

# 125 TECHNOLOGY PARK

**Single-Tenant, Net Lease**  
**36,401± RSF**

FARO TECHNOLOGIES (NASDAQ: FARO)  
LOCATED ACROSS FROM  
CORPORATE HEADQUARTERS

**125 Technology Park**  
**Lake Mary, FL 32746**



## OFFERED & PREPARED BY

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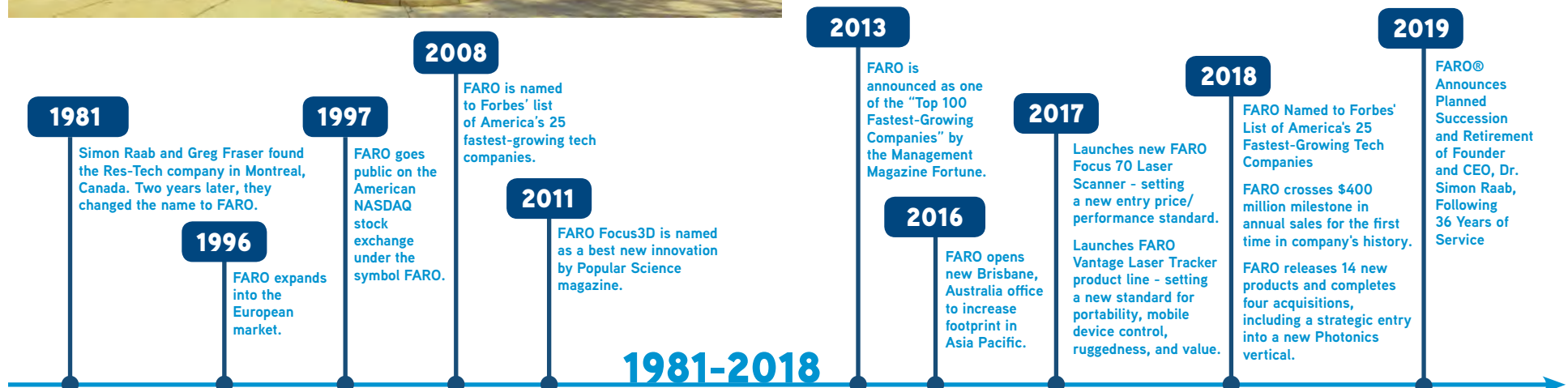
## TENANT OVERVIEW

Founded in 1982, FARO Technologies, Inc. (NASDAQ: [FARO](#)), alongside its more than 1,850 employees across the globe, is considered the world's most trusted source for 3D measurement, imaging and realization technology. Headquartered in Lake Mary, Florida, FARO develops and manufactures products across a variety of industries such as manufacturing, construction, engineering, public safety, forensics, dental and others.

In 2017 and 2018, FARO acquired six companies as part of their long-term strategy to bolster their presence and strategically expand their product portfolio. These acquisitions enhanced their reach into the dental, medical, photonics and public safety forensics.

FARO's sales were diversified across a broad number of 15,000+ customers worldwide. Their ten largest customers by revenue represented an aggregate of approximately 2.2% of total sales in 2018. No customer represented more than 1.0% of their sales in 2018 or 2017.

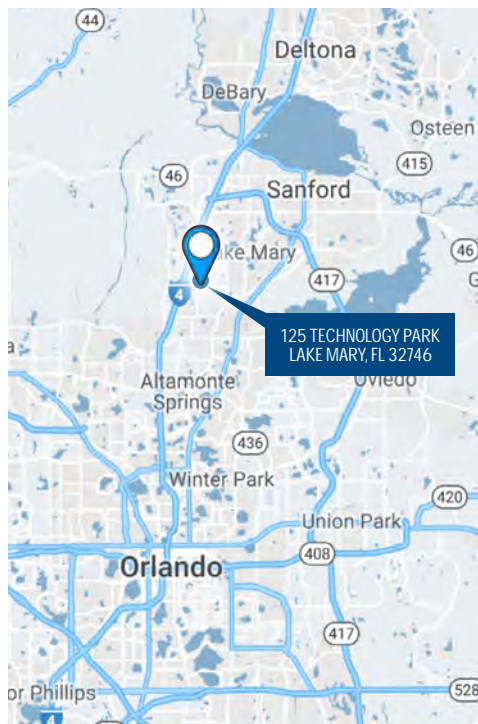
FARO's total sales increased by \$42.7 million, or 11.8%, to \$403.6 million for the year ended December 31, 2018. This is up from \$360.9 million for 2017, \$325.6M in 2016, and \$317.5M in 2015. This increase reflects consistent, improved growth in FARO's product and service revenue as they continue to introduce new products and grow their global sales force consistent with their ongoing strategy.



The Owner has retained the Rossi-Campton Investment Services Team at Colliers International as the exclusive agent and advisor for the disposition of a critical real estate asset occupied by international technology firm FARO Technologies, Inc. (NASDAQ: [FARO](#)), located in Lake Mary, Florida. 125 Technology Park (the "Property" or "Asset") is a single-story, 36,401-rentable-square-foot building on 3.27 acres of land in Technology Park at Lake Mary. The building is in excellent condition, featuring a new roof with a fully transferable 20-year labor and materials warranty and well-kept building systems. The Property offers strong connectivity to the region's extensive roadway system as well as an extremely attractive amenity base within a few minutes drive.

125 Technology Park serves as the main U.S. production, research and development (R&D), service operations and manufacturing facility for FARO. FARO has utilized this building since it was custom built for them in 1991. As such, the facility has received extensive improvements from the tenant over time, such as additions of clean rooms; chilled R&D laboratories; walk-in, climate-controlled rooms; walk-in coolers; and more. Additional power and HVAC units have been added to the building to service these intensive operations.

[- CLICK HERE TO VIEW THE PROPERTY -](#)



PROPERTY DETAILS	
Address	125 Technology Park, Lake Mary, FL 32746
Jurisdiction	City of Lake Mary
RBA	36,401± RSF
Parcel Size	3.27± AC
Zoning	M-1A (Light Industrial)
Year Built	1991/1998
Parking Ratio	3.5 per 1,000 RSF (127± spaces)
Occupancy	100%
Tenant	FARO Technologies (NASDAQ: <a href="#">FARO</a> )

## INVESTMENT HIGHLIGHTS

- Creditworthy, High-Tech Tenancy** - FARO Technologies, Inc. was founded in 1982 and has occupied this building since 1991. FARO carries very little debt and over the past four years has substantially increased sales and gross profit. FARO's customer base is also heavily diversified, whereas no single customer represented more than 1.0% of their total sale volume for 2018 or 2017.
- Net Lease with 6 Years Cash Flow** - The net lease structure provides a predictable Net Operating Income (NOI) during the 6-year lease term.
- 3% Annual Escalations** - The lease includes 3% annual escalations to the base rent, providing an investor with a hedge against possible future inflation.
- Superior Long-term Asset** - The building has received significant enhancements as part of the tenant's ongoing operation, including a complete re-roof in 2015 with a 20-year warranty. The building features heavy power and has been constructed to satisfy FARO's long-term needs. As a result, the asset offers superior construction able to satisfy a multitude of tenant requirements.
- Prime Real Estate Location** - The Property is located in Technology Park at Lake Mary. Lake Mary has experienced positive absorption in each of the last five years, totaling more than 750,000 square feet and more than any other submarket in Orlando. Rental rates in Lake Mary are still more than 10% below the previous highs of 2007. Lake Mary has and continues to be the major beneficiary of numerous corporate relocations within the Orlando MSA.

PRICING SUMMARY	
Year 1 NOI	\$389,524
Cap Rate	7.1% (Year 1)
Asking Price	\$5,475,000
\$/SF	\$150



1991/1998  
Year Built



Credit Tenant  
listed on  
NASDAQ



36,401± RSF



6 Years  
Remaining Lease Term



100%  
Occupancy



Enhanced  
Building Systems



4

Interstate 4 | 132,663± AADT

DOCK DOORS

NEW ROOF  
(2015)TECHNOLOGY PARK  
MONUMENT SIGN

FOR SALE | 125 Technology Park, Lake Mary, FL 32746

<http://www.125TechnologyPark.com>  VIEW ONLINE

Lake Emma Road | 21,244± AADT

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