

I-4 | 139,500 VPD

VERIZON CORPORATE

- > 220,000 SF
- > 1,300 EMPLOYEES
- > OWNED BY VERIZON

RETAIL - UNDER CONSTRUCTION

- > 2018 COMPLETION
- > 22,972 SF
- > 80% PRE-LEASED

SUBJECT PROPERTY

INT'L PKWY | 18,100 VPD

Verizon Ground Lease

INVESTMENT HIGHLIGHTS

- > Roughly fourteen (14) years remaining with five (5) five (5) year options
- > Corporately guaranteed with strong credit-rating
- > Ground lease with minimal landlord responsibilities
- > Overflow parking for Verizon Corporate with over 1,300 employees
- > Eight percent (8%) increases in the primary term & six percent (6%) increases in the option term
- > Upside potential - site is entitled for up to 32,000 SF of office space
- > Adjacent to multiple corporate headquarters and Fortune 500 company offices
- > Highly sought-after submarket with affluent demographics



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Sean Glickman, CCIM, with the Milano-Glickman Retail Team and Managing Director at Colliers International is proud to offer for sale the Verizon Ground Lease. Included in this offering is 2.60± acres of land that have been improved with a parking lot to accommodate the needs of Verizon Corporate's growing employee base of nearly 1,300 at their state-of-the-art, 220,000 SF office building. This infill location is ideally situated in Heathrow, one of the Orlando MSA's most desirable and affluent submarkets, which is home to numerous corporate headquarters and Fortune 500 company offices. In addition to fourteen (14) years remaining on a corporately guaranteed ground lease, the site also provides long-term upside potential as it is entitled for up to 32,000 SF of office space. The adjacent strip center (2018 completion) can be purchased as well.

Asking Price: \$4,736,842

Cap Rate: 4.75%



Address	Northeast corner of International Parkway & Heathrow Park Lane, Lake Mary, FL
Lot Size	2.60± Acres
Year Built	2017
Remaining Lease Term	Roughly fourteen (14) years
Lease Type	Ground Lease
Options	Five (5) five (5) year
Rent Increases	Primary Term: 8% Option Terms: 6%
Guarantor	GTE Corporation, a subsidiary of Verizon Communications, Inc. (NYSE: VZ). GTE Corporation has a net worth in excess of \$5 billion as of December 31, 2015.



VERIZON BUILDING



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