



One North

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO

A PARTNERSHIP OF

BROKERAGE

First Capital Property Group /
CORFAC International

EXCLUSIVE BROKER

BROKERAGE

Atrium Commercial Real Estate

EXCLUSIVE BROKER

CIVIC PARTNER

City of Orlando's Community
Redevelopment Agency

IN COLLABORATION

Historic Roots | Enduring Value | Limitless Future

SECTION 01 - INTRODUCTION

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SECTION 01 - INTRODUCTION

Executive Summary

Adaptive Reuse - Endless Possibilities

Positioned at one of the most prominent intersections in Downtown Orlando, One North at 1 North Orange Avenue, represents a once-in-a-generation opportunity to restore and reimagine one of the city's most architecturally and historically significant landmarks. Completed in 1924 as the headquarters for the State Bank of Orlando & Trust, the ten-story neo-classical tower stands as one of Orlando's original skyscrapers and a defining symbol of the city's commercial evolution. Designed by renowned architect W.L. Stoddart and located within Orlando's first designated historic district, the property embodies both the heritage and future trajectory of Downtown Orlando.

The City of Orlando's Community Redevelopment Agency (CRA), with the assistance of First Capital Property Group/CORFAC International and Atrium Commercial Real Estate, is seeking visionary developers, operators, and capital partners to participate in the adaptive reuse and long-term revitalization of this iconic asset. More than a real estate offering, One North is a catalytic redevelopment initiative intended to reintroduce energy, activation, and destination-level programming into the urban core.



SECTION 01 - INTRODUCTION

Executive Summary

Strategically located at the intersection of Orange Avenue and Central Boulevard, Orlando’s “Main & Main”, the property is surrounded by the city’s civic, entertainment, hospitality, and employment anchors. Lake Eola, the Dr. Phillips Center for the Performing Arts, Kia Center, Creative Village, SunRail, the growing residential population within Downtown Orlando, and many surrounding historic structures, collectively tell the story of Orlando’s evolution from a regional railroad town into one of the nation’s most active growth markets.

The offering presents extraordinary flexibility for adaptive reuse, with conceptual studies already demonstrating the viability of boutique hospitality, residential, and experiential retail concepts. Preliminary concepts illustrate the potential for 48–72 hospitality or residential units above activated ground-floor uses. The building’s scale, vertical prominence, and authentic architectural character create a foundation for adaptive reuse that cannot be replicated in today’s construction environment.

As a historic building, One North may offer access to historic preservation incentives, including the Federal Historic Tax Credit program and local property tax exemptions and/or rebates for qualifying rehabilitation work. Combined with public-sector alignment and municipal support, the opportunity is positioned to attract adaptive reuse strategies capable of creating a signature destination for Downtown Orlando.

As cities across the country seek to reinvigorate their urban cores through preservation-driven redevelopment, One North is poised to become a defining adaptive reuse project for Downtown Orlando, honoring the city’s history while shaping its next era of growth, culture, and connectivity.

“ *The offering presents extraordinary flexibility for adaptive reuse, with conceptual studies already demonstrating the viability of boutique hospitality, residential, and experiential retail concepts.* ”



**FASTEST GROWING
LARGE REGION IN THE US**
Orlando, 2024



**DAYTIME
POPULATION**
± 255,936
(3 mile radius)



**EMPLOYMENT
POPULATION**
± 156,623
(3 mile radius)



**AVERAGE HOUSEHOLD
INCOME**
\$124,521
(3 mile radius)

Honoring the City's Past while Shaping its Next Era of Growth, Culture & Connectivity



SECTION 01 - INTRODUCTION

Offering Highlights

A Once-in-a-Generation Downtown Redevelopment Opportunity

An opportunity to reposition one of Downtown Orlando's most recognizable historic towers at one of the city's most prominent intersections. Assets of this scale, visibility, and historic significance rarely come to market.

The Icon at Orlando's "Main & Main"

Situated directly at the intersection of Orange Avenue and Central Boulevard, One North occupies one of the most important corners in Downtown Orlando, placing the project at the center of the city's business, entertainment, hospitality, and cultural activity.

A Catalyst for Downtown Orlando's Next Era

More than adaptive reuse, this project is part of a broader effort to re-energize Downtown Orlando through transformative investment, and activated streetscapes. The successful repositioning of this asset has the potential to redefine the urban core.

Historic Character That Cannot Be Replicated

Completed in 1924 and designed by renowned architect W.L. Stoddart, the building offers authentic architectural detailing, scale, ceiling heights, and urban presence impossible to recreate in modern construction.

Adaptive Reuse Flexibility

The asset presents multiple viable redevelopment pathways, including:

- Boutique hospitality
- Luxury or attainable residential
- Mixed-use experiential concepts

Public Sector Alignment

The city of Orlando's CRA acquired the asset as part of its broader downtown revitalization goals to activate vacant and underutilized assets.

Rare Scale + Presence in a Historic Asset

With approximately 56,568 square feet across ten stories plus basement, the building offers the scale necessary to create a true destination project while maintaining the authenticity increasingly sought after in urban environments.

A Defining Asset in a Downtown the City is Actively Reshaping

\$1.65 billion in surrounding development and reconfiguring Orange Avenue from a high-speed one-way to a two-way streetscape with curbside programming. One North sits at the corner that change is built around.

SECTION 01 - INTRODUCTION

Property Description

ADDRESS: 1 N Orange Ave
Orlando, FL 32801

COUNTY: Orange County

ZONING: AC-3A/T/HP

LAND USE CODE: 1803-Office High-Rise

PARCEL ID: 26-22-29-7352-28-021

PARCEL SIZE: ±0.14 Acres

BUILDING SIZE: ±56,568 SF

STORIES: 10 Floors, Basement

YEAR BUILT: 1924

FRONTAGE: ± 60 ft on Orange Ave
± 100 ft on E Central Blvd

FOUNDATION: Reinforced Concrete Frame



*Visit Offering Webpage:
FCPG.com/One-North*



*Explore the Interactive
Aerial & Virtual Property Tour*

Market Overview

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO



SECTION 02 - MARKET OVERVIEW

Overview

Summary

Downtown Orlando has emerged into the national spotlight and drawn the attention of investors and entrepreneurs alike. As the city continues to invest in itself monetarily and politically, more and more young people and families are choosing to make Orlando their home spending their time and money in the local markets. The constant growth in population, the city's favorable economical policies, the investment into infrastructure programs, and improved transportation avenues has allowed for the relocation, and investment potential to be realized.

The growth of the technological, medical, and research fields have further propelled the city forward as the transportation improvements have increased the ease of traveling into the city center from outside regions. The rental rates for commercial and residential spaces remain competitive in comparison to other major markets in the United States furthering the attraction for moving businesses here or starting new ventures, professional or personal.

Downtown Orlando is also home to a wide array of entertainment options within its stadiums, performance venues, parks, and streets. From concerts and sporting events to farmers markets and foot races – there is something for everyone to enjoy. Museums, historical establishments, top-rated restaurants, and shops fill the city streets. The city comes even more alive at night with an ample supply of bars, clubs, and other activities within the city.

There are \$7.5 billion in transportation infrastructure improvements across the Orlando MSA underway, over \$1 billion in Development Investments proposed or under construction within the City of Orlando – all fueled by the growth the city is experiencing.



SECTION 02 - MARKET OVERVIEW

Location

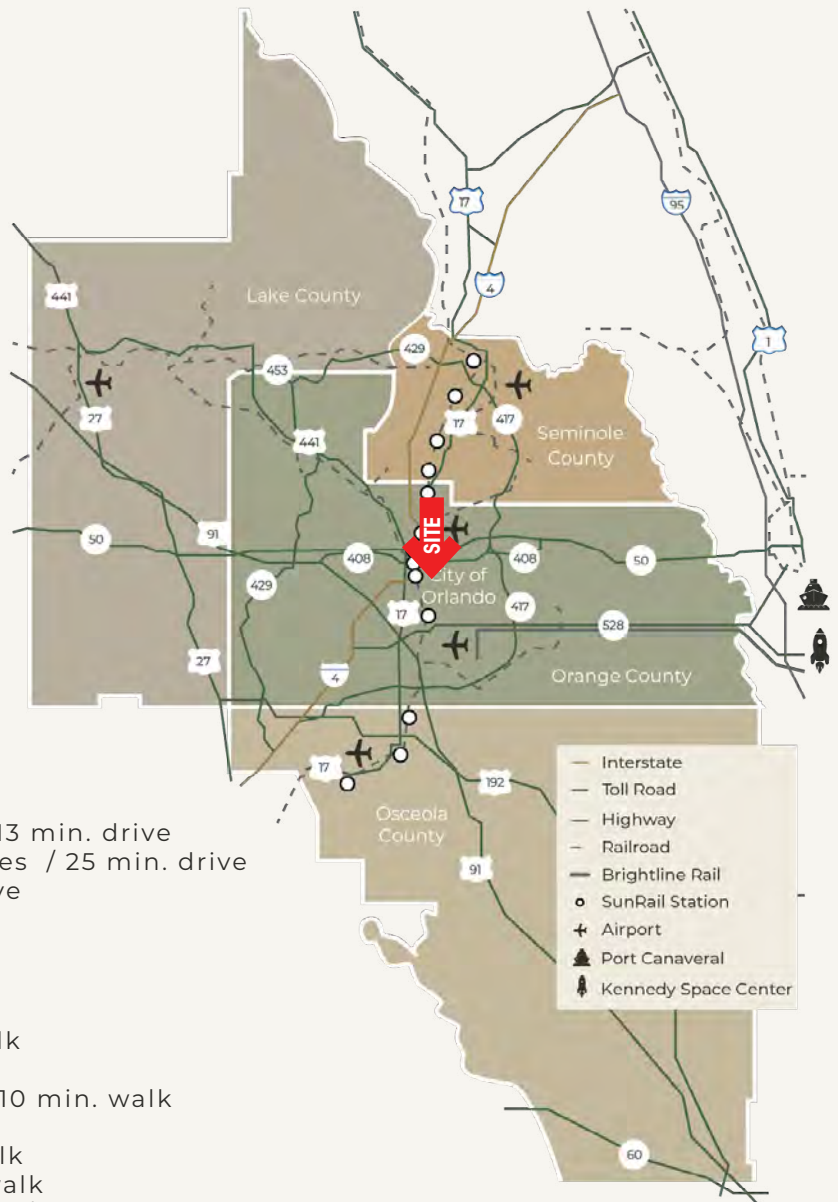
Highlights

A Corner That Commands Attention: Positioned on Orange Avenue in downtown Orlando's core, this location captures consistent pedestrian and vehicle traffic. The surrounding area has sustained capital investment and maintains active street-level activity.

Walkable to Power and Culture: This stretch of Orange Avenue is no longer just a through way; it is a statement corridor. With walkable access to Orlando City Hall, the Kia Center, Dr. Phillips Center for the Performing Arts, and Lake Eola, tenants operate within a live, work, and play ecosystem that supports recruiting talent, attracting clients, and hosting meaningful experiences just steps from their front door.

Connected to the Region's Future:

The proximity to the SunRail Station, I-4, and SR 408 positions One North at a convergence of major regional mobility routes, offering unmatched accessibility for both urban and suburban users. While billions in surrounding development continue to transform the skyline, One North remains rooted as one of the few properties that offers a true sense of authenticity in a city embracing both its past and its future.



Transit

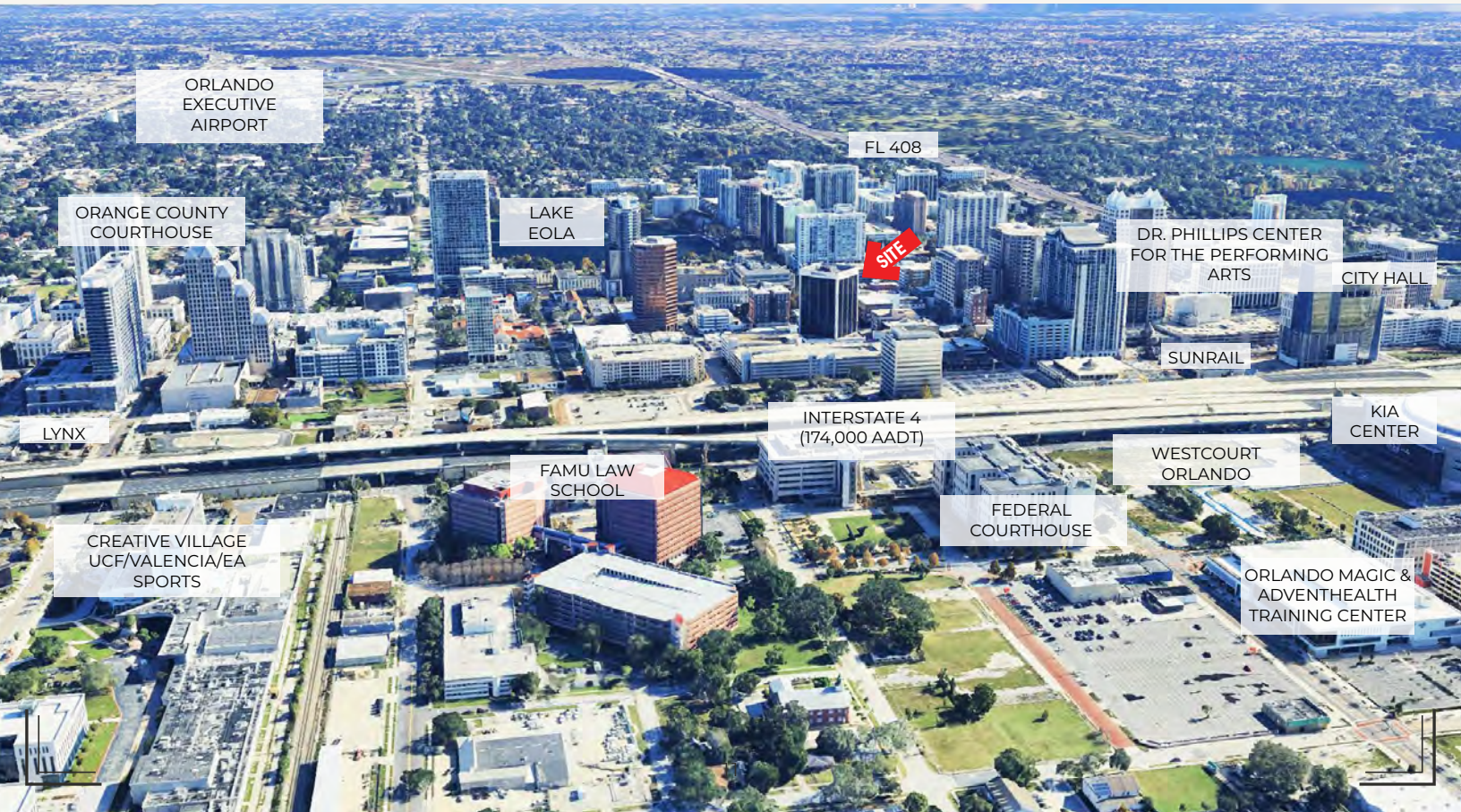
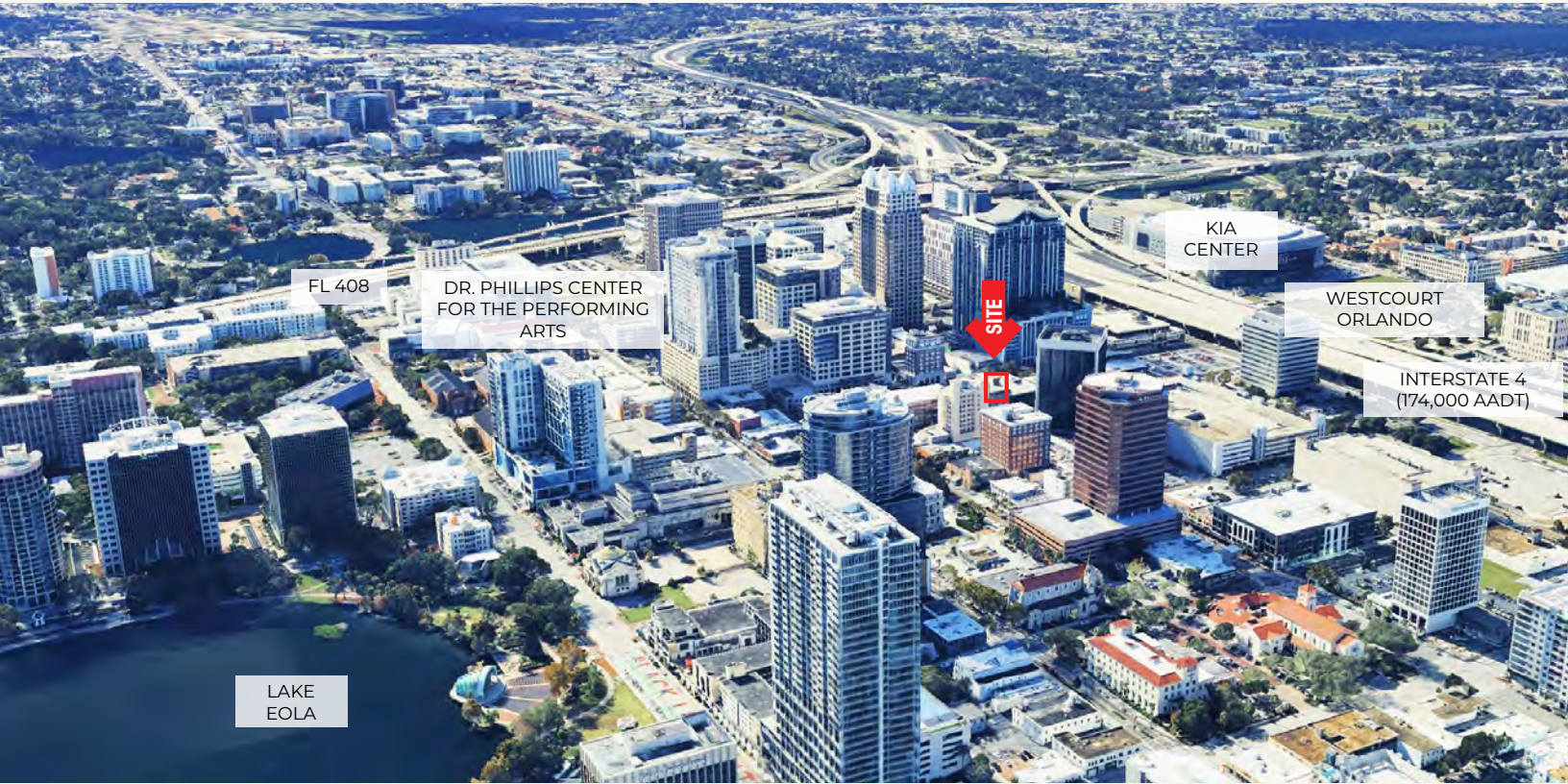
- SunRail - .2 miles / 5 min. walk
- Orlando Executive Airport - 3.9 miles / 13 min. drive
- Orlando International Airport - 10.9 miles / 25 min. drive
- Port Canaveral - 54 miles / 54 min. drive

Neighboring Attractions

- Orlando City Hall - .3 miles / 5 min. walk
- Lake Eola - .3 miles / 6 min. walk
- Orange County Courthouse - .4 miles / 10 min. walk
- Kia Center - .4 miles / 7 min. walk
- Dr. Phillips Center - .4 miles / 8 min. walk
- Inter & Co Stadium - .5 miles / 11 min. walk
- Creative Village / UCF Campus - .8 miles / 15 min. walk

SECTION 02 - MARKET OVERVIEW

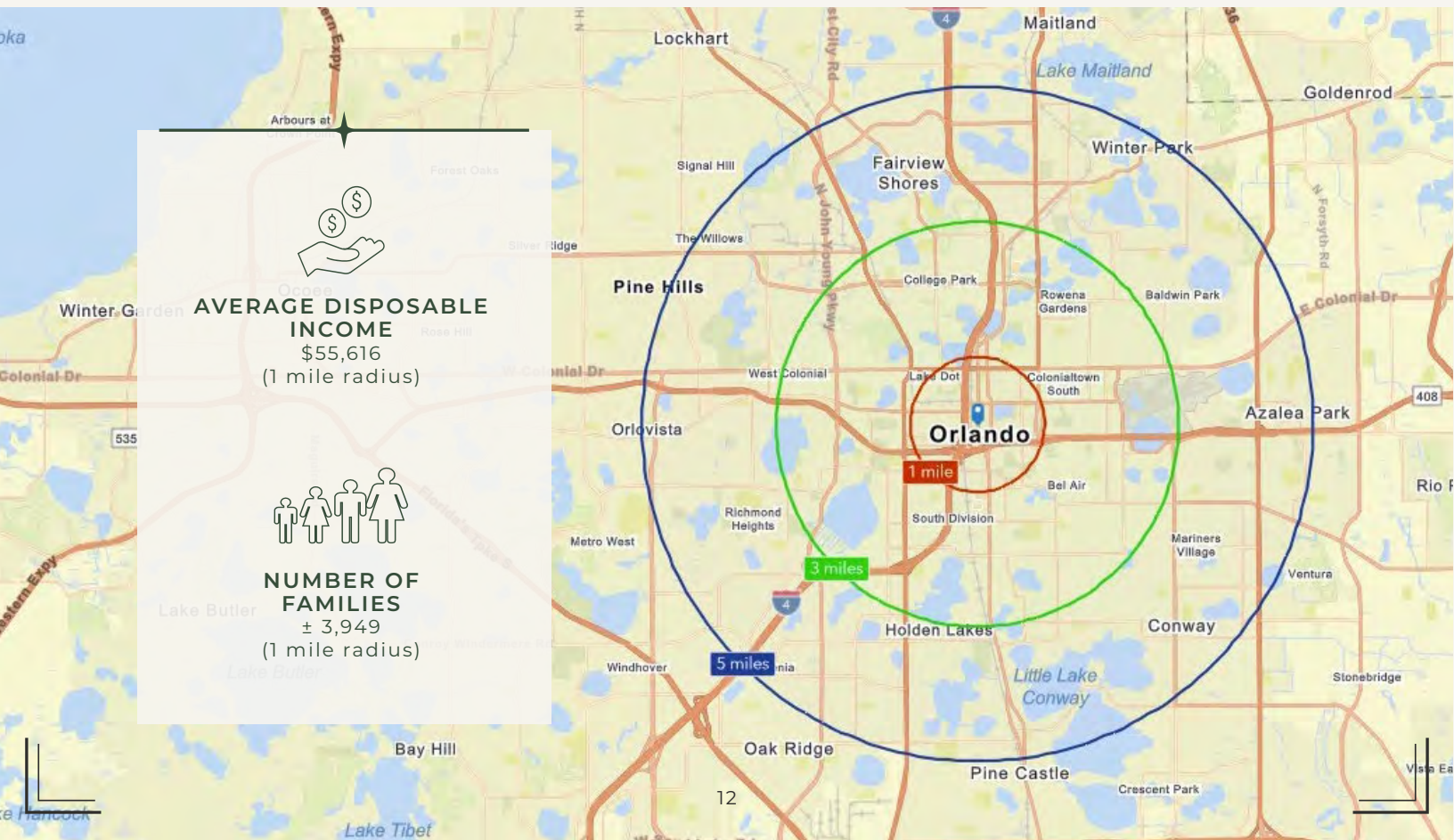
Location



SECTION 02 - MARKET OVERVIEW

Demographic Profile

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	24,347	104,828	307,015
DAYTIME POPULATION	91,467	255,793	466,719
MEDIAN AGE	36.2	38.4	37.3
MALE POPULATION	51.2%	50.7%	50.0%
FEMALE POPULATION	48.8%	49.3%	50.0%
TOTAL HOUSEHOLDS	13,326	49,797	127,980
AVERAGE # OF PERSONS PER HH	1.68	2.03	2.33
AVERAGE HH INCOME	\$109,741	\$122,291	\$105,701
AVERAGE HOUSE VALUE	\$605,831	\$561,033	\$519,020
TOTAL BUSINESSES	4,993	13,236	24,900
TOTAL EMPLOYEES	73,894	180,201	283,181



SECTION 02 - MARKET OVERVIEW

Entertainment

Stadiums & Performance Venues

The Kia Center, formerly the Amway Center, is an indoor arena that sees 1.3 million patrons annually for sporting events, concerts, and more. Home to the Orlando Magic of the NBA, the Orlando Solar Bears of the ECHL, and the Orlando Pirates of the Indoor Football League, the Kia Center hosts roughly 225 events a year, and can seat ±20,000. Since its opening in 2010, the arena has held numerous milestone events for Downtown Orlando, including NBA All-Star Weekend, WrestleMania 33, NCAA March Madness and sell-out concerts to some of the world's biggest artists.



Camping World Stadium, the grandfather of the Orlando Venues facilities, began as a Works Progress Administration project by President Franklin D. Roosevelt in 1936. In 2016, the venue was renamed Camping World Stadium as part of a multi-year naming rights sponsorship with Camping World. \$400 Million Renovations began in February 2026, bringing the seating capacity up to 65,000 and modernizing the venue. Camping World Stadium hosts a range of events from concerts, to sporting events, and monster truck competitions.



Inter&Co Stadium is a soccer-specific stadium that is home to the Orlando City Soccer Club and their National Women's Soccer League affiliate, the Orlando Pride. While the stadium is mostly used for the Orlando team matches, it has also been used as a host venue for both the United States men's and women's national teams, the finals for the NWSL Championship and NCAA Women's College Cup, numerous Florida Cup games, the MLS Combine in 2018 & 2019, and the 2019 MLS All-Star Game. Inter&Co Stadium has an all natural grass playing surface. The stadium has an open plaza, where those passing by can see inside, since the field is 8 feet below street level. The stadium has a maximum capacity of 25,500.



The Dr. Phillips Center for the Performing Arts is a performing arts center situated in Downtown Orlando. The center's grand opening was held in 2014. The venue cost \$514 million and features a 2,700-seat amplified hall (Walt Disney Theater) for Broadway musicals and multi-genre concerts as well as a 300-seat venue (Pugh Theater) for smaller shows and events. A third theater, Steinmetz Hall, was completed in November 2021 and seats 1,700 in the acoustic hall for ballet, operas, orchestral performances, and banquets. The hall cost about \$240 million.

SECTION 02 - MARKET OVERVIEW

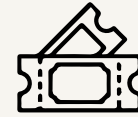
Entertainment

Nightlife

As the sun sets on Orlando, the downtown comes to life. With diverse options like high-energy nightclubs, bars, live music, and sporting events; there are endless possibilities for tourists and locals to experience at night.

The Downtown Orlando cocktail scene is overflowing with style, creativity, and inventive libations. Ranging from speakeasies to tiki bars, the Downtown Orlando craft cocktail scene is bound to have something for everyone.

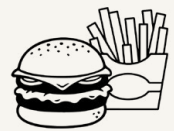
Ranging from major headliners at the Kia Center or the Dr. Phillips Center for the Performing Arts, to dive bars and rooftop patios; Downtown Orlando is packed with live music sure to get everyone up and dancing.



1,500+ Music, Cultural, Arts, Fundraising, & Entertainment Events Annually



50+ DTO Nightlife Locations



23 DTO Late-Night Food Spots



SECTION 02 - MARKET OVERVIEW

Events

Orlando Farmers Market

The Orlando Farmers Market is held on Sundays in Downtown Orlando at Lake Eola Park and is an established Orlando event having began in 1987. The Farmers Market is a great place to buy fresh produce, baked goods, plants, arts and crafts, and more; ideal for guests of all ages and furry friends alike.

Parks

Within city boundaries, there are approximately 148 parks, gardens, recreation areas, neighborhood centers and playgrounds. Downtown Orlando’s most recognizable park, Lake Eola Park, offers visitors many activities. From renting a swan-shaped paddle boat, to watching live entertainment at the Walt Disney Amphitheater, to relaxing and viewing the spectacular Orlando Skyline, there is something for everyone. Lake Eola Park is home to many events such as the Orlando Farmers Market, races, yoga events, and festivals..



Cheez-It Citrus Bowl

The Cheez-It Citrus Bowl is the 7th oldest collegiate bowl game in the country, and began as the Tangerine Bowl in 1947. The annual college football bowl game has hosted top teams from the Big Ten and SEC, Southeastern Conferences, and is played at Camping World Stadium.

Immerse

Immerse is an art-focused event that spans 10 city blocks of Downtown Orlando. It’s a free event with unique paid activities that includes live performances and immersive art installations. The Creative City Project, the creators of Immerse, believe that artists can change a city for the better by making it a more beautiful, meaningful and interesting place to live.

SECTION 02 - MARKET OVERVIEW

Business

Downtown Orlando’s size and diversity attracts growth and inspires connections as well as retains the bright minds who already call Downtown Orlando home. This attraction is one of the many reasons why the Orlando region was named #1 fastest growing employment center in the nation for the 4th year in a row (2025) (Florida Department of Commerce).

Key Sectors

Advanced Manufacturing
 Aerospace & Defense
 Autonomous Vehicles
 Aviation
 Biotechnology & Pharmaceuticals
 Digital Media
 FinTech

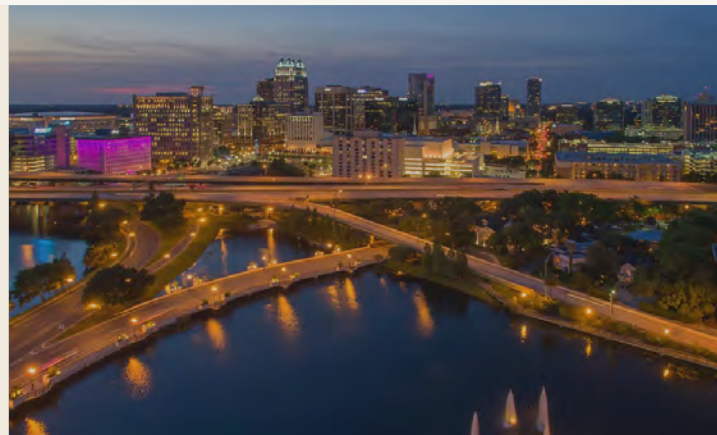
Innovative Technologies
 Life Sciences & Healthcare
 Medical Technology
 Simulation
 Optics & Photonics
 Entertainment Technology
 Gaming

Headquarters & Regional Offices
 Business Services
 Logistics & Distribution



Many companies that value centrality and vitality have chosen to locate their corporate and division headquarters here. Proximity to business-friendly leadership who are committed to continuous improvement position downtown’s businesses to turn up momentum.

www.downtownorlando.com



Major Orlando Employers



SECTION 02 - MARKET OVERVIEW

Businesses

Relocations & Expansions

Downtown Orlando is home to many national and regional headquarters within it's ±12.32 million square feet of office space offered as of Q4 of 2025. Multi-use developments and redevelopments throughout Downtown Orlando are underway to meet the demand from outside companies relocating to the Downtown Orlando core.

While the pandemic has slowed office space demand across the country, the demand for space in Downtown Orlando has not seen the same extent of impacts. Office space demand in Downtown Orlando rebounded stronger than before with big corporations looking to invest in and relocate to or expand within the area due to favorable economic climates,

business friendly regulations, and a cost of living 9.4% lower than the national average. Orlando was ranked as the 5th Best Tax Climate in the United States in 2026; this combined with no state property tax and Florida business incentives, Chief Executive Magazine named Florida the 2nd Best State for Business, 2026.

The large workforce in Central Florida is also a driving factor. There are 1.54 million people (2026) within the growing workforce, 35 post-secondary institutions within the Orlando MSA, +550,000 students within 100 mile radius in addition to the 1,500 people that move to the Orlando MSA every week.

Downtown Orlando Major Headquarters Include:

AssuredPartners Inc.
Checkr Inc.
Corkcicle

Global Insurance
Morgan & Morgan
Mears Transportation

Red Lobster
Stax
Travel + Leisure



\$30.03 AVG. OFFICE LEASE RATE PRICE / SF



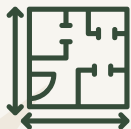
52.4% DOWNTOWN PROFESSIONALS ARE COLLEGE EDUCATED



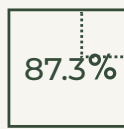
96,590 JOBS DOWNTOWN



\$104,228 AVG. SALARY



11,700,000 SF OFFICE SPACE



87.3% OFFICE OCCUPANCY RATE



16.3% EMPLOYED WITHIN SCIENCE, PROFESSIONAL OR TECH INDUSTRIES



43.9% EMPLOYEES LIVE WITHIN 10 MILES

SECTION 02 - MARKET OVERVIEW

Transportation

LYMMO Free Bus System

The convenient free bus transit circulator, LYMMO, runs 7 days a week with 4 designated lines and over 20 stops strategically dispersed throughout Downtown Orlando. Each of the 4 LYMMO lines; Orange-Downtown, Lime, Grapefruit, and Orange-North provide service to each stop every 15 minutes during evenings, weekends, and holidays, and every 7-10 minutes during office hours.

Car Sharing

Traditional car rental options are available nearby, offering flexible access to a vehicle by the day or week. For shorter trips, Uber and Lyft are both widely active in downtown Orlando, with the City having established dedicated rideshare hubs on Magnolia Avenue and Gertrude's Avenue to manage pickup and drop-off demand on high-traffic nights. Day-to-day, wait times in the immediate area are minimal given the density of drivers working the downtown market.



SunRail

The SunRail is Central Florida's commuter rail that runs through 4 counties with 17 different stations, 2 of which are located downtown. Running Monday through Friday, the SunRail is a convenient and affordable option for daily commuters.

LYNX Central Station

LYNX Central Station is an intermodal transit station near Creative Village. With over 68 local routes, the LYNX buses run in 15, 30, and 60 minute intervals. Commuters and visitors alike can conveniently take the Lime or Orange LYMMO lines to Central Station and connect to the SunRail or the LYNX bus service.



TAXIS / Private Carriers

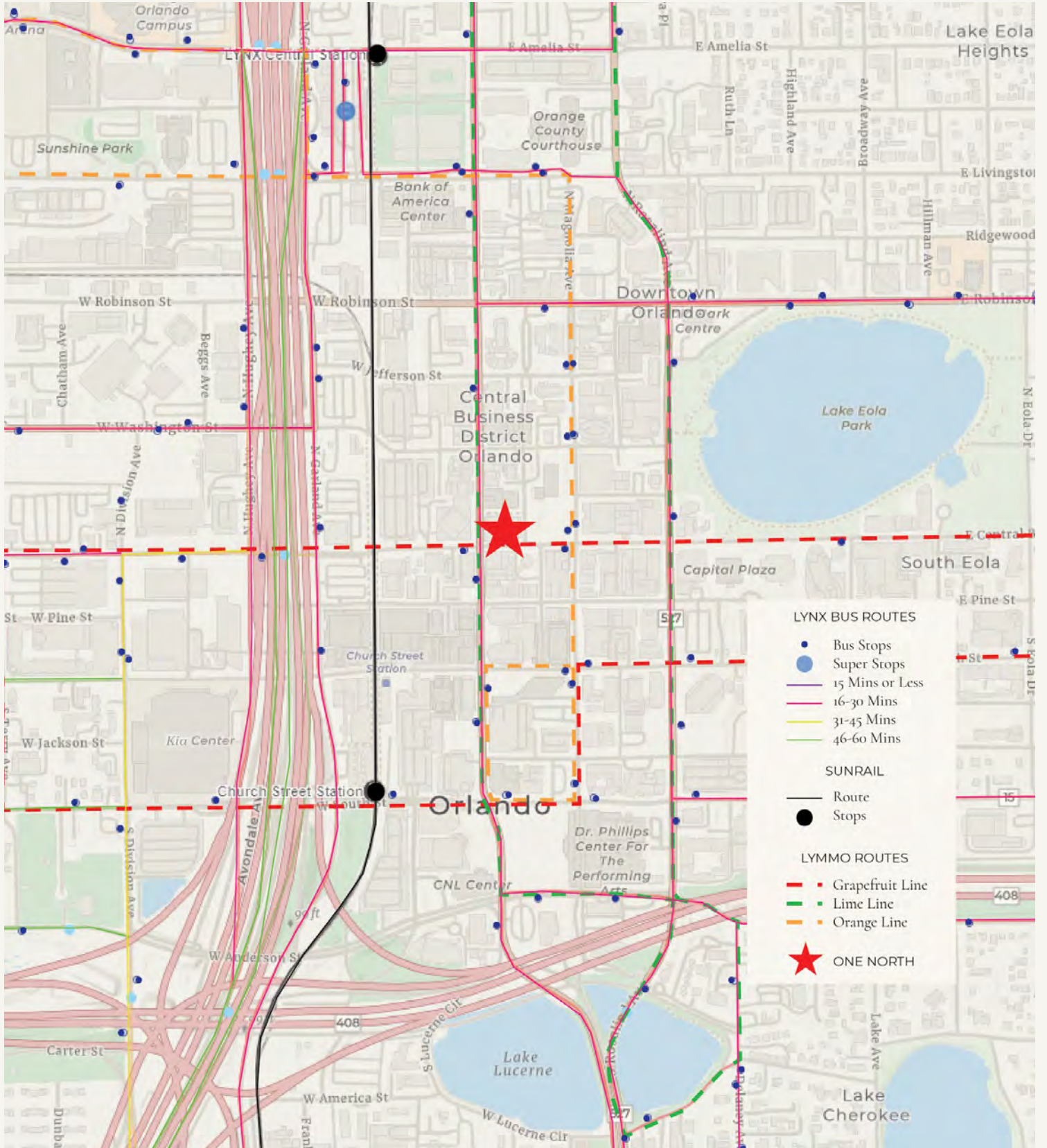
Taxis provide a convenient alternative to and from the downtown area. Six different companies offer premium taxi services available downtown.

Ride DTO Microtransit Program

Ride DTO is a city-operated, on-demand downtown shuttle service that offers flexible, eco-friendly transportation within the core of Downtown Orlando. Resembling a modern rickshaw, the service connects riders to key destinations with convenience and ease, supporting pedestrian flow and mobility within Downtown Orlando.

SECTION 02 - MARKET OVERVIEW

Transportation



SECTION 02 - MARKET OVERVIEW

Transportation

Infrastructure Improvements

Downtown Orlando continues to benefit from significant infrastructure investment that enhances regional connectivity, supports long-term growth, and reinforces its role as Central Florida's urban core.

Interstate 4 (I-4) Corridor Enhancements

- I-4 Ultimate Project (\$2.3B): Completed in 2022, this 21-mile reconstruction from Kirkman Road to SR 434 added four tolled express lanes, rebuilt 15 major interchanges, and replaced over 140 bridges. The improvements enhanced capacity, safety, and travel times through Downtown Orlando.

- I-4 Express Lanes: These dedicated managed lanes, operational since 2022, have improved commuter reliability, reduced crashes by over 40 percent, and generated more than \$71 million in toll revenue. They provide a faster option for longer-distance travel into Downtown from the broader region.

- Beyond the Ultimate and Accelerated Relief Projects: FDOT continues phased expansion of the I-4 corridor through additional lanes and interchange improvements. Recent segments, including near ChampionsGate and Daryl Carter Parkway, have opened ahead of schedule, with other upgrades advancing toward completion in 2027.

Downtown Mobility and Placemaking Initiatives

- The Canopy Project (\$25–30M): Expected to commence construction in 2026 beneath I-4 between West Church and West Washington Streets, this 10-acre public urban space will add pedestrian walkways, event space, public art, and 300 new parking spaces.

Regional and Statewide Infrastructure Funding

- FDOT Statewide Transportation Plan: The Florida Department of Transportation has committed \$15.1 billion in FY 2025–26 to projects across the state, including \$1.7 billion for I-4 improvements focused on reducing congestion.

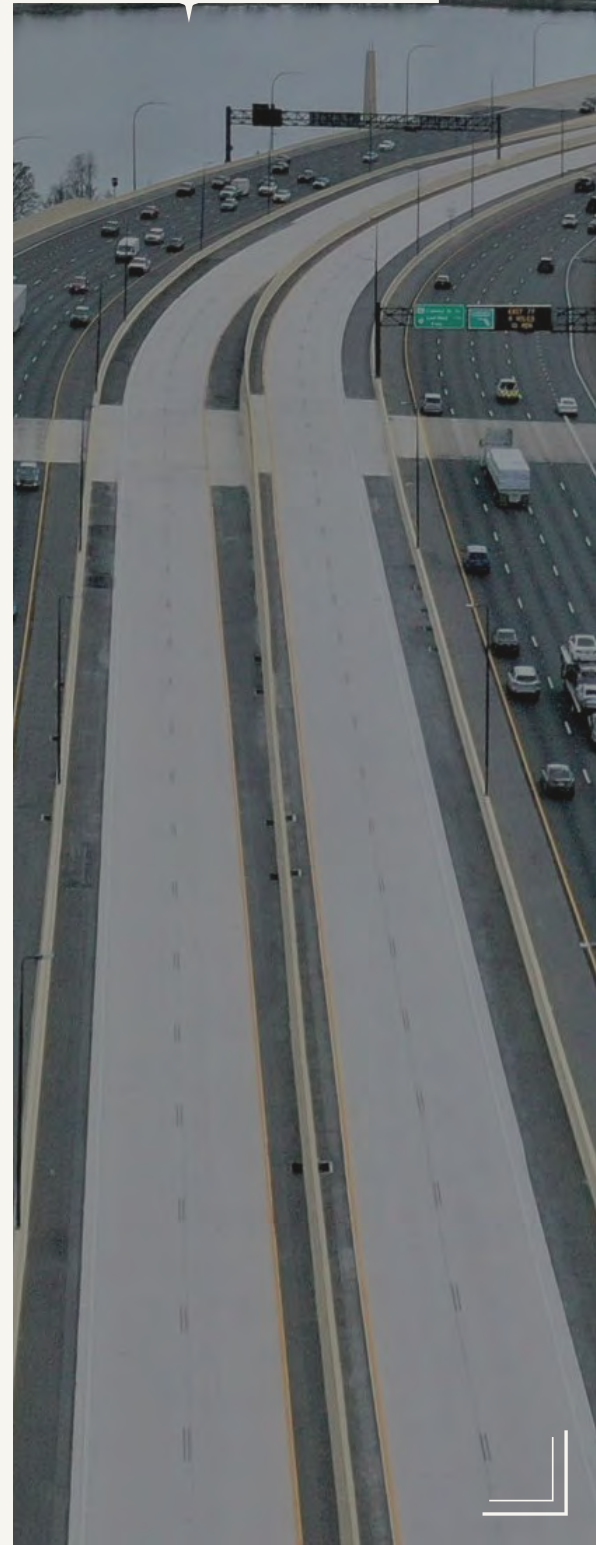
- CFX Capital Investment: The Central Florida Expressway Authority plans to invest \$4.2 billion through 2030 to expand toll roads, modernize interchanges, and improve mobility across five counties in the region.

These improvements reduce commute times, improve regional access, and increase the value and performance of Downtown assets. The investment in transportation and placemaking continues to drive new development, enhance the pedestrian experience, and position Downtown Orlando for long-term growth.



The question now is how we shape the next 20 years and how each of us contributes to building a region defined not just by growth, but by purpose, creativity, and shared prosperity.

Tim Giuliani, OEP President & CEO



SECTION 02 - MARKET OVERVIEW

*Major Developments***Creative Village**

Creative Village is a 68-acre mixed-use, transit-oriented urban infill neighborhood on the former Amway Arena site in Downtown Orlando. Phase 1 was completed in August 2022, representing over \$700 million in development activity and establishing the district as an operational innovation hub anchored by higher education and creative industry users.

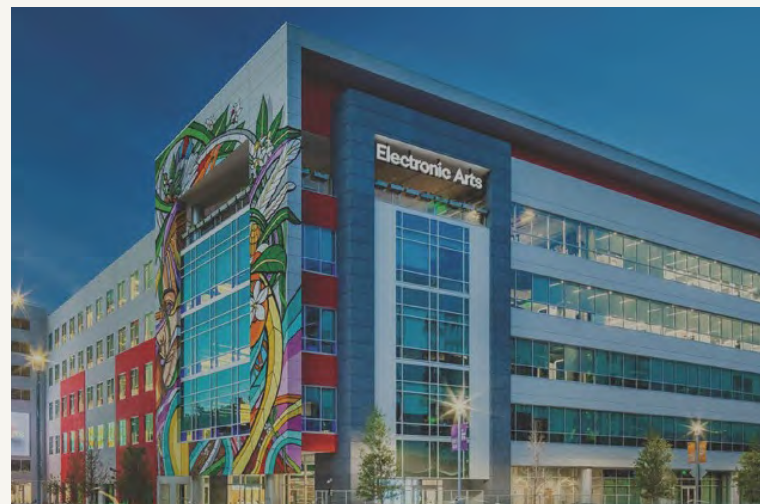
The UCF Downtown and Valencia College Downtown campus opened in 2019 and now brings more than 8,000 students, faculty, and staff into the urban core. Electronic Arts anchors the creative office component with a direct talent pipeline to UCF's Florida Interactive Entertainment Academy (FIEA).

Phase 1 also delivered 701 market-rate apartments, 260 mixed-income apartments, 640 student housing beds, 28,000 SF of ground-floor commercial space, and the 2.3-acre Luminary Green park. Phase 2 is underway with additional office, residential, student housing, and a 180-room hotel, along with the adaptive reuse of the historic Bob Carr building. At full buildout, Creative Village will deliver over 2,000 residential units, 1,500 student housing beds, 900,000 SF of office and creative space, and 100,000 SF of retail, with final completion extended to 2043 in February 2025.

**Electronic Arts, Inc**

EA (Electronic Arts Inc.), an American video game company headquartered in Redwood City, California, moved from their office in Maitland, FL to the Creative Village in Downtown Orlando. Their new 175,000 SF office brings 800 high-wage employees to the Central Business District. EA employ over 1,000 people at their downtown office.

Another reason EA's move was so valuable to Downtown Orlando and the Creative Village specifically is its promising growth trajectory.



SECTION 02 - MARKET OVERVIEW

Major Developments

Westcourt

Westcourt is an 8.5-acre, \$500 million mixed-use district across from the Kia Center in Downtown Orlando, co-developed by SED Development, JMA Ventures, and Machete Group in partnership with the Orlando Magic. The development includes a 260-room Kimpton hotel with 16,000 SF of meeting space, a 65,000 SF live events venue with capacity for 3,500 people, a 270-unit high-rise residential tower, 300,000 SF of office space, 125,000 SF of retail, a 1.5-acre festival plaza, and a 1,140-stall parking garage.

Live Nation, the world's largest live entertainment company, was announced in October 2024 as the operator of the 3,500-seat venue, which will host concerts, comedy, community events, and corporate functions. The Orlando venue is part of Live Nation's \$1 billion national expansion adding 18 new venues to its existing 150-venue portfolio.

Westcourt sits at the center of Downtown Orlando's sports and entertainment corridor. The 20,000-seat Kia Center draws 1.3 million patrons across 225 annual events for the Orlando Magic and Orlando Pirates, and Inter&Co Stadium, home of Orlando City SC and the Orlando Pride, sits two blocks away. Combined with the Live Nation venue, Westcourt will benefit from one of the densest concentrations of programmed event traffic in Central Florida.



SECTION 02 - MARKET OVERVIEW

Major Developments

Camping World Stadium

Camping World Stadium is undergoing a \$400 million renovation, with construction having begun in February 2026 and completion targeted for summer 2027 to serve as the confirmed temporary home for the NFL's Jacksonville Jaguars during their stadium renovation. Orange County approved the funding in 2024, sourced entirely from Tourist Development Tax revenues. Improvements include new suites and premium hospitality areas, a rebuilt upper bowl, a multipurpose events center, upgraded concessions, and an expanded permanent capacity of approximately 65,000 seats.



±\$1.65 BILLION IN DEVELOPMENT PIPELINE



RESIDENTIAL UNITS
3,349 In-Progress & Proposed

Live Work Play 2026 Edition



HOTEL ROOMS
481 Proposed

Live Work Play 2026 Edition



RETAIL SPACE
± 684,985

GAI 4Q25



OFFICE SPACE
± 618,000

GAI 4Q25

The Canopy

The Canopy is projected to be a transformative 10-acre public urban space built beneath I-4 between West Church and West Washington Streets. Led by Whiting-Turner following city approval, the project will feature walking paths, shaded seating areas, public art, performance and play spaces, and pedestrian and bike-friendly infrastructure; all aimed at reconnecting Downtown Orlando, Parramore, and Creative Village. Construction is expected to commence in 2026.



CRA's Vision

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO



SECTION 03 - CRA'S VISION

Anchor to an Authentic Regional Destination

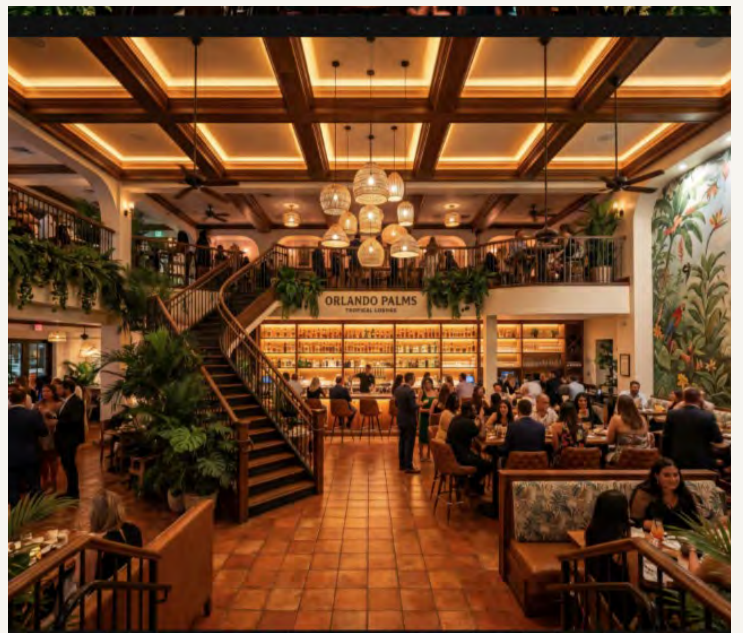
Adaptive Reuse

Downtown Orlando stands at an inflection point and One North sits at the center of its ambition. Guided by the Project DTO framework, the CRA has spent years laying the strategic groundwork to transform downtown into an authentic regional destination. This is one of its most deliberate moves: a historic asset with the address, the bones, and the civic backing to anchor a block and define a neighborhood.

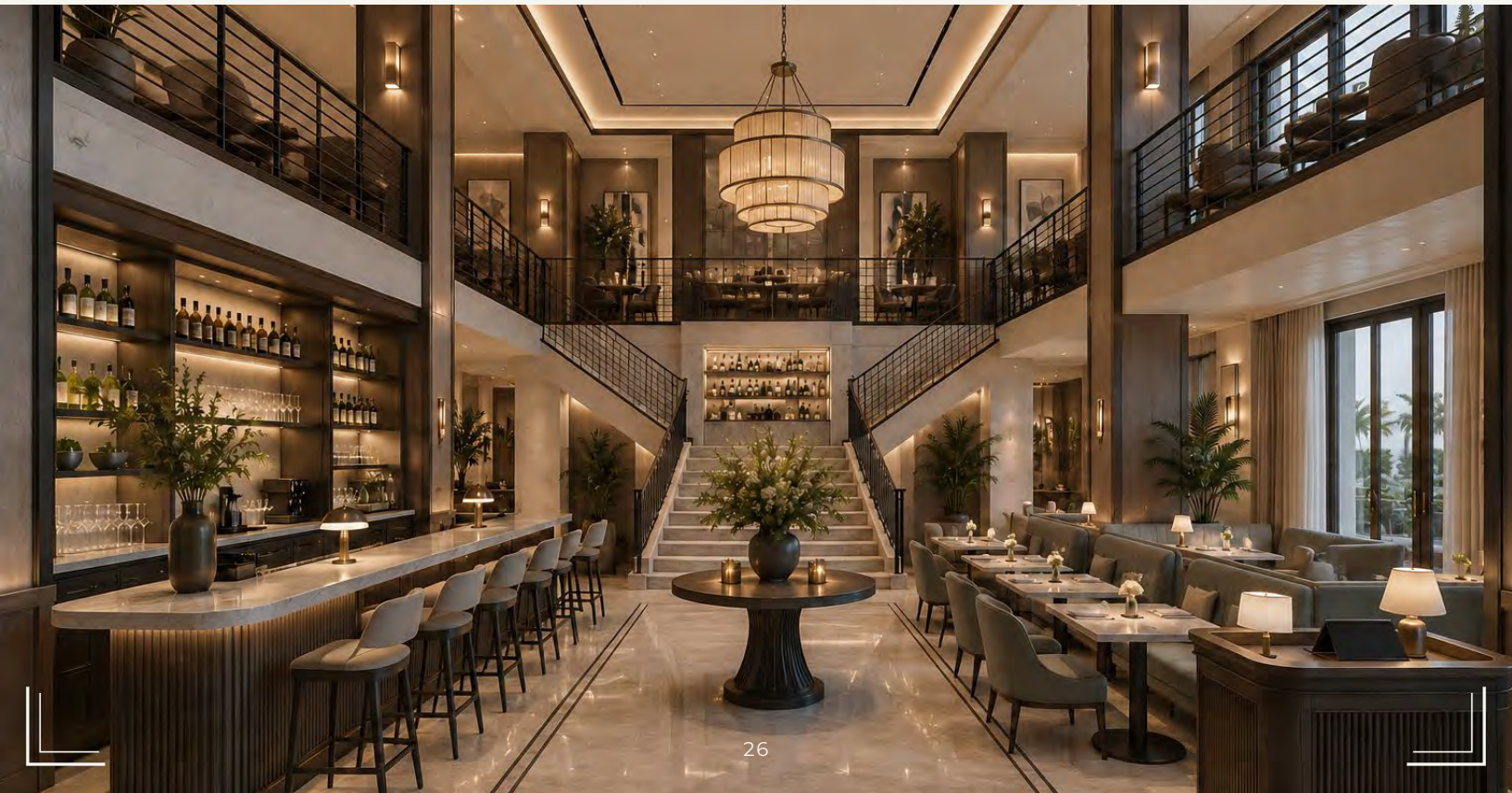
The CRA's directive is clear: repurpose underutilized assets, activate street level experiences, and introduce uses that serve both residents and visitors throughout the day. One North is built for exactly that. Picture a ground-floor restaurant or café spilling onto the corner of Orange and Central, drawing the morning commuter and the pre-show dinner crowd alike. A boutique hotel filling the upper floors where every guest wakes up inside a piece of Orlando history, steps from the Dr. Phillips Center, the Kia Center, and the energy

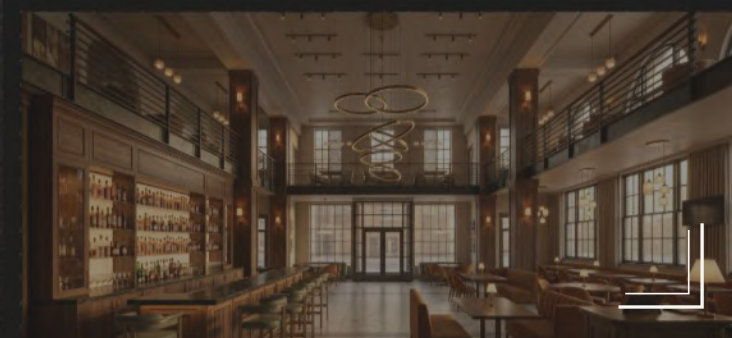
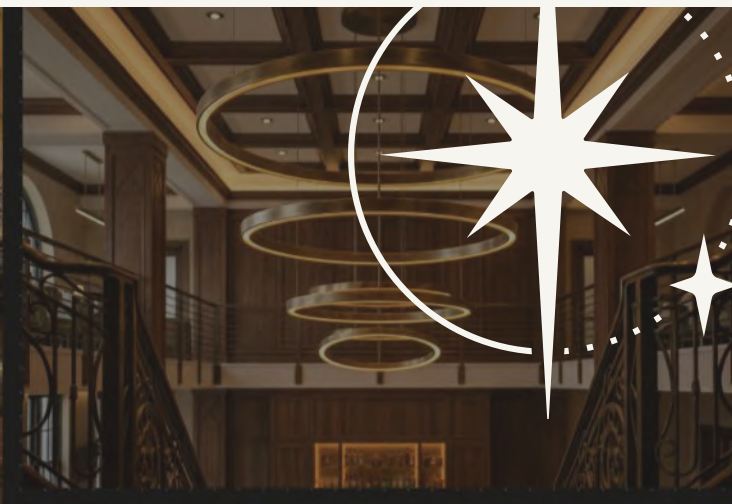
of a downtown that never really sleeps. A rooftop bar where the skyline is the amenity. These aren't hypotheticals, they are the logical expressions of a building that has always commanded attention at one of downtown's most storied intersections, waiting for the right vision to bring it back to life.

The playbook exists; adaptive reuse of historic downtown buildings has become one of the most compelling and commercially proven strategies in urban hospitality and mixed-use development. Growing cities across the country have discovered that their most iconic new destinations were hiding inside their oldest buildings. Downtown Orlando is ready for its version of that story. One North isn't just an address. It is an invitation to write one of downtown's most compelling comeback narratives — anchored in history, but perfectly positioned for Orlando's future.



One North is a Catalyst for Downtown Orlando's Next Era





SECTION 03 - CRA'S VISION

Comparable Adaptive Reuse Projects

Common Themes Across Comparable Projects

The strategy for One North is not theoretical. Across the Southeast, historic downtown buildings of similar scale and character have been repositioned into the kind of experiential, destination-driven hospitality that Orlando's CRA framework now calls for. The projects that follow span Florida, Georgia, the Carolinas, and Virginia, ranging from luxury hotel restorations to bank-to-hotel conversions, and they consistently show what happens when a city commits to bringing its most iconic buildings back to life.

Several patterns repeat across the set:

- **Early 20th-century downtown landmarks** listed on the National Register of Historic Places, either individually or as contributing properties within a designated historic district.
- Architecturally significant buildings of substantial scale, originally designed as either luxury hotels or major banking and commercial structures, with **irreplaceable character** that cannot be replicated through new construction.
- **Prominent downtown locations** positioned near civic, entertainment, and cultural anchors. Preservation of iconic architectural features such as bank vaults, banking halls, grand lobbies, ballrooms, and ornamental facades, used as defining brand assets rather than incidental design elements.
- Extensive use of federal Historic Rehabilitation Tax Credits, state-level credits, and public-private incentive partnerships to support the capital intensity of working within a historic structure.
- Adaptive reuse strategies focused on **experiential hospitality and destination-driven branding**, executed across a range of flag structures including soft-brand affiliations with Hilton and Marriott, independent international operators, and fully independent positioning.
- Extended redevelopment timelines, with several properties experiencing vacancy, ownership cycles, or prior unsuccessful repositioning before achieving stabilized operation.
- **Catalyst effect on broader downtown revitalization**, with each property contributing to surrounding private investment, ground-floor activation, and renewed commercial momentum in its market.
- **Successful repositioning** of obsolete or underutilized historic buildings into economically productive assets.

The comparables that follow are presented in order of geographic proximity to Orlando, beginning with the Florida set and expanding outward through the Southeast. Each project offers a specific lesson, but together they tell one story: the building is the asset, the city's commitment is the catalyst, and the repositioning is the return.

SECTION 03 - CRA'S VISION

Comparable Adaptive Reuse Projects

Hotel Flor | Tampa, Florida

Originally the Floridan Hotel, Hotel Flor is one of Tampa's most historically significant downtown hospitality properties. Designed by Tampa architects G.A. Miller and Francis J. Kennard, the building opened in 1926 as the tallest in Tampa and became known for its grand Renaissance Revival character. The property remained tied to Tampa's downtown identity through multiple ownership changes, periods of decline, and an initial restoration in 2012 that reopened the hotel as the Floridan Palace.

In 2022, owner 1754 Properties announced a brand transition to Tapestry Collection by Hilton paired with a \$25 million renovation. The property reopened in December 2023 as Hotel Flor Tampa Downtown, with a public reveal in January 2024. The renovation modernized guest rooms while preserving the historic Crystal Dining Room and Floridan Ballroom, and the repositioning reflects the broader trend of restoring historic downtown assets as upscale boutique hospitality tied to urban revitalization.

Key Details

- Built: 1927
- Original Use: Luxury hotel
- Adaptive Reuse: Restored boutique hotel
- Original Architect: G.A. Miller and Francis J. Kennard
- National Register of Historic Places Listed



SECTION 03 - CRA'S VISION

Comparable Adaptive Reuse Projects

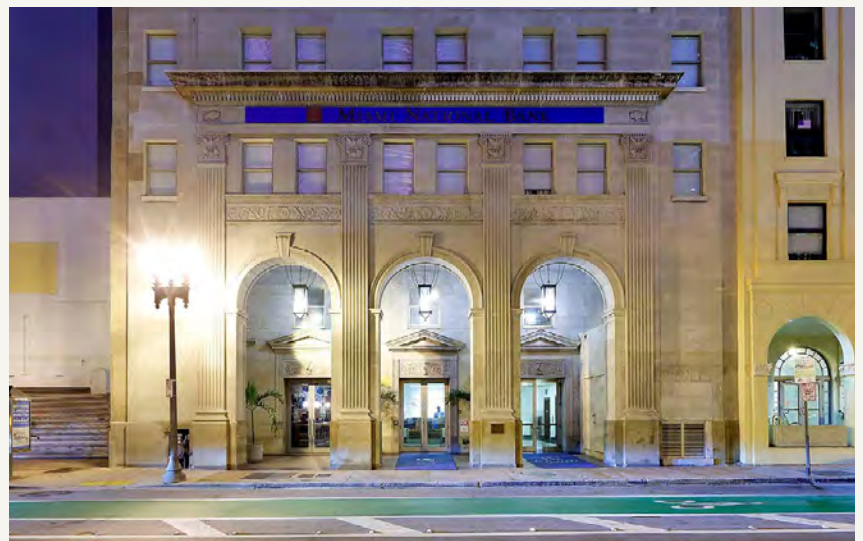
The Langford Hotel | Miami, Florida

The Langford Hotel occupies the original City National Bank Building, one of the city's most architecturally significant early high-rise buildings. The structure was designed by the prominent architectural firm Hampton & Ehmann in Beaux Arts style. Following years of underutilization, the property underwent a substantial adaptive reuse redevelopment and reopened in 2016 as a 126-room boutique hotel now known as Eurostars Landford.

The redevelopment preserved many of the building's historic architectural details while modernizing the interiors for hospitality use. The project benefited from historic preservation incentives and became a catalyst for renewed investment within downtown Miami's historic core.

Key Details

- Built: 1925
- Original Use: Bank and office building
- Adaptive Reuse: Boutique hotel
- Original Architect: Hampton & Ehmann
- National Register of Historic Places Listed



SECTION 03 - CRA'S VISION

Comparable Adaptive Reuse Projects

The Georgian Terrace | Atlanta, Georgia

Located across from the historic Fox Theatre, The Georgian Terrace is one of the city's most iconic Beaux-Arts hospitality landmarks. Designed by architect W.L. Stoddart, the property became nationally known for hosting the premiere gala for "Gone with the Wind" in 1939.

Following decades of decline and partial vacancy, the building underwent a major adaptive reuse and historic rehabilitation effort in the 1990s that repositioned the property as a luxury hotel and mixed-use destination. The redevelopment preserved the grand lobby, ornate façade, and significant architectural detailing while modernizing guest rooms and residential components. The project utilized historic tax credits and urban redevelopment incentives and is widely viewed as a landmark preservation success within Midtown Atlanta.

Key Details

- Built: 1911
- Original Use: Luxury hotel
- Adaptive Reuse: Restored hotel and mixed-use redevelopment
- Original Architect: W.L. Stoddart
- National Register of Historic Places Listed



SECTION 03 - CRA'S VISION

Comparable Adaptive Reuse Projects

Francis Marion Hotel | Charleston, South Carolina

The Francis Marion Hotel is one of Charleston's landmark properties overlooking Marion Square. Designed by architect W.L. Stoddart, the hotel was the tallest building in eastern South Carolina at the time of its construction and represented the city's emergence as a regional tourism destination. After experiencing periods of decline in the mid-20th century, the hotel underwent a major historic restoration effort in 1996 that preserved its historic character while continuous restorations through the following years modernized the property for contemporary hospitality operations. The Francis Marion Hotel is widely recognized as a successful example of historic hotel preservation that sparked revitalization of downtown Charleston.

Key Details

- Built: 1924
- Original Use: Hotel
- Adaptive Reuse: Restored historic hotel
- Original Architects: W.L. Stoddart



The Westin Poinsett | Greenville, South Carolina

The Poinsett Hotel was constructed as Greenville's premier luxury hotel and became a defining landmark along Main Street. The property served as a centerpiece of Greenville's downtown commercial district before eventually declining and closing during the latter half of the 20th century. After sitting vacant for years, the building underwent a comprehensive adaptive reuse redevelopment and reopened in 2000 as The Westin Poinsett.

The hotel's historic façade, ballroom spaces, and architectural detailing were restored while hospitality uses were introduced to help accelerate downtown Greenville's broader revitalization. The project is frequently cited as a transformative preservation project that contributed significantly to Greenville's emergence as one of the Southeast's strongest downtown redevelopment success stories.

Key Details

- Built: 1925
- Original Use: Luxury hotel
- Adaptive Reuse: Historic hotel restoration
- Original Architect: W.L. Stoddart
- National Register of Historic Places Listed



SECTION 03 - CRA'S VISION

Comparable Adaptive Reuse Projects

The Liberty Trust Hotel | Roanoke, Virginia

The Liberty Trust Building was originally headquarters for a bank and deemed “A Temple of Finance” in downtown Roanoke. It is regarded as one of the city’s most iconic Beaux-Arts commercial buildings. Designed by architect John Kevan Peebles, the property remained vacant for several years before an extensive adaptive reuse initiative transformed it into The Liberty Trust boutique hotel. It carefully restored historic banking hall elements, original masonry, ornamental detailing, and the building’s grand public spaces while introducing modern guest rooms and hospitality amenities.

The project utilized historic rehabilitation tax credits and local preservation incentives to support the substantial restoration costs associated with the historic structure. Following the reopening in 2022, the project has become a centerpiece of downtown Roanoke’s revitalization efforts and demonstrates the economic viability of adaptive reuse hospitality projects in secondary urban markets.

Key Details

- Built: 1910
- Original Use: Bank headquarters
- Adaptive Reuse: Boutique hotel
- Original Architect: John Kevan Peebles
- National Register of Historic Places Listed



Original



The Building

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO



SECTION 04 - THE BUILDING

History & Infrastructure

Overview

One North stands at the corner of Orange Avenue and East Central Boulevard, holding one of the most recognizable intersections in downtown Orlando. Completed in 1924, it rises ten stories above a finished basement and mezzanine, framed in reinforced concrete and dressed in the careful Classical Revival detailing of its era. Granite at the base, pre-cast sandstone at the lower floors, a brick veneer climbing up to a decorative frieze and dentil molding near the top.

The building covers roughly 56,568 square feet across all floors and sits on a 5,998 square foot parcel. Its dual frontage on Orange and Central gives it real presence on two of the most active streets in the city's core. The other two sides are flanked by neighboring buildings and a service alley, the kind of tight urban siting that anchors the building firmly into the downtown block. Up top, the roof opens onto an unobstructed skyline, a feature most buildings of this generation never had and a real asset for any future rooftop program.

One North is located within Orlando's Downtown Historic District and the structure carries the AC-3A/T/HP zoning designation that supports flexible mixed-use development. The building has been vacant since 2007, but its bones, its detailing, and its location have all stayed remarkably intact. It is waiting for the right next chapter.



SECTION 04 - THE BUILDING

*Building History**A Bank for a Growing City*

When One North opened in 1924, downtown Orlando was in the middle of its first great building boom. The construction wave of the decade gave the city much of its Classical Revival and Mediterranean Revival civic and commercial architecture, and One North was part of that generation.

Designed by New York architect William L. Stoddart, the building rose ten stories tall, framed in poured concrete, finished in stone and brick. Stoddart was one of the most prolific commercial architects of the era, with a national portfolio of bank buildings, hotels, and office towers across the eastern United States, including the Francis Marion Hotel in Charleston, the Lord Baltimore Hotel in Baltimore, the Sir Walter Hotel in Raleigh, the Battery Park Hotel in Asheville, the Westin Poinsett Hotel in Greenville, and the Johnston Building in Charlotte. His work in Orlando included both One North and the neighboring San Juan Hotel, completed a year earlier on the same intersection.

The building opened as the home of the State Bank of Orlando & Trust, with a purpose-built banking hall occupying the first floor and mezzanine. A century later, the bank's name remains carved into the stonework above the entrance, a permanent marker of the building's original purpose and the era of civic banking architecture it belonged to. Buildings like this were designed to project trust and permanence, and One North still does. The exterior detailing, the proportions, the materials, and the carved signage all work together to give the corner the gravity it was built to have.

Above the banking hall, the upper floors operated as professional office space, originally home to attorneys, real estate brokers, dentists, manufacturers, and a Christian Science reading room. The interior carried the markers of an early twentieth-century business building: an executive office suite on the second floor reached by its own internal stair, a library tucked into the mezzanine, a working dumb waiter, and mail chutes running floor to floor with a collection box in the ground-level elevator lobby. Small details that paint a picture of how the building was used.



SECTION 04 - THE BUILDING

*Building History**A Century at the Corner*

The building changed hands several times through the latter half of the century, with recorded sales in 1970, 1972, 1973, 2007, and 2011. Each generation of ownership made its own modifications. The lower three floors absorbed the most change, including the eventual enclosure of the original open mezzanine and a reworking of the early stairways. Later code-driven additions brought a rear stair tower, updated life safety systems, and mechanical upgrades. Most of those changes were practical rather than architectural, leaving the original frame and character of the building largely intact.

The building's most recent occupant was the FAMU College of Law, which used One North as a temporary home in the early 2000s before relocating in 2007. It has been quiet since. Designs have been drawn for its next life over the years. Floor plans from a previous owner show a ground-floor restaurant concept with full kitchen, dining room, and bar, along with a second-floor lounge featuring a circular bar service around the original dumb waiter, audio and dining rooms, and ramped seating areas. None of those plans were built. In 2013, the Historic Preservation Board reviewed an application to restore the Orange Avenue entrance and add a new entry on Central Boulevard, signaling the City's openness to a thoughtful rehabilitation for the new era of One North.

*Designed to
Project Trust
& Permanence*



SECTION 04 - THE BUILDING

Building Summary

The Bones

A hundred years in, the structure is still the strongest thing about the building. The reinforced concrete frame, with its columns, beams, and ribbed slabs, shows almost no settlement. Foundations are intact. Floor-to-ceiling heights run close to nine feet on typical floors, with the tenth floor sloping from eleven feet at the front down to nine feet at the rear. The eighth floor sits lower at 7'-6" due to a later suspended ceiling. Once the added drop ceilings come down, the original plaster-and-lath finishes attached directly to the concrete ribs come back into view, restoring both the height and the acoustic quality the building was designed to have.

The Exterior

The facade tells the building's story honestly. Granite base, pre-cast sandstone, brick veneer, and decorative detailing all remain in repairable condition. The original "State Bank of Orlando and Trust Co." signage is carved into the stonework above the entrance and remains intact, a piece of the building's identity that no new construction can replicate. There is damage around the Orange Avenue entrance and some of the lower window openings, and the windows themselves need attention, some replacement, some restoration.

How It Works

Two commercial elevators (installed in 1994) serve the building, alongside front and rear stairs. Floor plates run roughly 5,500 square feet per floor across the upper levels, with the finished basement adding another 5,400 square feet. Like most pre-war buildings in downtown Orlando, the site has no on-site parking, but the location places it within walking distance of multiple public garages and within the downtown core's primary transit footprint. The compact floor plate is smaller than typical contemporary office floors, which makes the building particularly well suited to boutique residential, hospitality, or mixed-use programs where intimate floor sizes are an asset rather than a constraint.

The mechanical, electrical, and plumbing systems are dated and out of service, which is expected for a building of this vintage. Any thoughtful rehabilitation will reimagine these from the ground up. The architectural evaluation recommends routing new systems along the inside perimeter with soffits, which keeps the original ceilings exposed and gives future tenants flexibility to subdivide as needed.



SECTION 04 - THE BUILDING

Building Summary

Activating the Roof

The roof is one of the building's most valuable underused assets. At ten stories above the corner of Orange and Central, it sits above its immediate neighbors and opens onto downtown views in multiple directions, the kind of vantage point that very few historic buildings in downtown Orlando can offer.

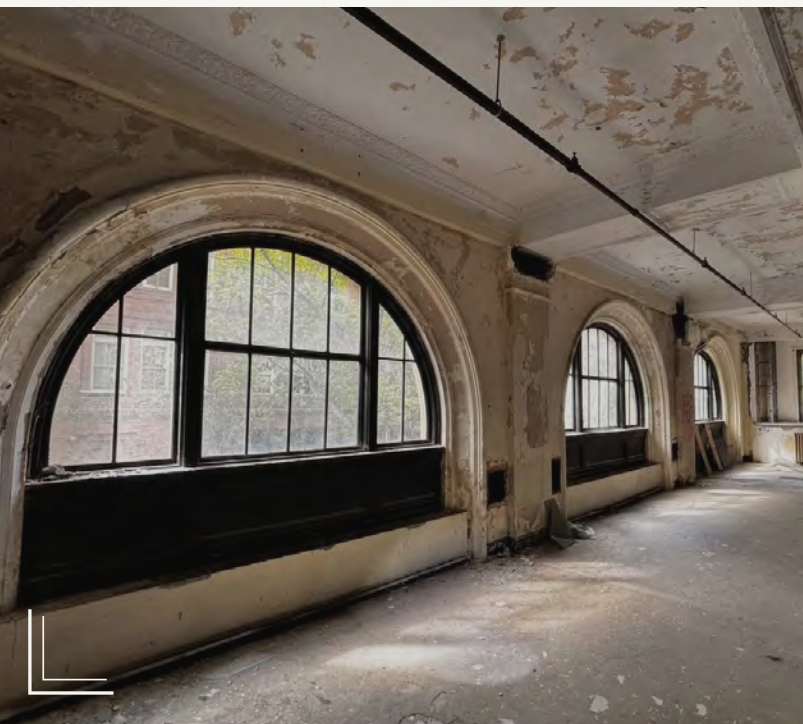
Past redevelopment conceptualls have identified the roof as a candidate for a lounge or restaurant. Realizing that vision involves extending the stair tower to the roof level, upgrading one elevator (existing or net new) to serve the rooftop, and dedicating a portion of the roof to new mechanical equipment screened from public view. While a re-roof would be likely, the solid poured concrete structure is sound, and all early feedback indicates it can handle assembly loads.

For a developer, the roof opens real programmatic flexibility. It can serve as a signature amenity tied to a hotel or hospitality use, an exclusive resident lounge for a residential conversion, or a destination food and beverage venue independent of the rest of the building. In every scenario, it adds a top-of-building experience that few competing properties in downtown Orlando can match

The Regulatory Picture

Zoning is AC-3A/T/HP, the City's Downtown Metropolitan Activity Core classification with Historic Preservation and Traditional City overlays. The district is intended to support a variety of mixed-use development including office, residential, retail, and hospitality. One North receives relief from some of the more stringent requirements of current building codes during the permitting process, and exterior changes will be reviewed by a city advisory board.

A small underground utility easement, granted by Orange County to the City of Orlando and OUC in November 1974, runs near the Central Boulevard frontage.



Existing Structure

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO



SECTION 05 - EXISTING STRUCTURE

One North As It Stands Today

Overview

The building is structurally sound, the envelope is intact, and the floor plates remain consistent across all ten stories and the basement. Much of the original 1920s layout is still readable in the existing plans, particularly the elevator and stair core with consistent rectangular floor plates from the ground up.

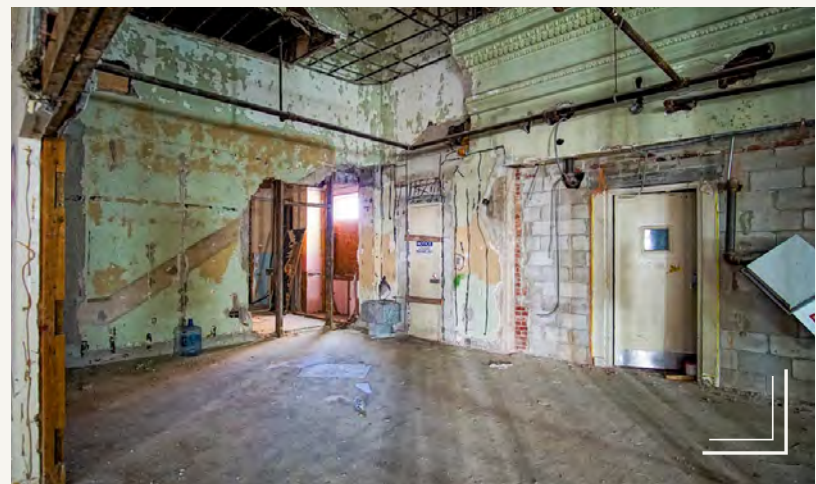
The elevator lobby sits along the west side, with two sets of stairs and a dumb waiter shaft running the lower levels of the building. The mezzanine above is still recognizable in the plan as a half-level connected to both the ground and second floors.

Floors three through ten share the same layout: 4,800 to 5,500 square feet each, central corridor, elevator and main stair core on the west, secondary stair and mechanical room on the east.

The structural grid is regular and predictable. Some floors are close to a blank slate. Others still carry mid- and late-twentieth-century partitions and dropped ceilings that can be pulled to recover the original volume and the plaster-and-lath ceilings attached to the concrete ribs.

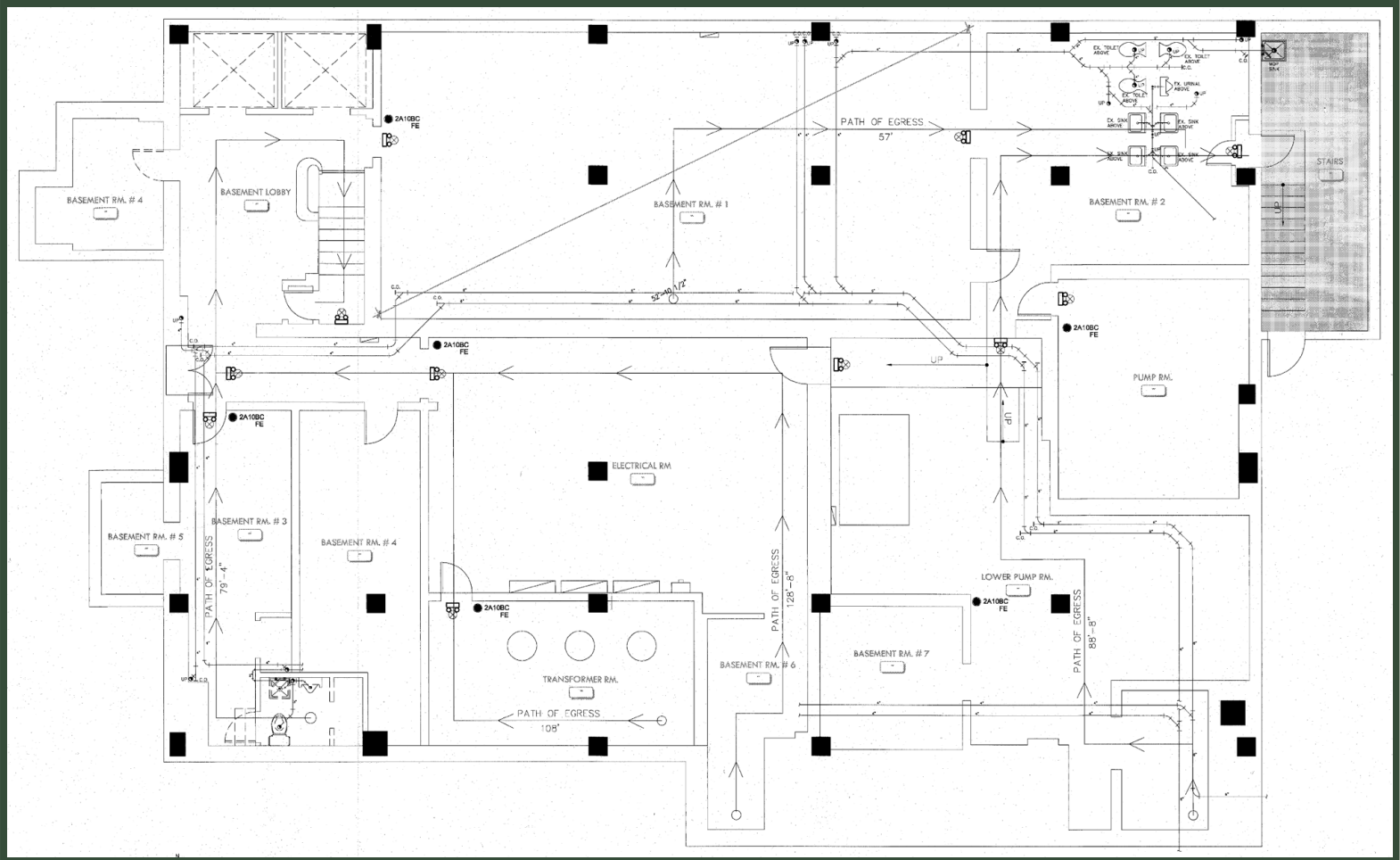
The basement adds roughly 5,400 square feet of space below grade with dedicated electrical, transformer, and pump rooms, all tied to the main elevator core. The roof carries the original concrete elevator penthouse, water cistern tower, and cooling tower roof level, with two stair towers reaching the roof level.

What you see on the page is what is in the building today.



SECTION 05 - EXISTING STRUCTURE

Basement



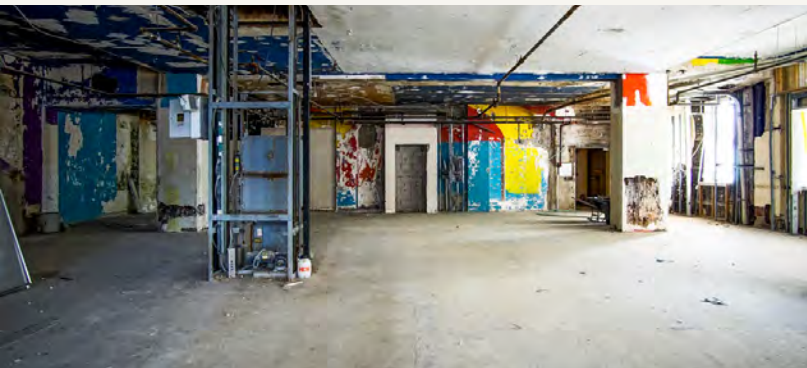
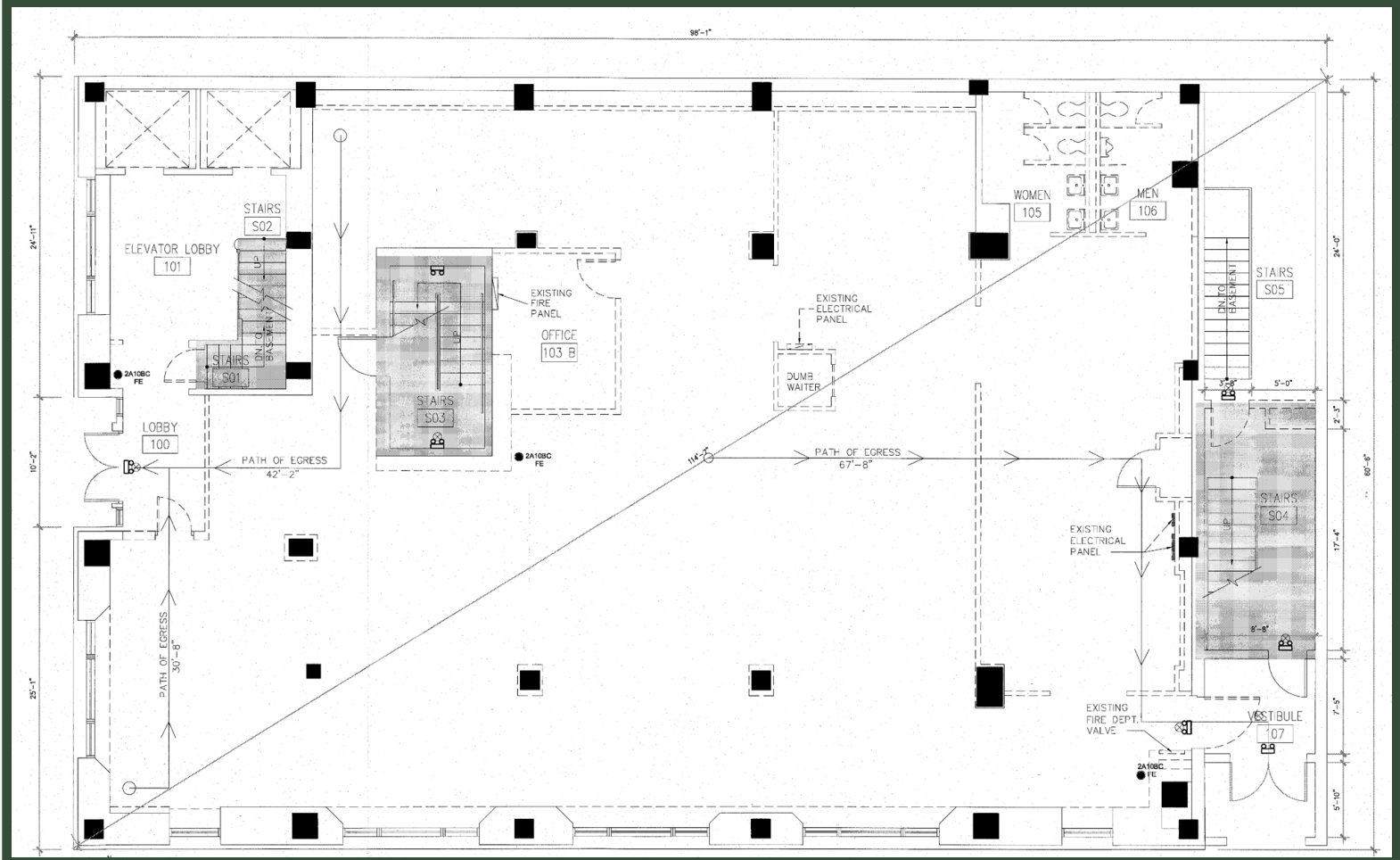
**Explore the Virtual Tour of
the Basement, Floor 1, 2 & 3:**

Visit: [FCPG.com/
One-North/#Virtual-Tour](http://FCPG.com/One-North/#Virtual-Tour)



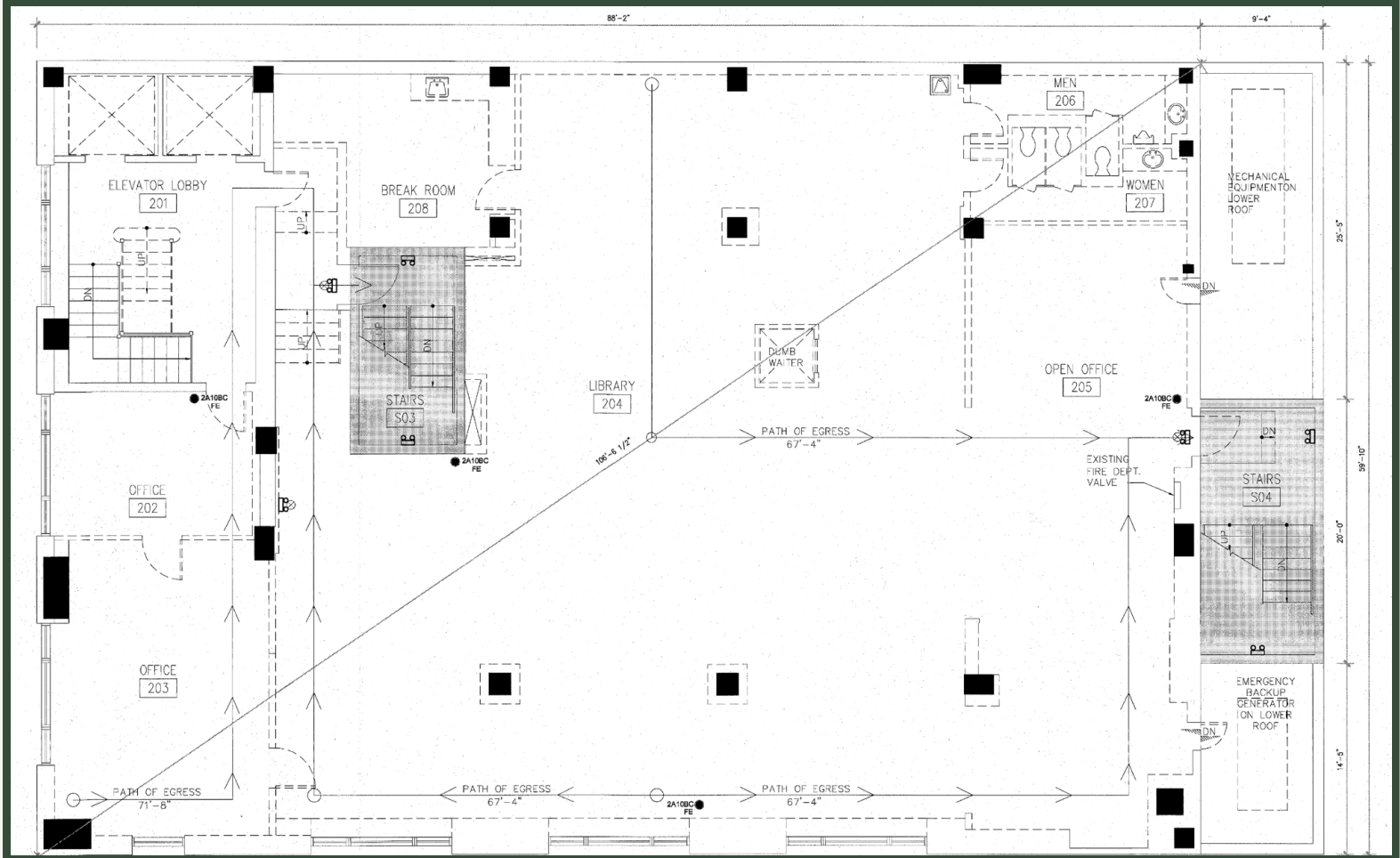
SECTION 05 - EXISTING STRUCTURE

Floor One



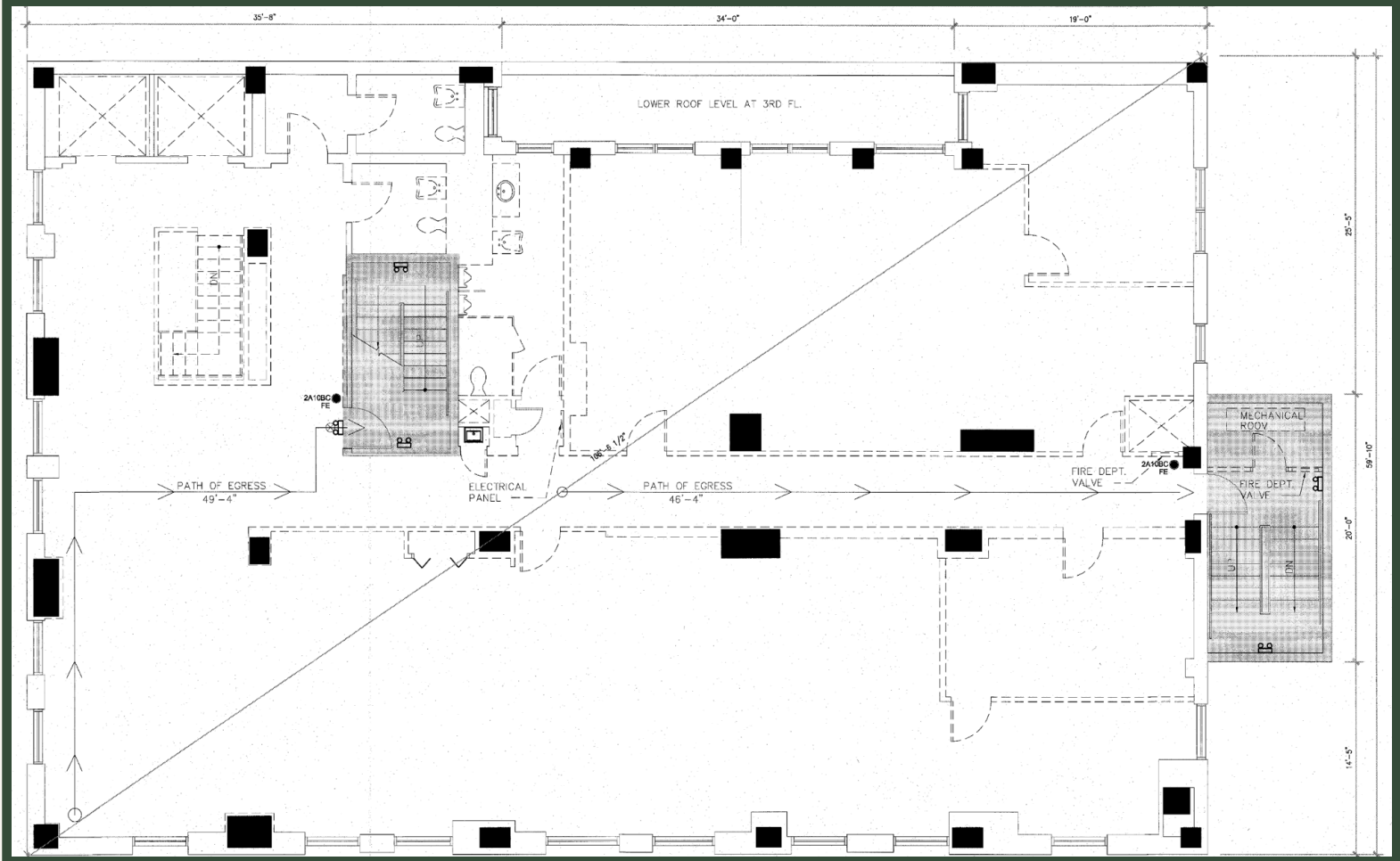
SECTION 05 - EXISTING STRUCTURE

Floor Two



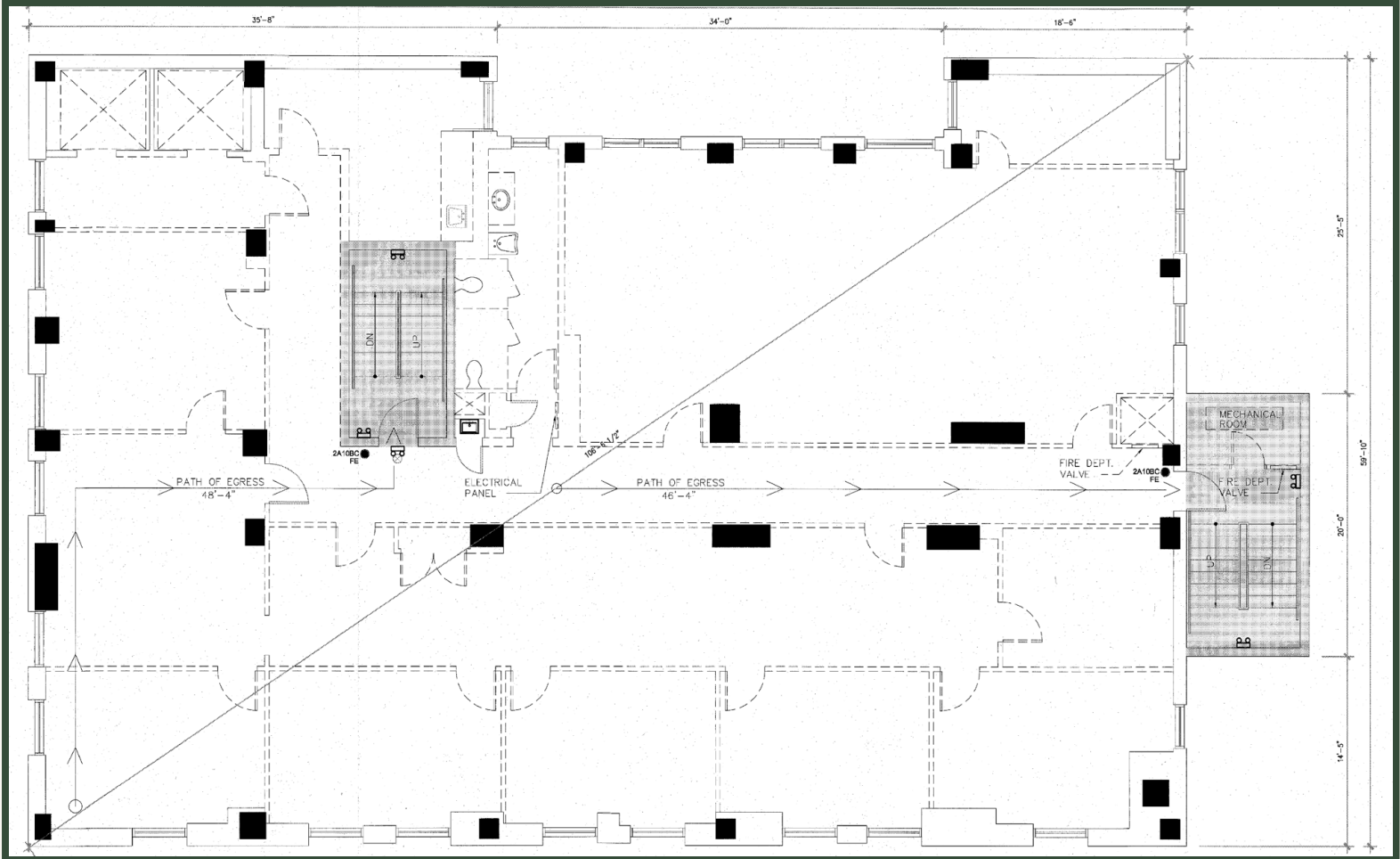
SECTION 05 - EXISTING STRUCTURE

Floor Three



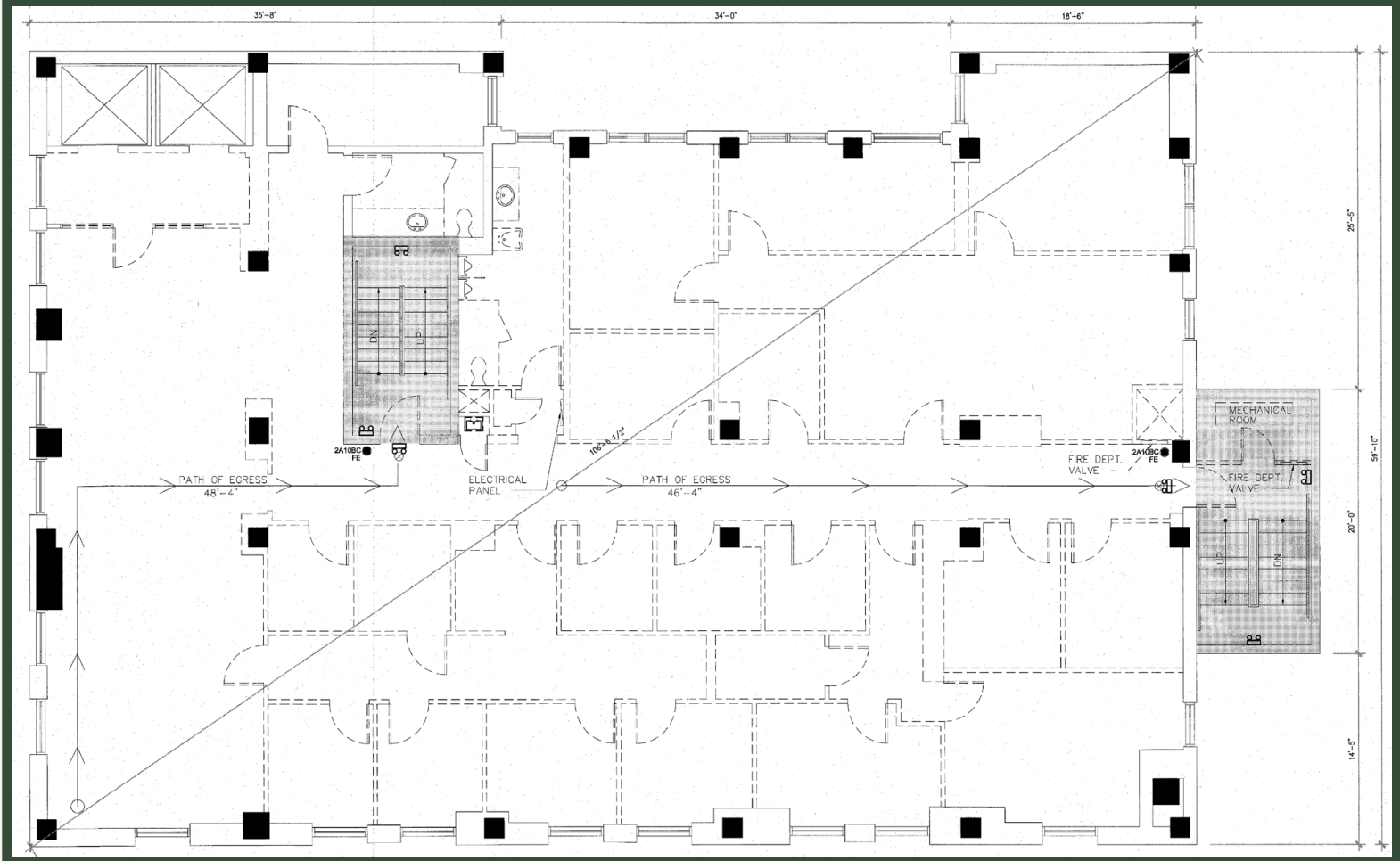
SECTION 05- EXISTING STRUCTURE

Floor Four



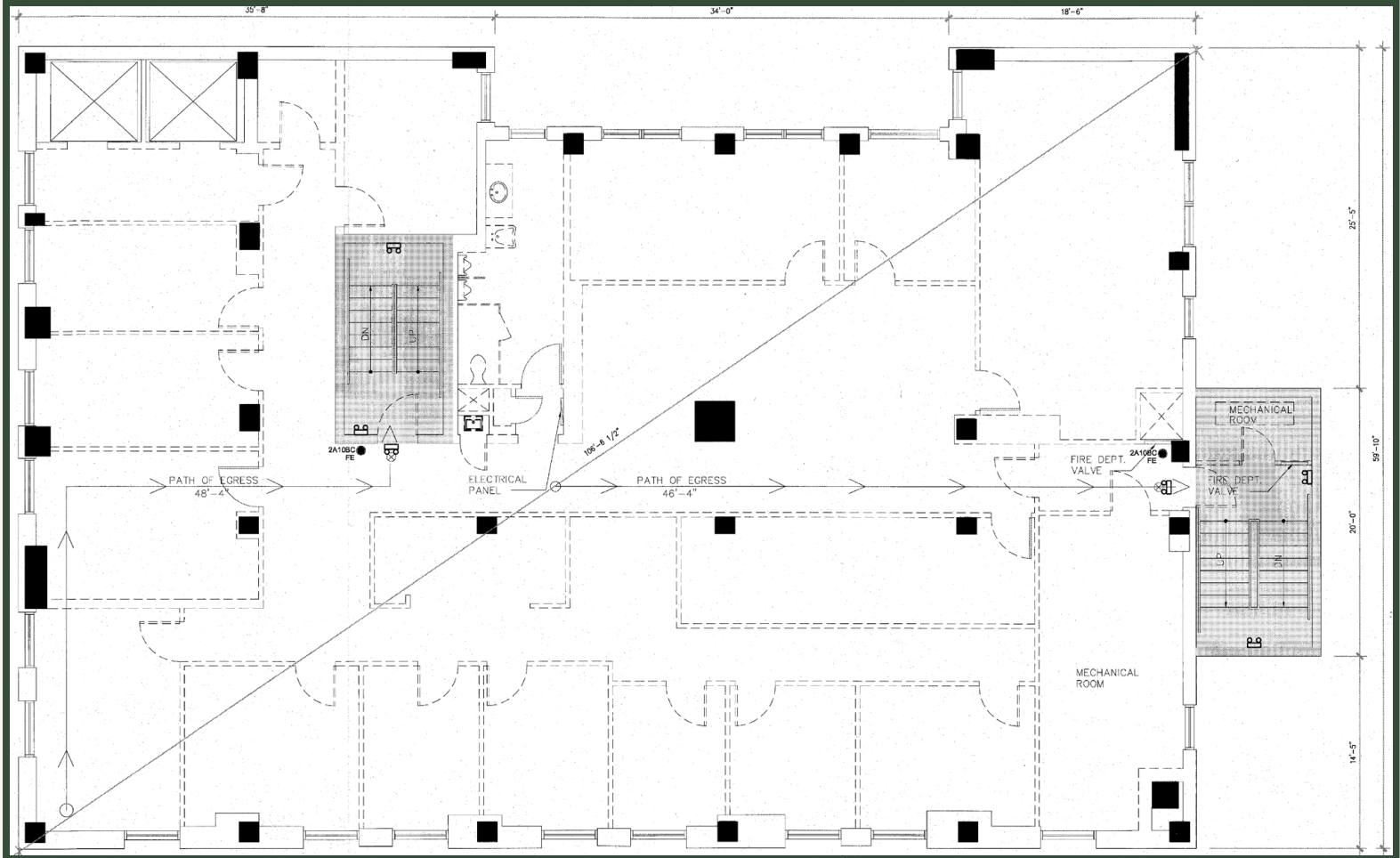
SECTION 05 - EXISTING STRUCTURE

Floor Five



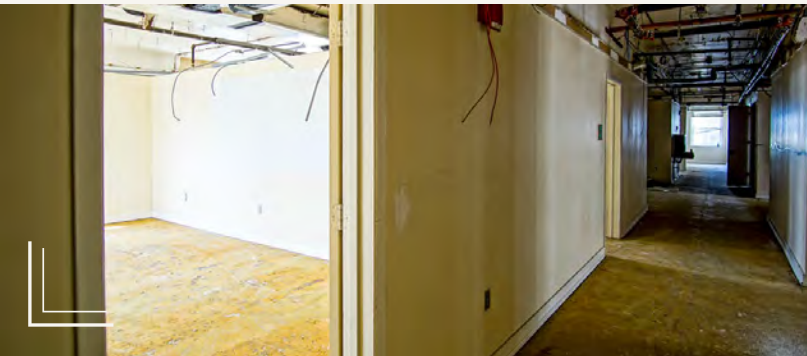
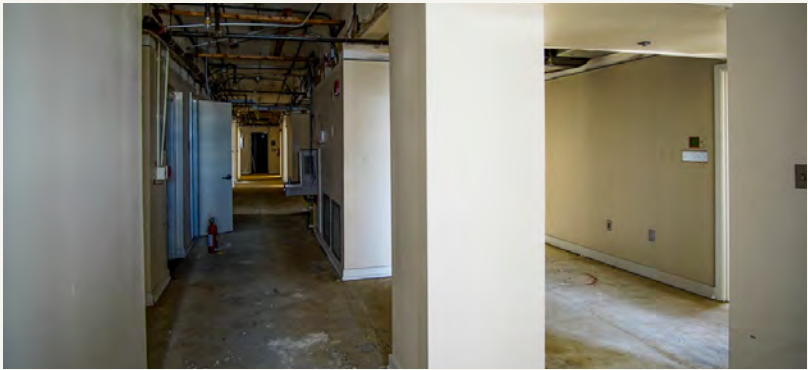
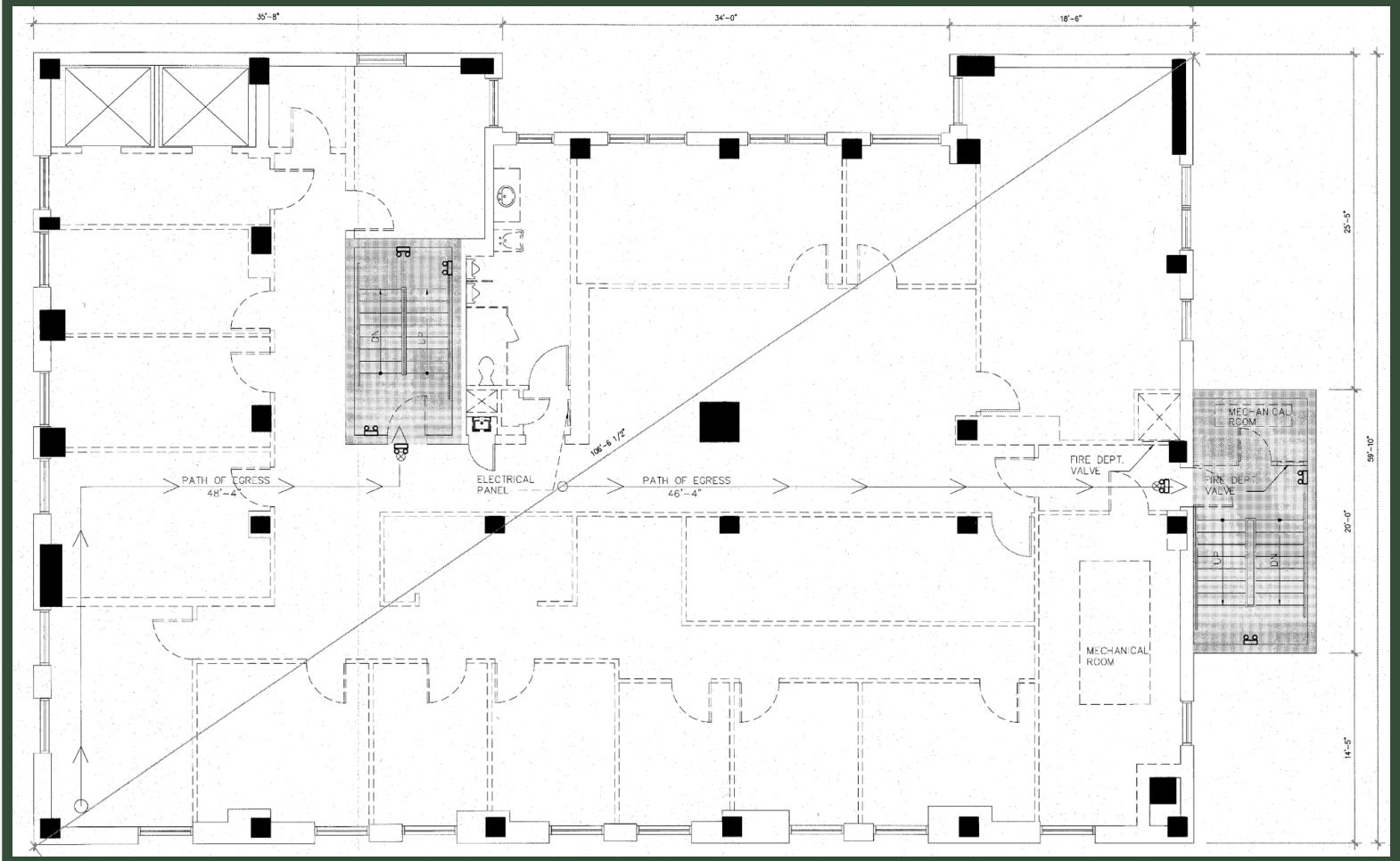
SECTION 05 - EXISTING STRUCTURE

Floor Six



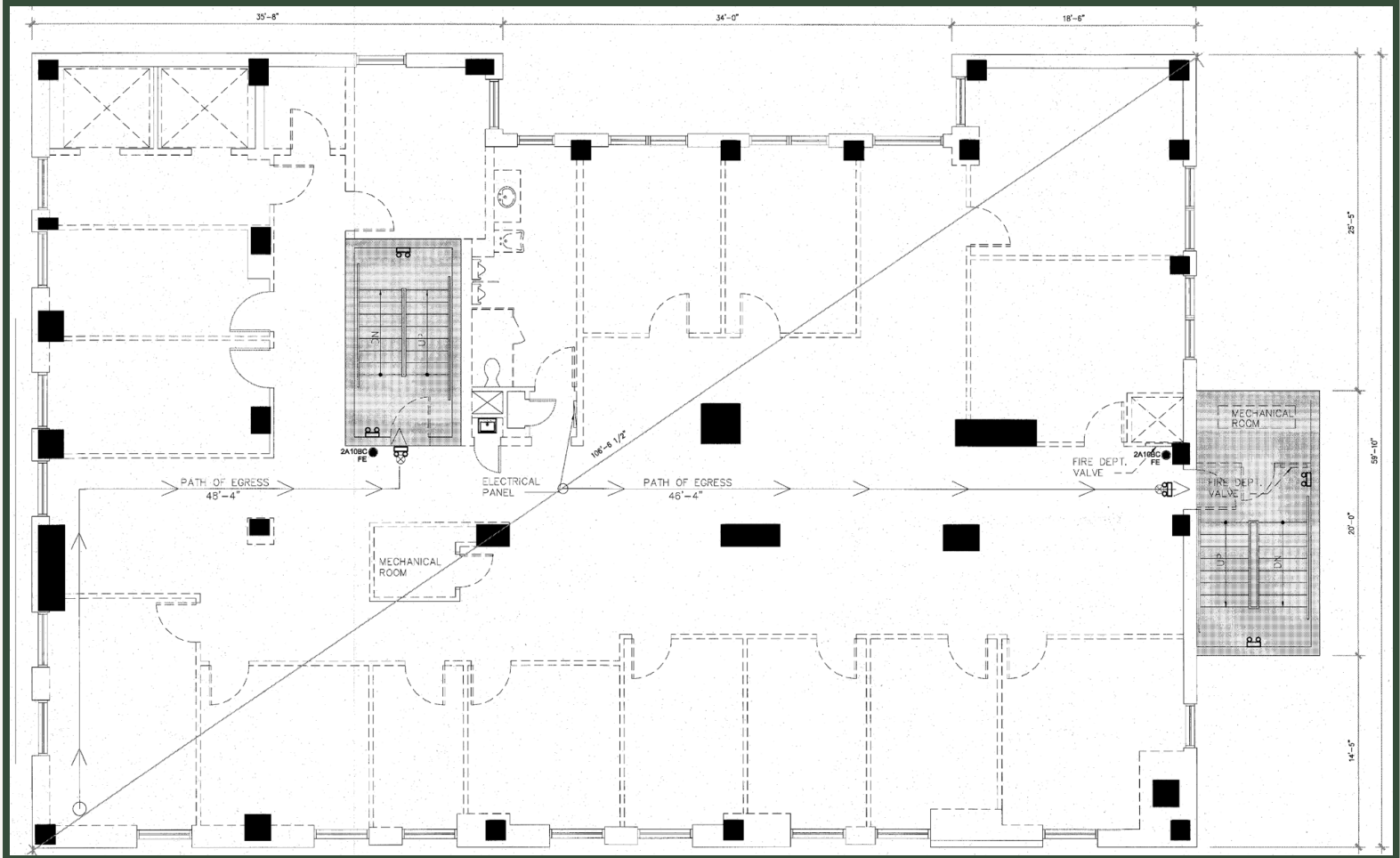
SECTION 05 - EXISTING STRUCTURE

Floor Seven



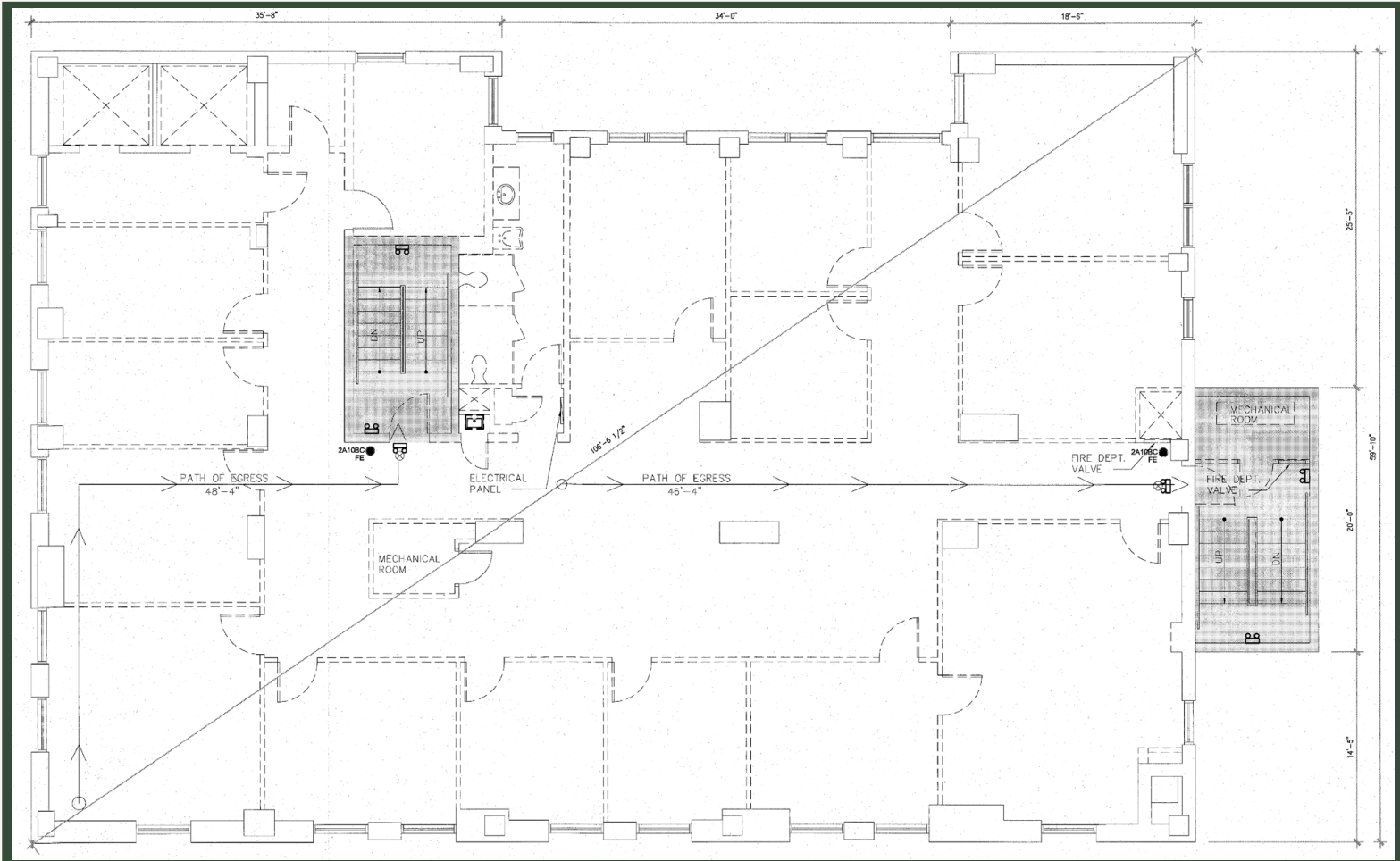
SECTION 05 - EXISTING STRUCTURE

Floor Eight



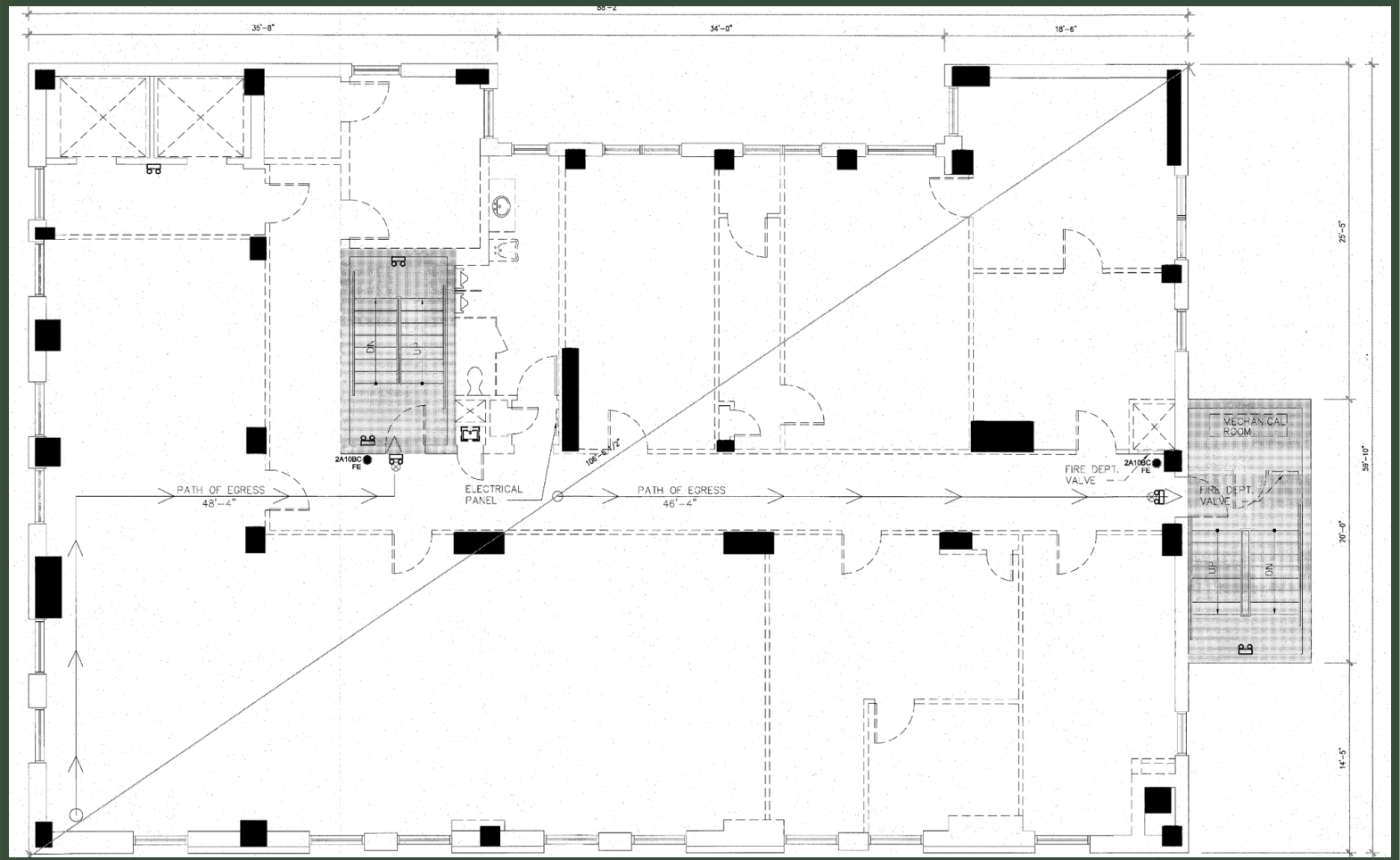
SECTION 05 - EXISTING STRUCTURE

Floor Nine



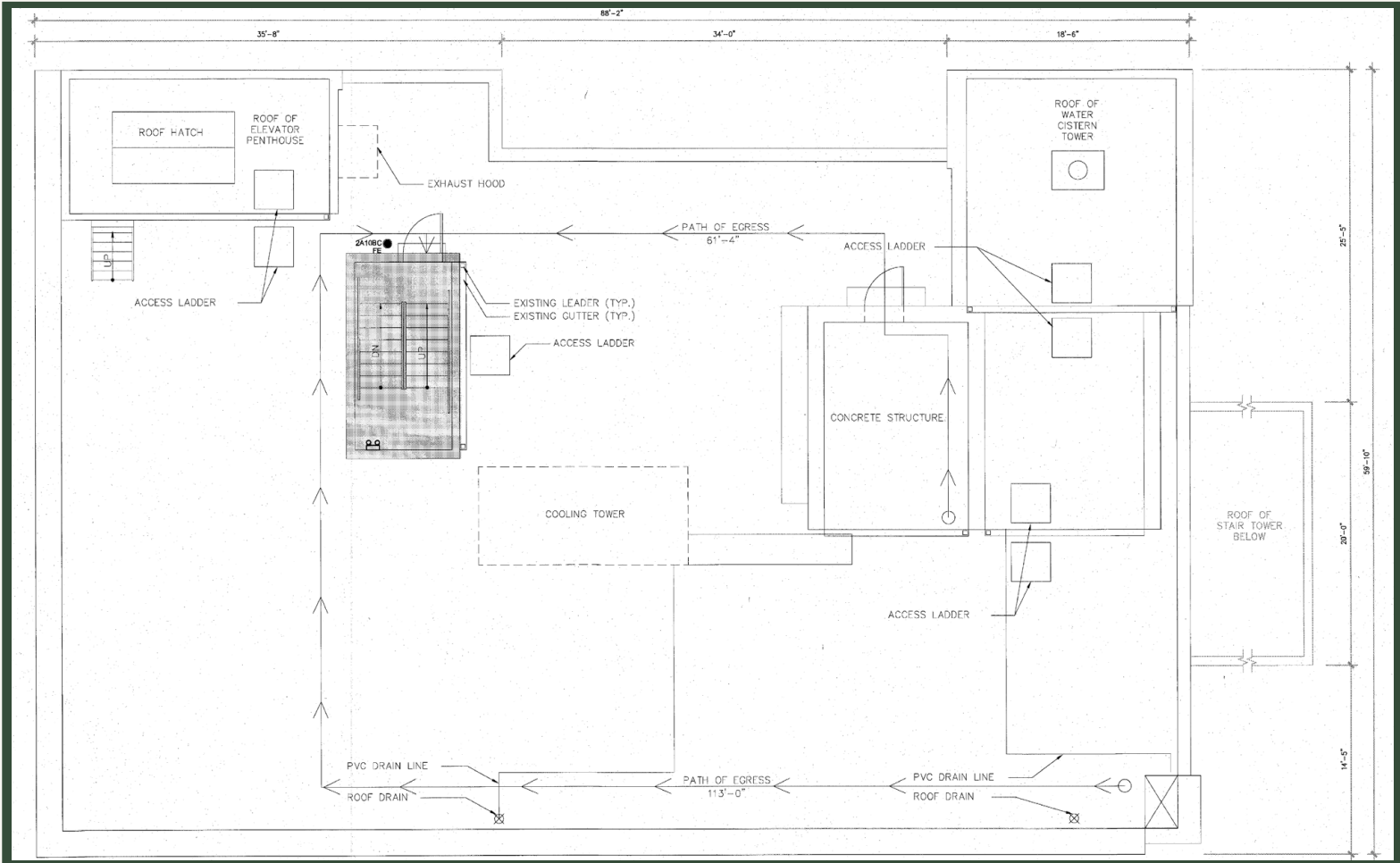
SECTION 05 - EXISTING STRUCTURE

Floor Ten



SECTION 05 - EXISTING STRUCTURE

Roof



Infrastructure

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO



SECTION 06 - INFRASTRUCTURE

Infrastructure

In-Place Infrastructure & Enhancements

A century-old building carries a century of systems. The following pages summarize, based on currently available information, the building’s structural envelope, mechanical conditions, utility connections, vertical circulation, and service logistics as documented through prior surveys, easement records, and on-site assessments. This is included for informational purposes only and should be confirmed by additional due diligence by interested parties.

The OUC chilled water loop runs directly past the property, the OUC electrical vault is already on-site under a perpetual easement, and the sidewalk vault openings on East Central Boulevard provide below-grade delivery access that would be cost-prohibitive to build today. Other items, including the 2011 asbestos survey and the partially documented secondary electrical service, will require fresh diligence before construction.

Asbestos

A comprehensive asbestos survey was conducted by Professional Air Monitoring, LLC in August–September 2011, covering all floors from the basement through the penthouse. Asbestos-containing materials (ACM) were identified in several locations, concentrated primarily in older flooring systems, floor tile mastic, and mechanical insulation.

All identified ACM was reported to be in good physical condition with low fiber release potential at the time of inspection. Any disturbance of confirmed ACM during renovation will require removal by a licensed Florida asbestos abatement contractor, with FDEP notification required prior to abatement exceeding 160 SF or 260 linear feet. Prospective developers should note that this survey dates to 2011 and a fresh AHERA-compliant inspection is recommended prior to any construction activity.

FLOOR	ASBESTOS FINDINGS
Basement	Steam pipe insulation (pump room)
1st Floor	Floor tile mastic
2nd Floor	Mirror glue; floor tile mastic
3rd Floor	Floor tile, mastic, and HVAC mastic
4th Floor	None detected
5th Floor	None detected
6th Floor	None detected
7th Floor	None detected
8th Floor	Floor tile and mastic (under carpet)
9th Floor	Floor tile mastic
10th Floor	None detected
Penthouse	Floor tile, mastic, and panel adhesive

SECTION 06 - INFRASTRUCTURE

Infrastructure

OUC Cooling District Chilled Water — A Strategic Opportunity for One North

OUC operates one of the most mature district cooling systems in the southeastern United States, with a downtown Orlando loop comprising 8.43 miles of underground pipe and 16,315 tons of generation capacity served by three interconnected chilled water plants. The downtown district currently serves 33 buildings, including City Hall, the Kia Center, Dr. Phillips Center, and several major commercial towers many of which are immediate neighbors to One North. The system circulates water chilled to 39°F from centralized plants through insulated underground pipe to customer buildings, where it runs through fan coils and air handling units before returning to the plant eliminating the need for on-site mechanical cooling equipment entirely.

For a developer reimagining One North, connection to OUC Cooling represents a meaningful advantage. By outsourcing chilled water production, building owners can free up precious mechanical space for revenue-generating use, reduce initial capital investment, and shift cooling costs from capital to operational expenses — with chilled water systems running approximately 25% more energy efficient than traditional on-site air conditioning. The building's location at Orange Avenue and Central Boulevard in the heart of the downtown loop service territory.

Power Supply and Underground Easement

The property is served by an Orlando Utilities Commission (OUC) electrical vault located on-site, operating under a perpetual underground easement granted by Orange County to the City of Orlando and OUC in November 1974. The easement covers two parcels along the southwest corner of the lot at the intersection of Orange Avenue and Central Boulevard, and grants OUC the permanent right to locate, operate, maintain, and access electrical transformer pads, switchgear, distribution transformers, and primary cables on the property. The easement runs in perpetuity unless formally abandoned by OUC, and the property owner is prohibited from interfering with OUC's access to or operation of those facilities.

The current transformer serving the building is a 3-phase, 750 kVA unit installed in the on-site vault room. The secondary lines running from the transformer are customer-owned, and the full extent of what they serve has not been fully confirmed by OUC. Neighboring properties at 18, 19, 23, and 26 appear to draw service from a separate transformer on the east side of North Court Avenue, while the service relationship with 15 North Orange — the building immediately to the north — remains unclear. OUC has indicated that a relocation of the transformer may be feasible depending on the developer's plans, subject to access and clearance requirements.

SECTION 06 - INFRASTRUCTURE

Infrastructure

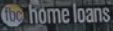
Signage

One North commands one of downtown Orlando's most visible corner positions, with approximately 60 linear feet of frontage on Orange Avenue and 100 linear feet on East Central Boulevard — a dual-street presence that is exceptionally rare in the Central Business District.

The building's Historic Preservation overlay requires signage review consistent with Downtown Historic District guidelines, but the AC-3A zoning with Traditional City overlay is among the city's most permissive for urban signage supporting ground-floor tenant signage, a projecting entry sign at the Orange Avenue vestibule, and upper-façade building identity within the historic frieze band. For a boutique hotel, flagship restaurant, or mixed-use operator, the opportunity to illuminate a brand name at the roofline of this corner building represents one of the most coveted signage positions in all of downtown Orlando.

A historical 13' tall Corner sign mounted as depicted here, also presents an opportunity for a truly iconic and prominent marker for the site.





Positioned at One of the Most Recognizable Intersections in Downtown Orlando





SECTION 06 - INFRASTRUCTURE

Infrastructure

Sidewalk Basement Delivery Access

One North benefits from a rarely available downtown logistics advantage: existing sidewalk vault openings along East Central Boulevard that provide direct below-grade access to the building's basement level. These street-level openings — a feature common to early 20th century commercial buildings constructed before modern loading dock standards — allow for deliveries of food, beverage, supplies, and equipment to be received directly at the basement without disrupting ground-floor operations or requiring street-level staging.

For a hotel, restaurant, or mixed-use operator, this is a significant functional asset; back-of-house delivery, linen service, beverage restocking, and kitchen supply runs can all occur through the basement without impacting the guest or customer experience on the building's primary Orange Avenue and Central Boulevard frontages. In a dense urban environment where loading zones are scarce and alley access is limited, the ability to receive deliveries below grade and distribute them vertically through the building is an operational feature that would otherwise require costly construction to replicate — and at One North, it is already built in.

Waste Management

Commercial waste collection for downtown Orlando properties is handled through the City of Orlando's Solid Waste Division. For One North, waste management is particularly well-positioned given the presence of a shared trash compactor located just off-site adjacent to the Orange County Public Library on the northeast corner of the block — a city-accessible location that eliminates the need for on-site dumpster enclosures, frees up ground-level space within or around the building, and simplifies waste logistics for any future operator.

This is a meaningful practical advantage for a hospitality or restaurant use, where high-volume daily waste removal is a core operational requirement, and the proximity of a shared compactor solution without the footprint or aesthetic burden of an on-site enclosure is a genuine asset in a dense historic downtown setting.

SECTION 06 - INFRASTRUCTURE

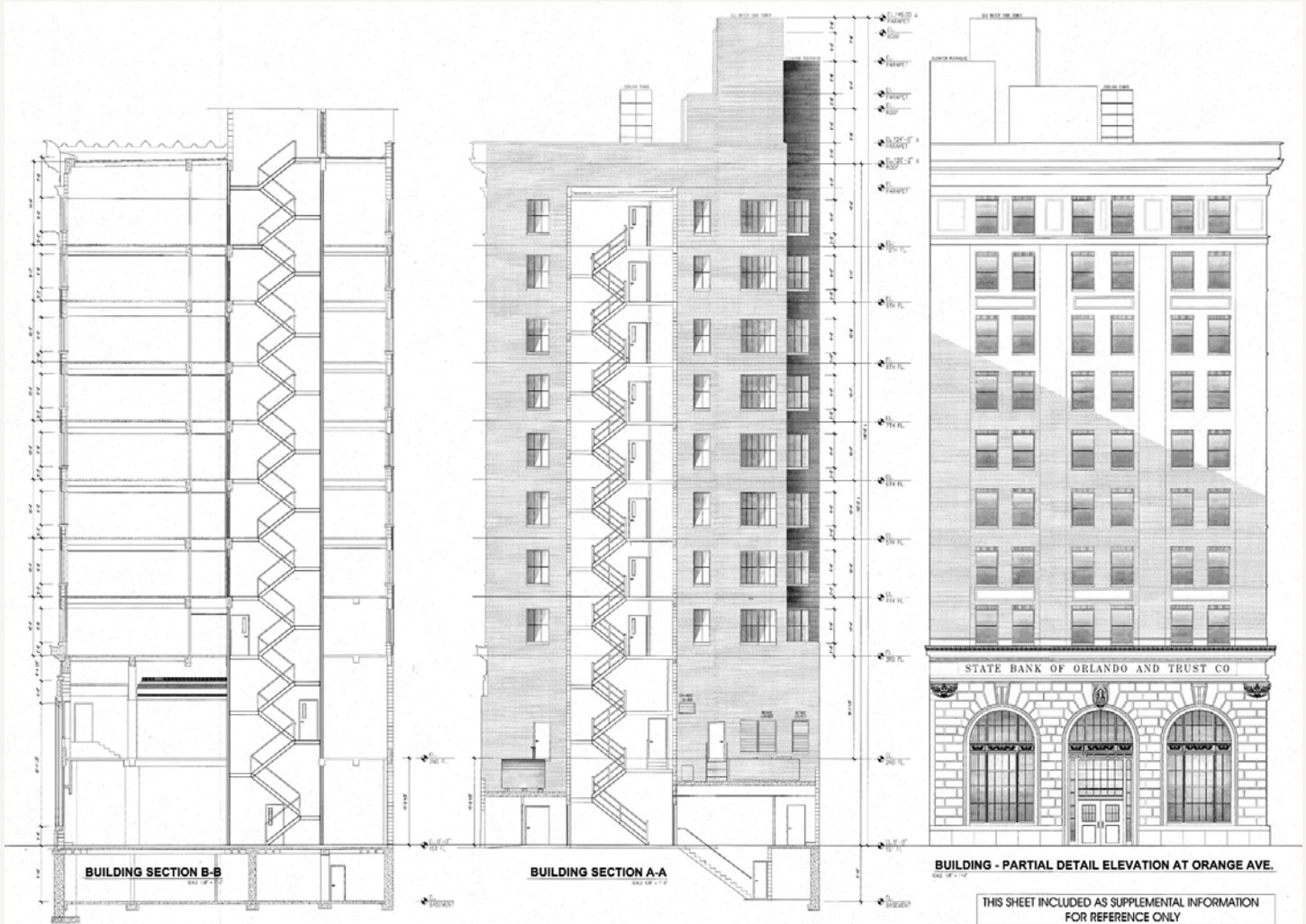
Infrastructure

Vertical Connections

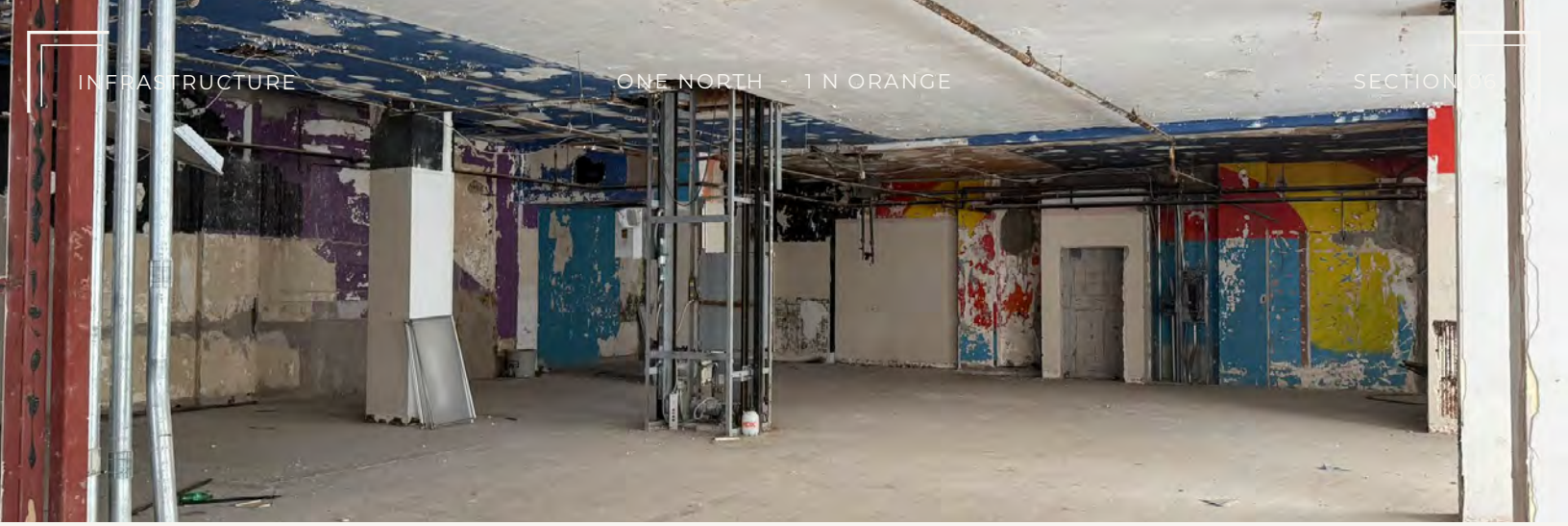
The building has 3 distinct stairwell systems. The original West Interior stairs, which service basement through floor 3, the Eastern stair tower which services basement through floor 10, and the Interior stairs, added in a later renovation which service floors 1 through 10 and the roof access.

In addition to the staircases, there are currently two elevators that service basement through floor 10 on the NE corner of the property. Prior development plans have contemplated at least 1 net new elevator, with freight/service size capabilities be added in the structure.

There are also multiple vertical chases that run through the floor plates to support power, potable water, wastewater, etc. Notably, the buildings original chimney stack still sits in the SE corner of the property and goes from the basement where the cola used to be delivered through the sidewalk services all the way to the 10th floor.





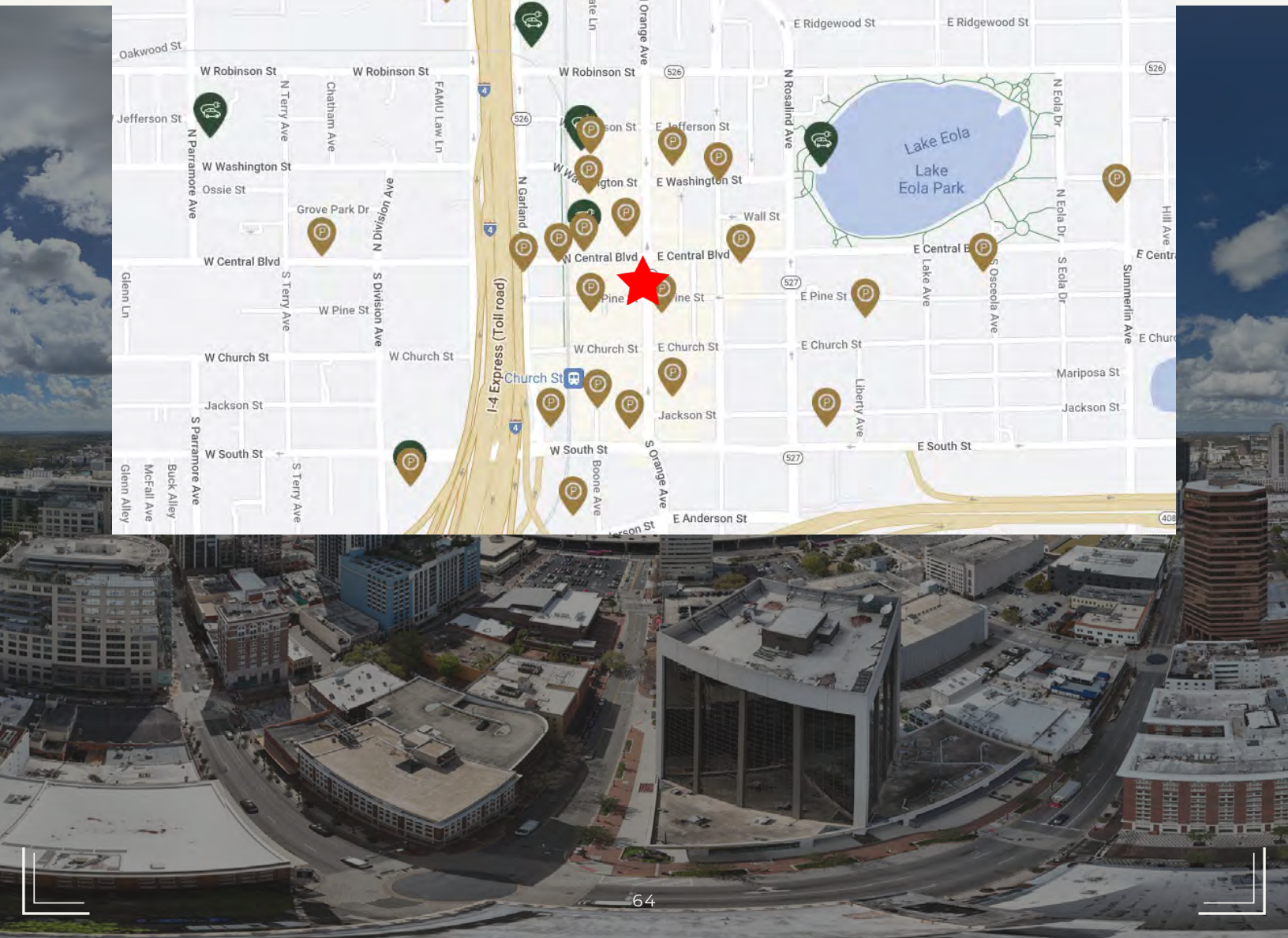
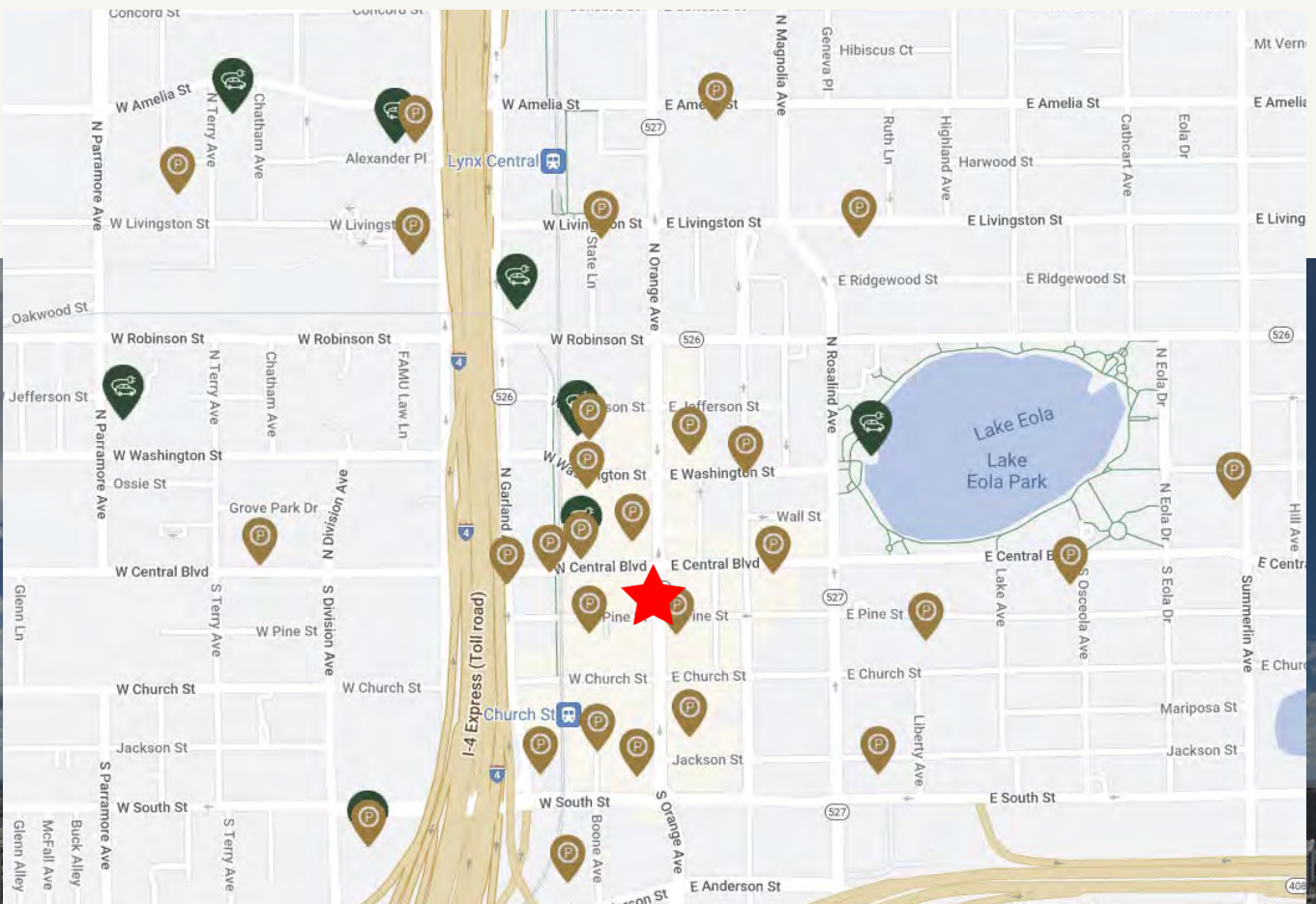


SECTION 06 - INFRASTRUCTURE

Infrastructure

Parking

One North is supported by an extensive network of public parking within walking distance of the property. More than two dozen facilities sit within a two-block radius of the building, with concentrations along Central Boulevard, Pine Street, Church Street, and Washington Street. This inventory provides direct, short-walk access for residents, employees, hotel guests, and visitors arriving from any direction.



SECTION 06 - INFRASTRUCTURE

Enhancements

Corridor Investment

One North sits at the intersection of two corridors targeted for transformation in the City of Orlando’s Downtown Orlando Action Plan, adopted October 2025. The Plan identifies the building as a priority adaptive re-use opportunity and programs the surrounding streets, plazas, and transit network for coordinated reinvestment.

The Orange Avenue redesign is one of fourteen Catalytic Projects (Action 7: Orange and Rosalind) directing downtown transformation. The corridor will convert from a multi-lane one-way street to a two-way street with optimized travel lanes, flexible curbside zones for parking, pickup, and drop-off, parklets, outdoor dining, and pocket park placemaking along both sides. For further information on the DTO Action Plan, go to: <https://www.downtownorlando.com/About/DTO-Action-Plan>.

For a developer, these changes shift the value of the ground floor. A pedestrian-oriented Orange Avenue makes street-level retail, dining, and lobby programming materially more viable than under the current high-speed, one-way condition. Slower traffic, predictable curbside access, and improved sidewalk presence directly support hospitality, residential, and mixed-use programs at One North. The Central Boulevard frontage adds a second axis of opportunity.

Proposals made by prior owners,, detailed on the following pages, are possible options to take advantage of this secondary frontage for a dedicated arrival sequence, separate from the Orange Avenue edge.

“ The Downtown Orlando Action Plan identifies the State Bank of Orlando and Trust Co. at 1 North Orange Avenue as a priority adaptive re-use opportunity for downtown. ”

Downtown Orlando Action Plan, October 2025



**TWO-WAY STREET
CONVERSION
ON ORANGE AVENUE**



**FLEXIBLE CURBSIDE
USE FOR DROP-OFF/
PICK-UP/STAGING**



**LYMMO LINE
REALIGNMENT ON
CENTRAL BOULEVARD**



**NEW ADJACENT
POCKET PARK WITH
GREENSPACE**

SECTION 06 - INFRASTRUCTURE

Enhancements

Secondary Building Entrance

A secondary building entrance along Central Boulevard was proposed as an option for activating the building's secondary frontage. The concept creates a distinct point of access, separate from the primary Orange Avenue entry, which lends itself to programming the ground floor as multiple uses or tenancies.

The City of Orlando's Historic Preservation Board indicated support for a new Central Boulevard entrance in 2013 as part of a rehabilitation effort.



SECTION 06 - INFRASTRUCTURE

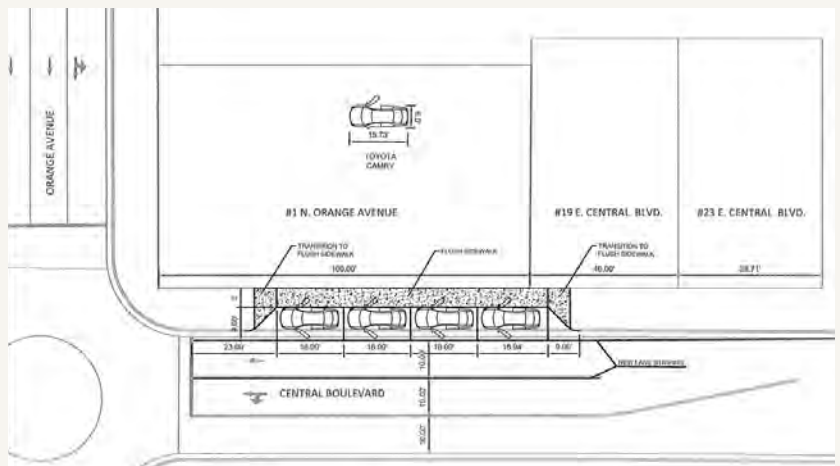
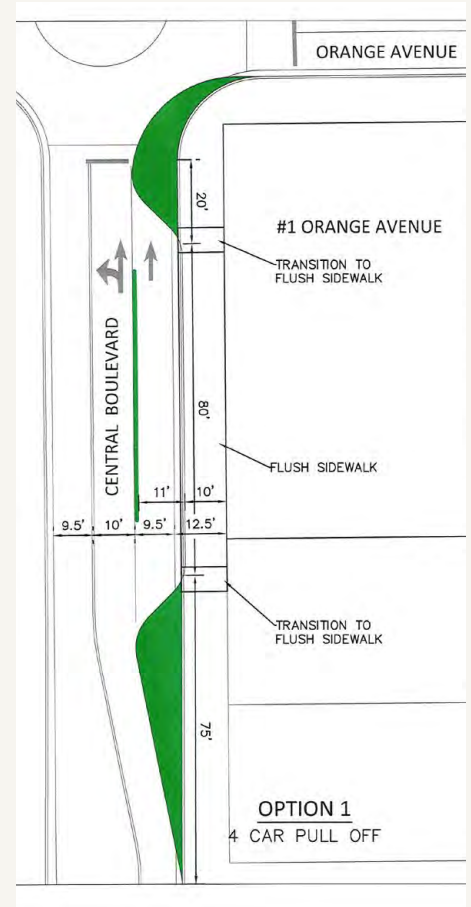
Enhancements

Central Boulevard Road-Cut

A four-car pull-off along Central Boulevard was proposed as an option, with site plans and dimensional analysis already developed. The configuration fits within the existing 13-foot setback between curb and building face, spans approximately 80 feet of frontage, and transitions to flush sidewalk at both ends to preserve pedestrian flow.

The zone would accommodate staging, rideshare, and short-term loading, supporting a range of ground-floor programs from hospitality to residential to mixed-use. The City of Orlando has been receptive to the concept. Implementation would require curb cut permitting, right-of-way coordination, and relocation of existing utility vaults within the work area.

The ideas are included here as a concept. The selected development team retains full flexibility to advance, modify, or replace it based on their program.



SECTION 06 - INFRASTRUCTURE

Enhancements

Orange Ave Enhancements

Orange Avenue is the primary center of activity in downtown Orlando, convening access to civic destinations, cultural institutions, commercial establishments, and entertainment venues on an everyday basis and serving as an important parade route and location for community events. Today, the street is a one-way street with multiple lanes and infrequent and unpredictable access to the curbside in spite of ground-floor dining, drinking, and retail along both sides of the corridor.

The vision for Orange Avenue on the DTO Action Plan focuses on creating a more enjoyable and inviting experience for everyone.

Orange Avenue will transition from a multi-lane high-speed one-way street to a two-way street with more curbside programming where space allows. A reconfiguration of the street layout also allows for more consistent presence of curbside uses including parking, pickup and drop-off zones, and introducing features such as parking, outdoor dining areas, and parklets. Pocket parks and placemaking amenities strategically placed along the street aim to provide spaces for community gathering.

For further information on the DTO Action Plan, go to: <https://www.downtownorlando.com/About/DTO-Action-Plan>.

Orange Avenue will be redesigned to become walkable destinations where people can thrive, live, work, and connect.



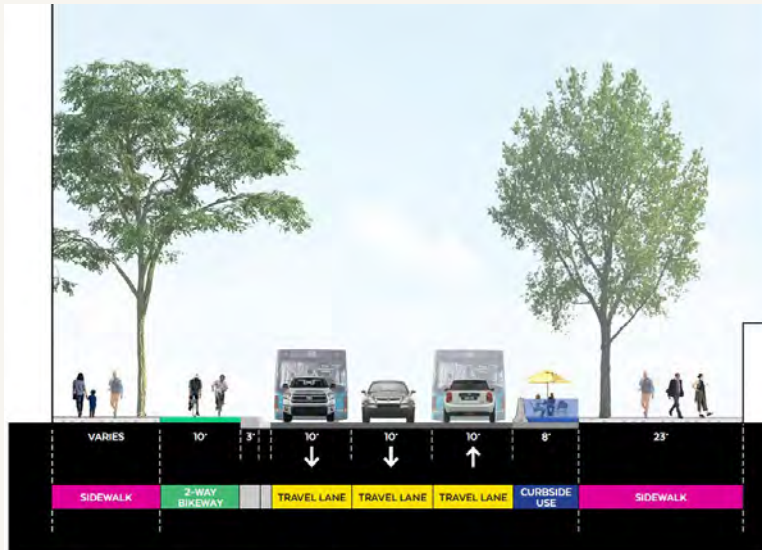
SECTION 06 - INFRASTRUCTURE

Enhancements

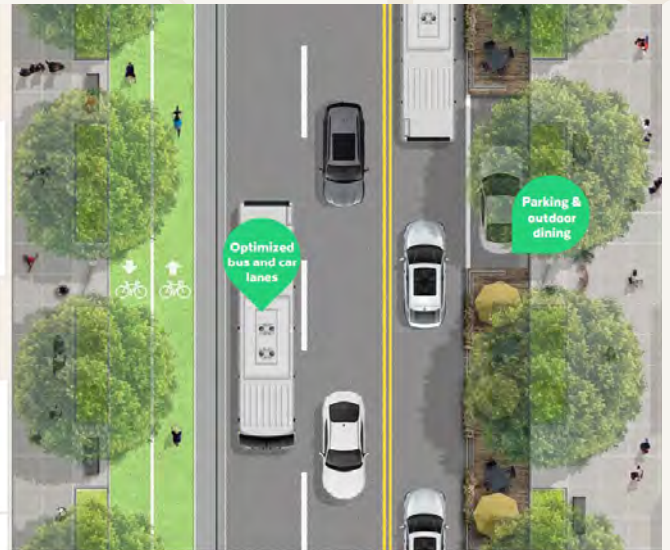
Orange Ave Enhancements

Sample Concepts

Livingston Street to Robinson Street

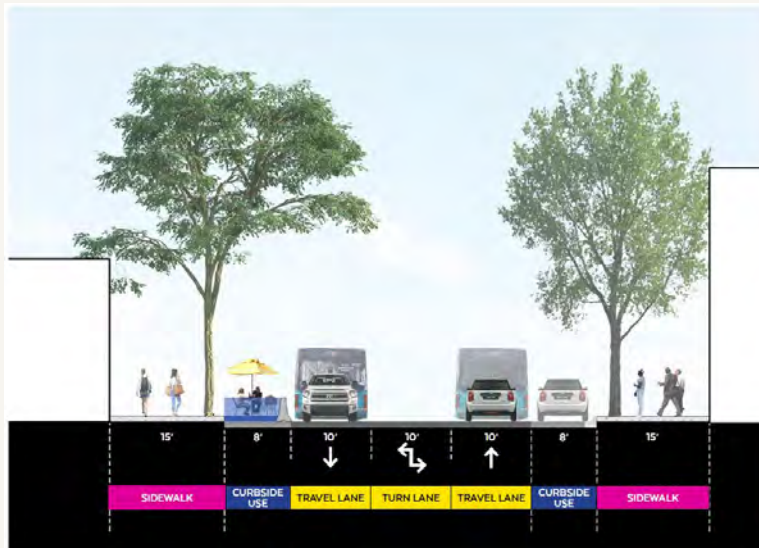


ILLUSTRATIVE SECTION - FACING NORTH

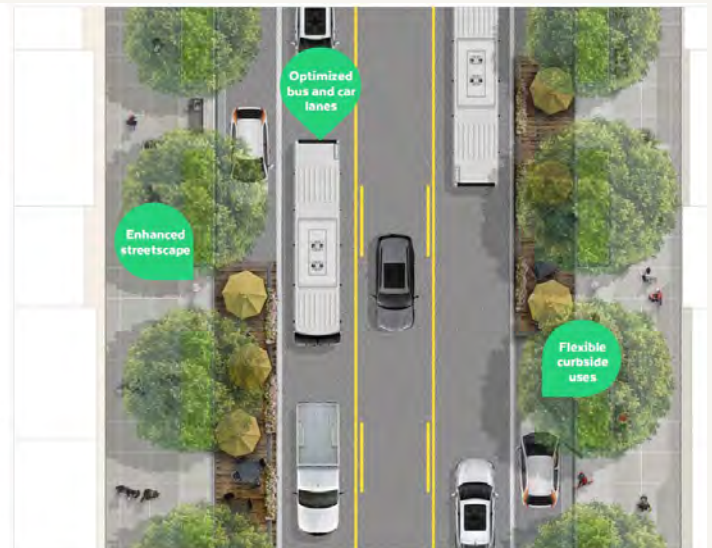


ILLUSTRATIVE PLAN

Washington Street to Wall Street



ILLUSTRATIVE SECTION - FACING EAST



ILLUSTRATIVE PLAN

SECTION 06 - INFRASTRUCTURE

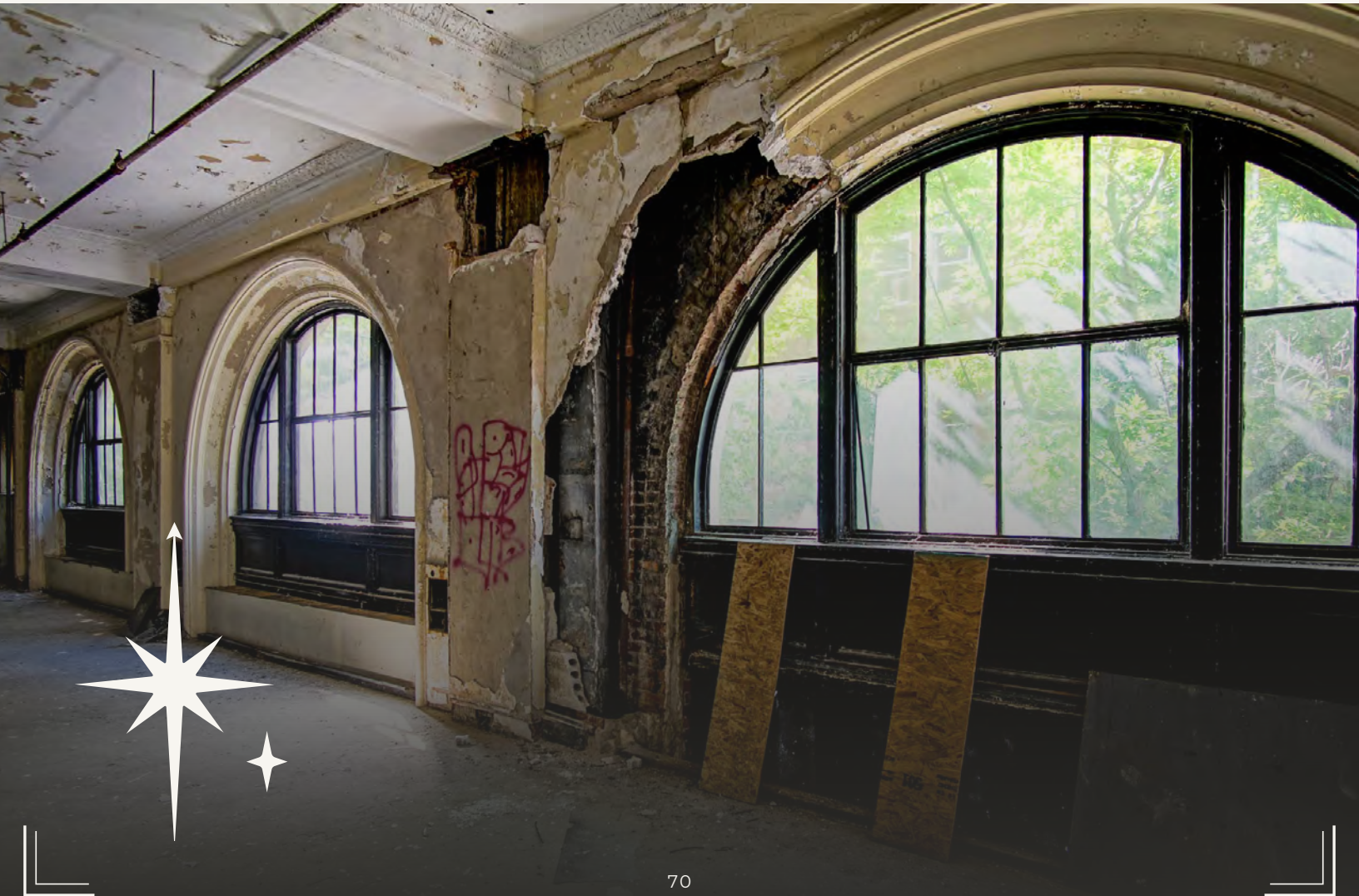
Enhancements

Austin Historical - Windows

The building's 255 historic windows, two steel doors, and seven transoms have been pre-priced for full preservation-grade restoration by Austin Historical at \$1.16M to \$1.62M. The scope spans wood double-hung units on the front and south elevations, steel windows across the north and rear elevations, arched and decorative units along the lower facade, and replication of six non-operable steel windows on the rear. All work complies with the Secretary of Interior's Standards for Historic Preservation, possibly qualifying the full restoration spend for the 20% Federal Historic Tax Credit and preserving the architectural integrity that defines the building's downtown presence.

Scope summary:

- 116 wood double-hung windows, front and south elevations: \$327,000 to \$432,000
- 94 steel windows, north and rear elevations: \$513,000 to \$648,000
- 6 steel replication windows, rear elevation: \$42,000 to \$184,000
- 39 lower facade steel windows including arched units, front and south elevations: \$230,000 to \$290,000
- 2 steel doors and 7 transoms: \$42,000 to \$66,000





Proposal Structure

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO



SECTION 07 - PROPOSAL STRUCTURE

Solicitation Process and Requirements

Overview

The overall purpose of this offering memorandum is to familiarize parties in the marketplace with the upcoming opportunity to submit a proposal to redevelop the property and to provide information relevant to the property. The formal process, timelines, structure, and requirements are summarized in this section and more completely described in the formal solicitation that will be released 30 days prior to the final submission deadline.

Proposers should generally expect to provide qualifications, experience on similar projects, a project plan, and financial feasibility of the project as part of the solicitation.

ANTICIPATED KEY DATES - PRELIMINARY (Subject to Change)

Public Notice Advertising Redevelopment Opportunity	September 2026
Issuance of Invitation for Proposals	September 2026
Mandatory Pre-Proposal Conference	September 2026
Proposals Due	October 2026

REVIEW PROCESS (Subject to Change)

- Review of Proposals by Selection Committee
- Interviews (at Committee Discretion)
- Proposal Ranking and Selection
- Recommendation Presented to CRAAB, CRA and City Council

WEBSITE

To register and download solicitation documents and background resources, please visit:

www.FCPG.com/One-North

One North

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO

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FCPG.COM
615 E. COLONIAL DR. ORLANDO, FL

EXCLUSIVE BROKER

Trent Scott, CCIM
President / Partner
407.872.0177 ext. 118
TScott@FCPG.com

Jeré Matheny
*Vice President of
Brokerage Services*
407.872.0177 ext. 132
JMatheny@FCPG.com

BROKERAGE

Atrium Commercial Real Estate

ATRIUMCOMMERCIAL.COM
201 S. BUMBY AVE. ORLANDO, FL

EXCLUSIVE BROKER

Jill Roberts (Rose)
Principal
407.863.2966
Jill@atriumcommercial.com

JP Beaulieu, CCIM, CLS
Principal
407.863.2966
JP@atriumcommercial.com

IN COLLABORATION WITH CIVIC PARTNER: CITY OF ORLANDO'S COMMUNITY REDEVELOPMENT AGENCY

This Offering Memorandum (OM) contains select information pertaining to the business and affairs of the above referenced Property. It has been prepared by First Capital Property Group (FCPG) and Atrium Commercial Real Estate (Atrium). This OM may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this OM is confidential and furnished solely for the purpose of a review by a prospective tenant 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 Owner, FCPG and Atrium. The material is based in part upon information supplied by the Owner and in part upon information obtained by FCPG and Atrium from sources deemed reliable. Certain images contained in this OM have been digitally enhanced, restored, or generated using artificial intelligence tools to illustrate the Property's historic character, conceptual restoration potential, or proposed post-renovation condition. Such images are conceptual and provided for illustrative purposes only. They do not depict the current physical condition of the Property and should not be relied upon as an accurate representation of existing improvements, finishes, or site conditions. Neither Owner nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this OM or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective tenants should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Exhibits

A HISTORIC ADDRESS AT THE CENTER OF WHAT'S NEXT

DOWNTOWN ORLANDO



SECTION 08 - EXHIBITS

Exhibits

Additional information and source materials can be found in the 'Public Share File available' at www.FCPG.com/One-North including, but not limited to, the following:

- Building Images
- Building Information
- CRA DTO Action
- Due Diligence Documents
- Financial & Valuation
- Marketing OM
- Renderings & Plans
- Subcontractor Proposals
- Release Forms



*Visit Offering Webpage:
FCPG.com/One-North*

