



BABCOCK RANCH

CLASS A OFFICE OFFERINGS

BABCOCK RANCH, FLORIDA

1.2M
SF TOTAL
OFFICE SPACE

18K AC
NEW TOWN
DEVELOPMENT

EXCLUSIVE OFFICE LEASING

KATZ & ASSOCIATES

KITSON
— & PARTNERS —

THE OPPORTUNITY

An unmatched corporate destination in the United States

Babcock Ranch is America's first solar-powered town—a fully master-planned, resilient community in Southwest Florida offering Class A office space, integrated workforce housing, and a quality of life unmatched by any corporate campus in the country.

Designed for Fortune 500 financial services, legal, accounting, and technology firms seeking to consolidate large-scale operations, reduce costs, and recruit top talent in a tax-friendly environment.

1.2M

SF OF CLASS A OFFICE SPACE

Across multiple buildings in 5 parcels

ZERO

STATE INCOME TAX

Florida's financial advantage



LIVE. WORK. THRIVE

The only campus in America with integrated workforce housing

- Thousands of homes & rental units within walking or biking distance of the campus
- Every price point —from workforce housing to luxury estates
- Brand-new construction with Florida's quality of life and lower cost of living
- No commute friction —employees can live minutes from their desks
- On-site A-rated schools, healthcare, retail, dining, fitness & outdoor recreation
- A turn-key workforce solution found nowhere else in the United States



Babcock Ranch Amenities

WALKABLE TRAILS

Miles of paths connect campus to the community

OUTDOOR DINING

Curated social and dining spaces throughout

FITNESS CENTER

On-campus wellness and fitness facilities

HEALTHCARE

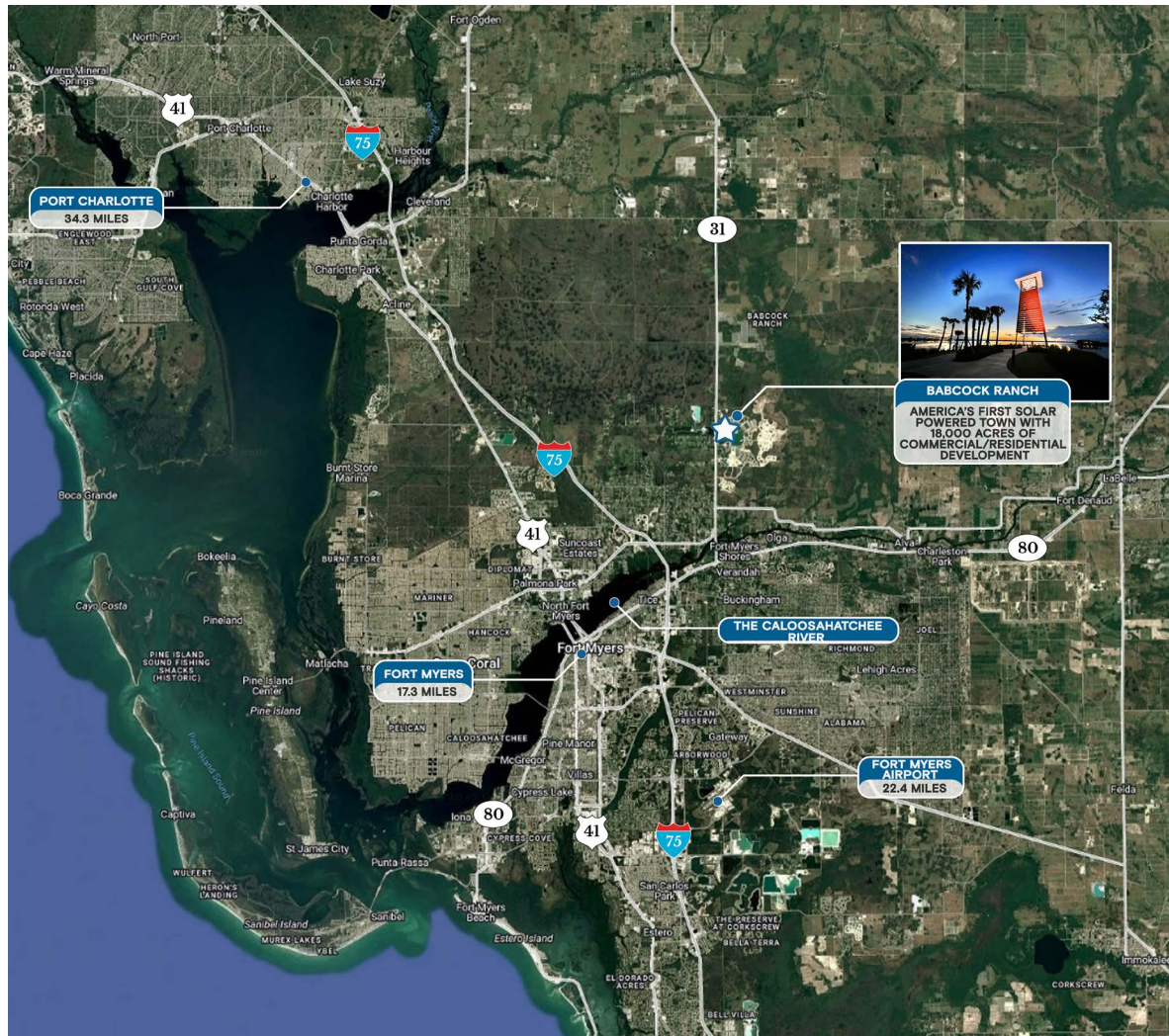
Complete community services on-site

A-RATED SCHOOLS

Schools from Pre-K to Masters Degree



LOCATION & CONNECTIVITY



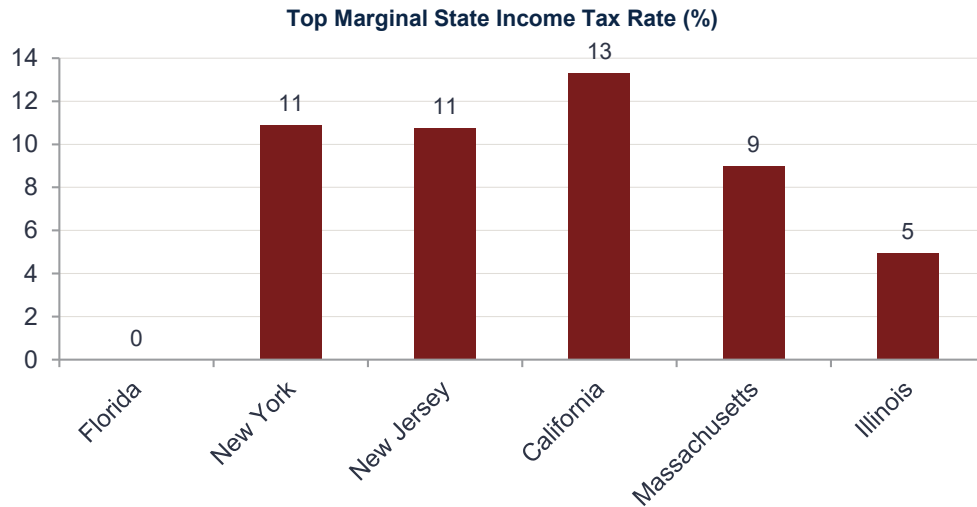
Access & Proximity

- 15 min** Southwest Florida International Airport (RSW)
- 20 min** Downtown Fort Myers & I-75 Interchange
- 30 min** Naples & Marco Island
- 2 hrs** Miami International Airport
- Direct** Access via Cypress Parkway, a major arterial
- Top 5** SW Florida: among fastest growing US Metros

CHARLOTTE COUNTY ADVANTAGE

Pro-business permitting, among the lowest impact fees in Florida, and a county government actively incentivizing Class A commercial development.

THE FLORIDA ADVANTAGE



ZERO STATE INCOME TAX

A \$250K earner saves \$27,250/year vs. New York —real take-home pay advantage

NO ESTATE OF INHERITANCE TAX

Dramatic simplification for senior executives' wealth transfer planning

LOWER PROPERTY TAX

Effective property tax rate significantly below NY, NJ, and CA for equivalent homes

NO CORPORATE FRANCHISE TAX

Favorable depreciation rules and pro-business regulatory environment

COST OF LIVING ADVANTAGE

Babcock Ranch-area housing costs 40–60% less than comparable Northeast metros

ANNUAL TAX SAVINGS ILLUSTRATION — FLORIDA vs. HIGH-TAX STATES

Role / Salary	FL Tax	vs New York (saves)	vs New Jersey (saves)	vs California (saves)	vs Massachusetts (saves)
Managing Director (\$500K)	\$0	\$54,500	\$53,750	\$66,500	\$45,000
VP / Director (\$250K)	\$0	\$27,250	\$26,875	\$33,250	\$22,500
Manager (\$150K)	\$0	\$16,350	\$16,125	\$19,950	\$13,500
Associate (\$90K)	\$0	\$9,810	\$9,675	\$11,970	\$8,100



BUILT FOR PROFESSIONAL SERVICES AT INSTITUTIONAL SCALE

IDEAL TENANT PROFILE



Financial Services

- Investment Banks & Asset Managers
- Insurance & Reinsurance Firms
- Private Equity & Hedge Funds
- Wealth Management & Trading



Legal & Compliance

- AmLaw 100 Regional Offices
- In-House Legal Operations
- Regulatory & Compliance Centers
- eDiscovery & Legal Technology



Accounting & Advisory

- Big 4 Regional Hubs
- Tax Centers of Excellence
- Audit & Risk Advisory
- CFO / Finance Operations



Technology & Data

- FinTech & RegTech Firms
- On-Campus Data Centers
- Software & Systems Development
- Cybersecurity Operations



NO OTHER LOCATION IN AMERICA OFFERS THIS COMBINATION

WHY BABCOCK RANCH



ONLY SOLAR-POWERED TOWN IN AMERICA

150 MW of clean energy generation meaningfully lowers utility costs and supports corporate carbon neutrality pledges —a genuine ESG differentiator.

WORKFORCE HOUSING ON-SITE

Employees can live minutes from work in a master-planned community offering every price point —completely unique in the country.

ZERO FLORIDA STATE INCOME TAX

Thousands of dollars per employee in annual savings —your most powerful recruitment and retention tool when competing against Northeast markets.

CLASS-A CAMPUS STANDARDS

Modern 15,000 SF floor plates, institutional finishes, flexible configurations, and full technology infrastructure available from day one.

HURRICANE-RESILIENT INFRASTRUCTURE

Storm-hardened construction with solar micro-grids and backup systems. Babcock Ranch maintained full power through Hurricane Ian when surrounding communities lost power for weeks.

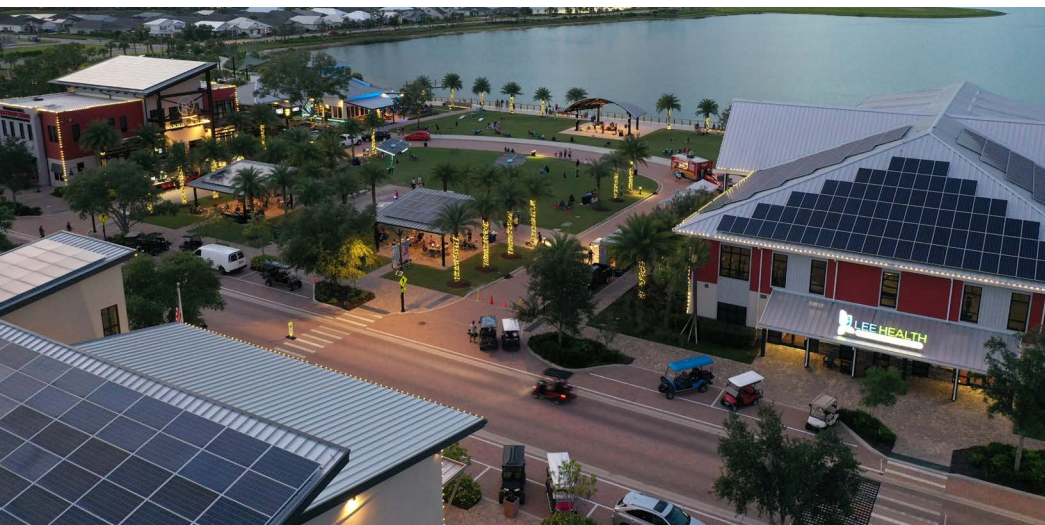
FLORIDA'S FASTEST-GROWING MARKET

Access to an educated, growing workforce with cost of living advantages that make salaries go further —SW Florida among the top-growth metros in the US.



OFFICE SPACES

PARCEL	APPROX. AC	ESTIMATED SF	ACTUAL/PROPOSED USE	ESTIMATED DELIVERY DATE	BRANDING
8	22	300,000	120 Bed Hospital	2028	Babcock Ranch Hospital
9	15	180,000	Professional Office Park	2032	Babcock Ranch Corporate Campus
10A	13	180,000	Professional Office Park	2035	Cypress Park @ Babcock Ranch
16D	40	594,997	Class A Office Building	2035	The Preserve @ Babcock Ranch - Sabal Tower
17	18	180,000	Four (4) 45,000 SF Office Buildings	2036	Babcock Ranch Innovation Campus



PARCEL 8

BABCOCK RANCH HOSPITAL

22 ACRES

±300,000 SF

DELIVERY 2028



Hospital Highlights

- State-of-the-art 120-bed hospital designed for exceptional patient care
- Advanced emergency department and trauma-ready capabilities
- Comprehensive services including surgical suites, imaging, and intensive care
- Healing environment with abundant natural light and restorative views
- Proudly serving the Babcock Ranch community and surrounding region



PATIENT ROOM



SURGICAL SUITE



HEALING GARDEN

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PARCEL 9

BABCOCK RANCH CORPORATE CAMPUS

15 ACRES

±180,000 SF

DELIVERY 2032



Campus Highlights

- 180,000 SF of premium Class A office space designed for modern business
- Beautifully landscaped campus with open green spaces and water features
- Flexible floor plans and layouts for single or multi-tenant users
- Ample parking and EV charging for tenants and guests
- Sustainable design focused on wellness, productivity, and efficiency



COLLABORATION SPACE



OUTDOOR TERRACE



PEDESTRIAN PATHS

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CYPRESS PARK @ BABCOCK RANCH



Cypress Park Highlights

- 180,000 SF of premium Class A professional office space
- Beautifully landscaped campus with open green spaces and water features
- Flexible floor plans and layouts for single or multi-tenant users
- Abundant parking with EV charging stations
- Sustainable design focused on wellness, productivity, and efficiency



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OUTDOOR TERRACE



PEDESTRIAN PATHS

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PARCEL 16D

40 ACRES

±594,997 SF

DELIVERY 2035

THE PRESERVE @ BABCOCK RANCH



The Preserve Highlights

- 594,997 SF of premier Class A luxury office space
- Expansive, nature-inspired setting with preserved landscapes and water views
- Elevated amenities including executive lounge, conference center, and wellness spaces
- Ample structured parking with EV charging stations
- Designed for sustainability, well-being, and long-term value



EXECUTIVE LOUNGE



CONFERENCE CENTER



OUTDOOR TERRACE

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BABCOCK RANCH INNOVATION CAMPUS



Innovation Campus Highlights

- 180,000 SF of premium Class A office space across four 45,000 SF buildings
- Modern architecture with expansive glass and natural surroundings
- Designed for innovation, collaboration, and growth
- Walkable campus with green spaces, water features, and outdoor gathering areas
- Ample parking with EV charging stations
- Sustainable design for a better tomorrow



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ELEVATED ACCESS AND SEAMLESS CONNECTIONS

HELIPORT & VERTIPORT



PRIVATE HELIPORT

Elevated helipad accommodates corporate helicopters with ease and privacy

EXECUTIVE LOUNGE

Premium passenger lounge with hospitality amenities and conference facilities

SUSTAINABLY DESIGNED

Built with sustainability in mind, integrating clean energy and efficient infrastructure

VERIPOINT FOR AIR TAXIS

Next-generation mobility with dedicated takeoff and landing for eVOTL aircraft and flying taxis

SECURE & PRIVATE

Controlled access ensures safety, security and confidentiality for tenants and guests

DESIGNED FOR THE FUTURE OF BUSINESS

Direct access for executives and guests. Connects Babcock Ranch to the region and beyond

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AMERICA'S FIRST SOLAR-POWERED TOWN

POWERED BY THE SUN

150
MEGAWATTS
OF CLEAN SOLAR POWER

- Powers the entire community & commercial campus
- On-site generation = energy independence & cost certainty
- Hurricane-resilient grid —maintained power through lan
- Dramatically lower utility costs vs. national average
- ESG reporting advantage for publicly traded tenants

LEED-READY DESIGN

Every building designed to achieve LEED Gold or Platinum certification from day one

SMART INFRASTRUCTURE

Fiber campus with redundant networks, smart building systems, and backup power

EV CHARGING NETWORK

Dedicated EV stations throughout all parcels —supporting corporate sustainability mandates

STORM-HARDENED CAMPUS

Built to exceed Florida code with solar microgrids —one of the only communities with power after lan

PRESERVED GREEN SPACE

Thousands of acres of nature preserve surrounding the campus —walkable trails on-site

ZERO CARBON TRAJECTORY

Lowest carbon footprint per SF of any Class A campus in Southeast Florida





BABCOCK RANCH

READY TO MAKE THE MOVE?

**BEGIN YOUR ORGANIZATION'S MOST
TRANSFORMATIVE REAL ESTATE DECISION**

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