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KIRKMAN POINT I & II | 7055 & 7141 SOUTH KIRKMAN ROAD | ORLANDO, FL 32819

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On behalf of the Owner, CBRE, Inc., as exclusive agent, is pleased to offer for sale the fee simple interest in **Kirkman Point I & II** (the “Property,” or “Buildings”) ideally located in the tourist corridor of Orlando, Florida. The Property consists of two, Class AA Silver LEED Certified buildings and parking garage built between 2012 and 2018 totaling **258,731 SF** on **±7.78 acres**.



The Property is currently **85% leased** primarily to one of Orlando’s largest employers - Walt Disney (NYSE:DIS)

Ideally located in the Tourist Corridor of South Orlando, the Property benefits from **strong barriers to entry** situated in the heart of Orlando’s economic engine and surrounded by restaurants, entertainment and lodging. In fact, the location will only become more desirable as the newest theme park “Epic Universe” has opened (May 2025).

The Property is also in close proximity to the Orange County Convention Center & offers

easy access to the airport and Orlando’s main thoroughfares – Interstate-4, Florida Turnpike, and the East/West Expressway (SR 408) – all of which have contributed to high demand for the office space.

Market fundamentals in Orlando are robust. The Property’s submarket in South Orlando has performed particularly well, experiencing 5 consecutive years (pre-Covid) of positive absorption totaling more than 1.7 million square feet. Furthermore, South Orlando’s **Tourist Corridor micro-market over the past 10 years averaged a market-leading 6.3% vacancy (CoStar March 2026)**.

38,205 SF of value-add lease-up

85%

Occupancy

Amenity Rich

Location

76%

Credit Rated in-place Tenancy

Offering at a Glance

Conveniently located near some of South Orlando’s Attractions and Points of Interest:

Lockheed Martin	1.6 Mi
Universal Studios	1.8 Mi
Universal’s Epic Theme Park	2.0 Mi
Orange County Conv. Ctr.	3.0 Mi
Sea World Orlando	5.0 Mi



Property Highlights

- AA Buildings Containing 258,731 SF with Structured Parking
- \$4 Million In-Place NOI - Significant, Durable Cash Flow
- Stunning Architecture
- Contract Rents \$3-\$4 PSF Below Market
- Sticky Investment-Grade Credit Tenancy
- 38,205 SF Lease-Up Opportunity
- 76% of NRA - Investment Grade Credit
- Anchor Tenant Recently Renewed and Committed through 2031, with 10 years of extension options.

85% Occupancy

- State-of-the-Art Conference Center
- Full-Service Cafe
- Fitness Center with Showers and Lockers
- Projected NOI Growth is Significant Over the Next Five years
- 5 Years of WALT
- Scale Provides Ability for Ownership to Self-Lease and Manage
- Full service Banking
- ATM Machine

Investment Highlights

NEWER CONSTRUCTION

- The only buildings in the submarket that offers structured parking at 5.48/1,000 SF
- Newest office buildings and parking garage in the submarket (2012 & 2018 Construction)
- Silver LEED certified
- Institutional class AA modern construction

PREDICTABLE INCOME WITH SIGNIFICANT UPSIDE & SCALE

- Contract rents are approximately \$3.00 - \$4.00 PSF below market
- ±32,000 SF floorplates appeal to today’s corporate tenants

INVESTMENT-GRADE CREDIT

- Anchor Tenant recently extended their lease with two (2) five-year options to renew

SUNBELT LOCATION

- This location is within a 10-mile radius of 1/3 of all jobs in Orlando
- New theme park Epic Universe - located one mile from Kirkman Point - Opened May 2025; a \$2B impact creating 17,000 new jobs
- 438,000+ SF of retail within a 1-mile radius

Looking Northeast



Contacts

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