

For Lease

1,088-2,500 SF OF RETAIL AVAILABLE
505 CHATHAM AVENUE, ORLANDO, FL 32801



RETAIL SPACE AVAILABLE

Modera Creative Village

505 CHATHAM AVENUE, ORLANDO, FL



DESCRIPTION

Modera Creative Village is a luxury mixed-use project in the heart of Downtown Orlando. The ground-floor retail faces the Luminary Green Park along Chatham Avenue and the EA Headquarters along Amelia Street. Creative Village is home to UCF's Downtown Campus and Valencia's Culinary Program.

PROPERTY OVERVIEW

SPACE AVAILABLE	1,088-2,500 SF
ASKING RATE	CALL FOR PRICING

HIGHLIGHTS

- Located on the corner of West Amelia Street and Chatham Avenue
- Across from Luminary Green a 2.3 AC park with monthly market and outdoor movie series
- Modera Creative Village contains 292 market rate luxury apartments above the ground-floor retail
- Phase I of Creative Village constitutes 8,000 students, over 1,000 high-wage employees, and 350,000 square feet of higher education space
- On-street metered parking along Chatham Ave and walking distance to the Amelia Street Garage and UnionWest Garage
- Join Qreate Coffee, & Image Studios

FOR MORE INFORMATION, PLEASE CONTACT:

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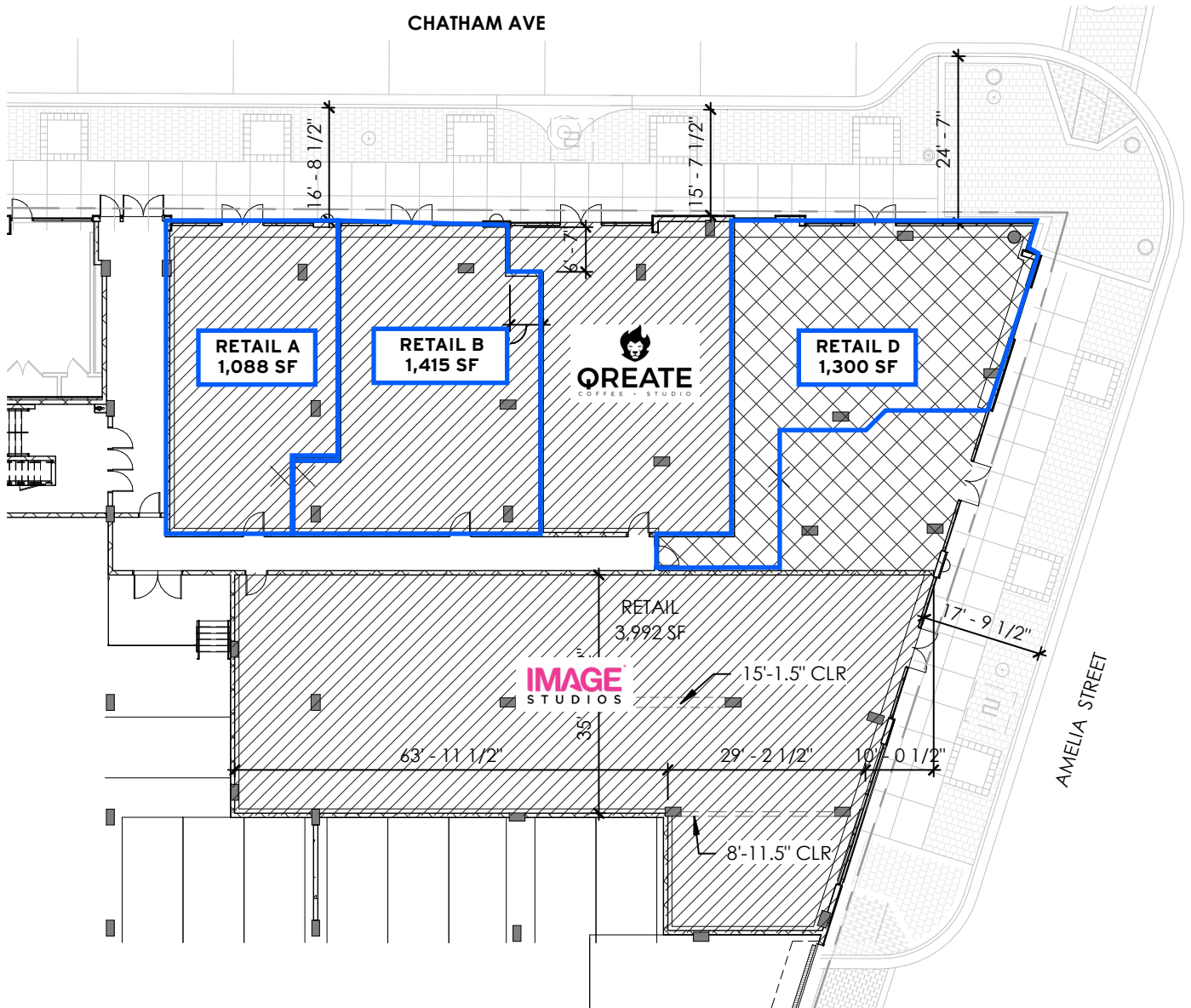
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SITE PLAN



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CREATIVE VILLAGE MAP



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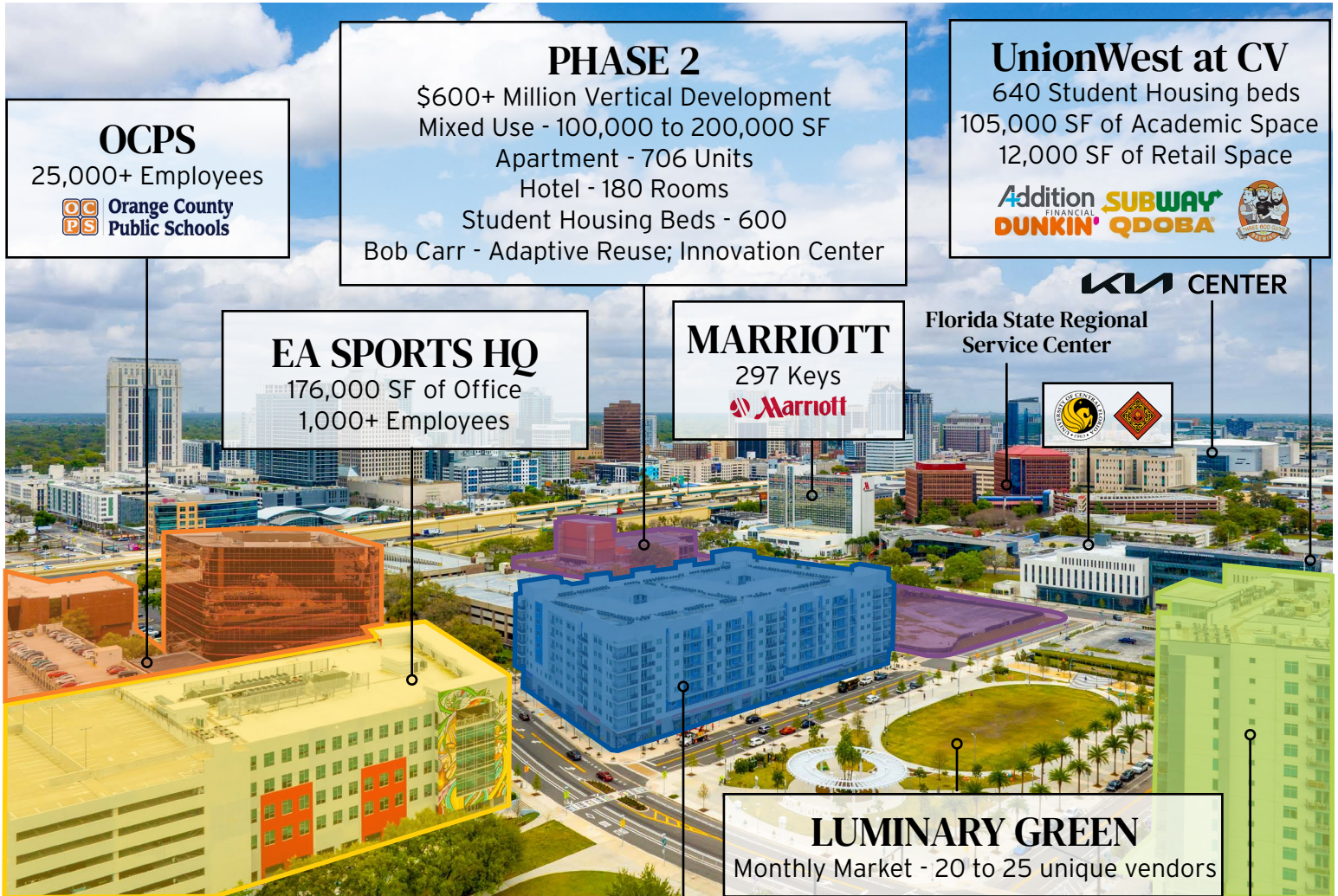
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CREATIVE VILLAGE AERIAL



OCPS
25,000+ Employees
 Orange County Public Schools

PHASE 2
\$600+ Million Vertical Development
Mixed Use - 100,000 to 200,000 SF
Apartment - 706 Units
Hotel - 180 Rooms
Student Housing Beds - 600
Bob Carr - Adaptive Reuse; Innovation Center

UnionWest at CV
640 Student Housing beds
105,000 SF of Academic Space
12,000 SF of Retail Space

EA SPORTS HQ
176,000 SF of Office
1,000+ Employees

MARRIOTT
297 Keys

KA CENTER
Florida State Regional Service Center

LUMINARY GREEN
Monthly Market - 20 to 25 unique vendors

UCF/ Valencia campus
Students & Faculty - 8,000
Students by 2025 - 10-15,000

MODERA CREATIVE VILLAGE
292 Market Rate Apartments
10,000 SF of Retail Space

THE JULIAN
409 Market Rate Apartments
6,000 SF of Retail Space

Amelia Court
256 mixed income apartments

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KEY POINTS



33,000 AADT
SR 50 / W COLONIAL DR

162,500 AADT
I-4

9,400 AADT
W ROBINSON ST

1,850 AADT
N PARRAMORE AVE

9,200 AADT
N ORANGE AVE

26,500 AADT
ORANGE BLOSSOM TRL

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WESTCOURT



PROJECT INFORMATION

260 Keys
FULL-SERVICE HOTEL WITH
16,000 SF OF INDOOR MEETING
& CONFERENCE SPACE

270 Units
HIGH-RISE RESIDENTIAL
(LOCATED ABOVE THE HOTEL)

3,500 Capacity
LIVE EVENTS VENUE

200,000 to 300,000 SF
CLASS A OFFICE SPACE

125,000 SF
RETAIL SPACE

1,140 Spaces
ON-SITE PARKING

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CREATIVE VILLAGE MASTER PLAN



FUTURE PHASES

The Creative Village Master Development Agreement with the city currently runs through 2031 with 8-10 parcels remaining for vertical development.

Phase 2 of vertical development is planned to be delivered between 2026 - 2029 and represents almost \$600 million in development activity:

- 100,000-200,000 square feet of multi-tenant office/ mixed use
- 450 market-rate apartments
- 106 mixed-income apartments
- 180 room hotel
- 600 student housing beds
- Adaptive reuse of the Bob Carr



The existing Bob Carr building will be transformed into a hub for inclusive innovation. The city, CRA, and CVD are working together to adaptively reuse the building as a high-tech town square primed to energize the city's digital economy and ignite in-person creativity. Targeted completion is 2027.



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