



Colliers

Accelerating success.



For Sale | Investment Opportunity

Orange County Tax Collector Building

6050 Wooden Pine Drive,
Orlando, FL 32829

Joe Rossi, CCIM

Executive Managing Director
+1 407 362 6139
joe.rossi@colliers.com

Nick Hanson, SIOR

Managing Director
+1 407 575 2372
nick.hanson@colliers.com

Eric Erhard

Financial Analyst
+1 407 362 6177
eric.erhard@colliers.com

Mackenzie Daugherty, CPMC, CPRC

Licensed Client Services Coordinator
+1 407 362 6134
mackenzie.daugherty@colliers.com



Opportunity

Located in Orlando, Florida. The Orange County Tax Collector opened this new office in 2020 to help serve one of the fastest growing submarkets within the Orlando MSA. .

Referred to as their "Lee Vista-417" location, this is the nicest and newest facility of their 6 offices located strategically throughout the area to serve Orange County's 1.4 million residents.



The Offering

Colliers, as owner's exclusive advisor, is pleased to present an exclusive opportunity to acquire the leased fee interest in 6050 Wooden Pine Drive (the "Property") located in Orlando, Florida. The Orange County Tax Collector opened this new office in 2020 to help serve one of the fastest growing submarkets within the Orlando MSA.

Referred to as their "Lee Vista-417" location, this is the nicest and newest facility of their 6 offices located strategically throughout the area to serve Orange County's 1.4 million residents. This opportunity presents an investor with a passive, net leased in-place income stream property with an extremely high likelihood for future renewals. In addition, with a small amount of vacancy the investor is provided the opportunity to either expand the facility for the current tenant or lease the vacancy to another tenant, providing for additional future revenue potential. Please note, the financial information presented throughout this offering memorandum assumes this space remains vacant for the duration of an investor's hold period.



23,505 SF
Situated on
3.9 Acres



AAA Investment-
Grade Tenancy



\$530,961
In-Place NOI with 3%
Annual Increases



2020 New
Construction



Excellent
Visibility from
S.R. 417 & Lee Vista
Boulevard



NNN Lease
Structure through
2/2032, w/ 4-5 Year
Renewal Options



2,850 SF
Tenant Expansion
or Lease-Up
Opportunity



Extremely High
Likelihood of Future
Renewals



Investment Highlights

Irreplaceable Real Estate & Features

- › The Property provides outstanding visibility and exposure from both SR417 and Lee Vista Boulevard with more than 130,000 AADT.
- › Direct access to the Property is provided via two access points directly off Wooden Pine Drive. With strong access to two major expressways, SR417 and the SR528, patrons can easily access the Property from all four directions.
- › The Orange County Tax Collector opened this new office in 2020 to help serve one of the fastest growing submarkets within the Orlando MSA.

Established Credit Tenant Base

- › The Orange County tenancy has the highest Investment-Grade credit rating available from all three credit rating agencies.
 - **Moody's:** AAA
 - **S&P:** AAA
 - **Fitch:** AAA

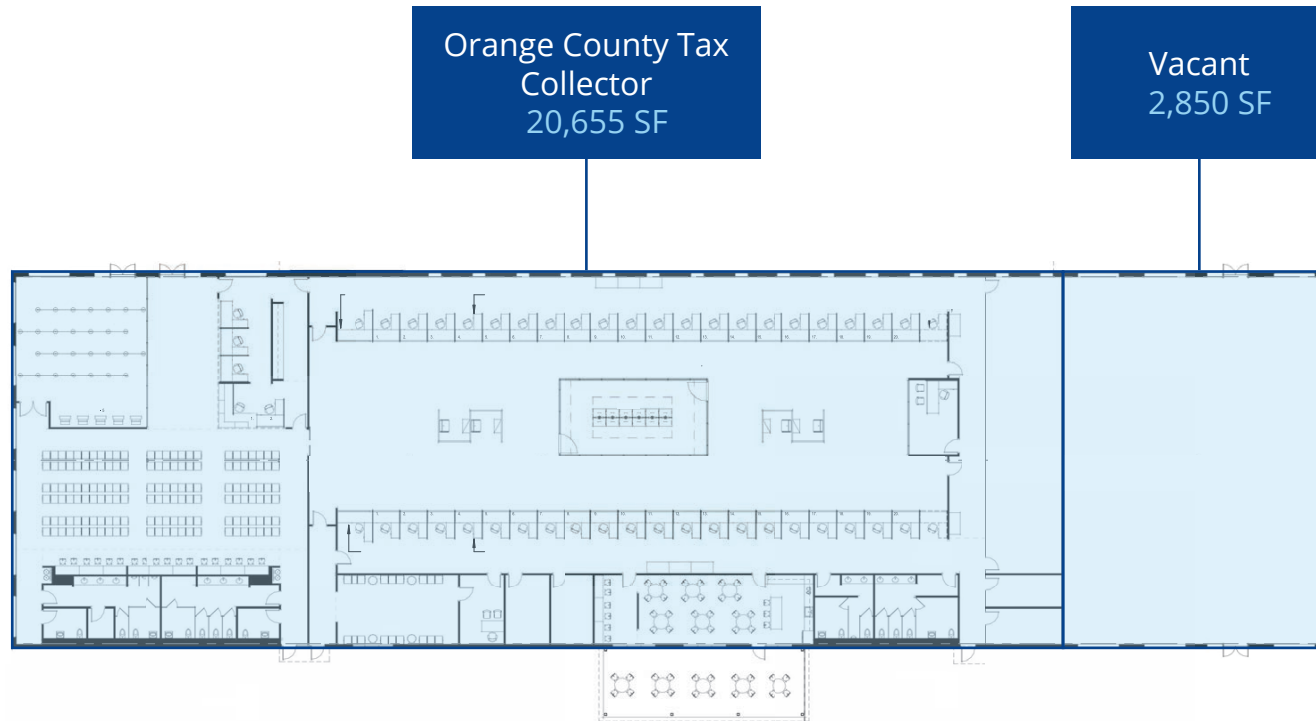
High Demand & Development Anticipated in Submarket

- › With a fair amount of vacant land available for new development in the vicinity, there has been an influx of new residential, multi-family, retail, and industrial development within a 5-mile radius of this location.
- › Future demand and development are anticipated to continue for the foreseeable future due to in-migration of new residents to the area.
- › The demand for the services offered at this location are anticipated to continue to increase during the term of this lease, including the 4 renewal options.

Property Overview

Address	6050 Wooden Pine Drive Orlando, FL 32829
Year Built	2020
Site Area (AC)	3.88 acres (+/-)
Rentable Square Footage	23,505 SF
Current Zoning	Beltway Commerce Center, PD/AN (City of Orlando)
Future Land Use	UR-AC (Urban Activity Center)
Parking	225 spaces (9.6/1,000 RSF)
Net Operating Income	\$530,961

Floor Plan



Tenant

Orange County Tax Collector

Website: <https://www.octaxcol.com/>

The Orange County Tax Collector's Office serves thousands of customers each day at seven locations across Orange County. The Tax Collector collects and distributes property and business tax revenues, and is responsible for administering all motor vehicle services in Orange County, including the issuance of driver's licenses, state IDs, tag and title, and hunting and fishing licenses, among other services. These services are performed on behalf of more than 63 taxing authorities and state agencies.

The Orange County Tax Collector has been independently elected since its office was established under Article VIII in the Florida Constitution in 1885. The

framers of the Florida Constitution believed that local taxes are best collected at the community level through a locally-elected Tax Collector who is more responsive and accountable to the citizens of the communities in which they serve.

Tax Collectors are state officers elected to carry out specific laws enacted by the Florida Legislature. They are neither agents nor employees of county government and do not carry out any functions of local government that is not authorized by Florida State Statute.

Property Photos

Exterior



Property Photos

Interior





6050 Wooden Pine Drive Orlando, FL 32829



255 S. Orange Avenue
Suite 1300
Orlando, FL 32801
Main: +1 407 843 1723
colliers.com

Joe Rossi, CCIM

Investment Sales Representative
+1 407 362 6139
joe.rossi@colliers.com

Nick Hanson, SIOR

Investment Sales Representative
+1 407 843 6195
nick.hanson@colliers.com

Eric Erhard

Financial Analyst
+1 407 362 6177
eric.erhard@colliers.com

Mackenzie Daugherty, CPMC, CPRC

Client Services Coordinator
+1 407 362 6135
mackenzie.daugherty@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.