide alternative screening to bridge the time between installation and full maturity.

COVERED PARKING NOTES

The pavilions are proposed only for the conditioned 40,000 SF building; all other walls are proposed to read as garden walls from the outside.

HOTEL CONCEPTUAL PLAN



+4 STORIES

112 HOTEL KEYS

+118 PARKING SPOTS

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