

# AT CHURCH STREET STATION

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LINCOLN  
PROPERTY  
COMPANY  
SOUTHEAST

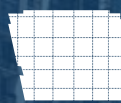




# THE BUILDING



**32 STORY**  
± 240,000



**± 28,400 SF**  
Average Floor Plate



**198,000 SF**  
Office (7 Story)



**2.25/1000**  
Parking Ratio (10 Story)



**FITNESS CENTER**  
With Pool



**RETAIL CONNECTION**  
To Bumby Arcade/  
Church Street



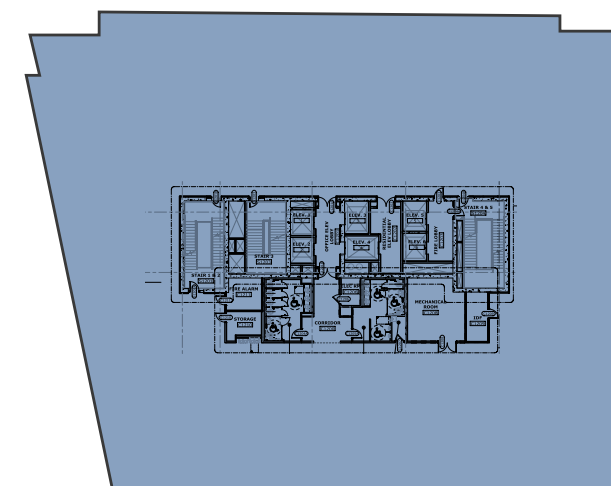
**HANDS FREE**  
Touchless Technology



**CLUB LEVEL**  
Exterior Spiral Staircase  
To Amenity Deck



**BUILDING SIGNAGE**  
Visible From I-4 And SR 408  
Combined 240,000 Cars Per Day



**FLOOR PLATE**  
**± 28,400 SF**

\*Not to scale

# OUR APPROACH TO ESG



## MAXIMUM EFFICIENCY

- LED Energy efficient lighting
- High-efficient elevators
- Dynamic Glazing to reduce glare, heat, and solar radiation
- Solar shading & design
- Reflective Thermoplastic Polyolefin (TPO) roof
- Insulated Glass



## SUSTAINABLE TRANSPORTATION

- EV Charging stations (±100)
- EV capable parking spaces prepared for future demand
- Transportation Infrastructure
- Bicycle racks
- Railroad platform integrated into building
- Pedestrian route to transit - Church St to South St connection



## TOUCH-FREE EVERYTHING

- Motion-activated doors
- Sensor-activated lights
- Occupancy sensors
- Antimicrobial coating on surfaces
- Openpath® keyless and touchless access control systems
- Touchless water fountains and bottle refill stations



## AL FRESCO OPTIONS

- Urban Courtyard connecting The Edge to Bumby Arcade Food Hall
- Open-air dining at SunRail Station
- Rooftop amenity deck with pool
- Balconies for office and club floors
- Open air venue space for corporate & social functions



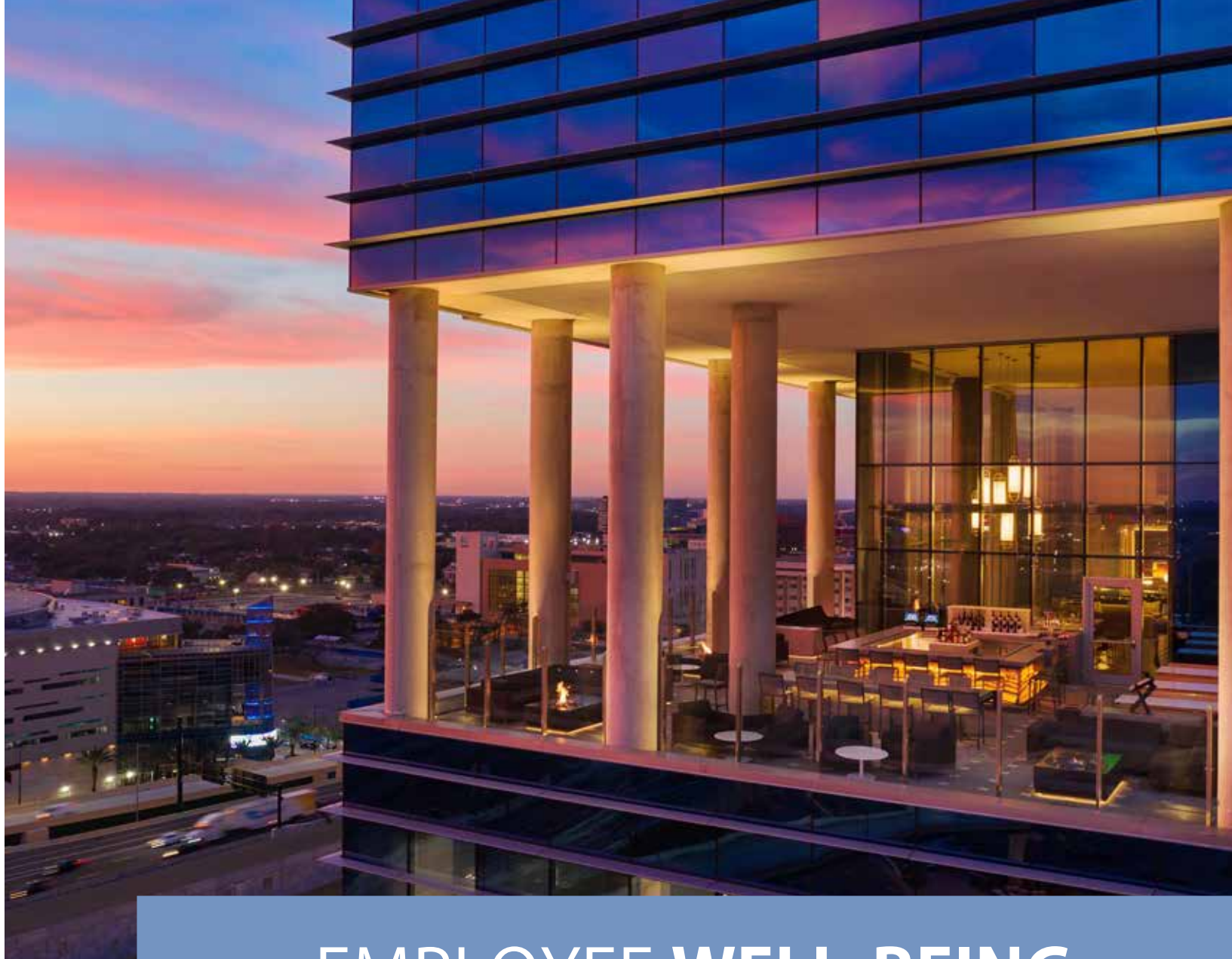
## ULTRA-PURE AIR

- HVAC with High-Efficiency Particulate Air (HEPA) filters
- Natural refrigerants in HVAC to reduce global warming and Ozone depletion
- Bipolar Ionization System (BPI) installed throughout HVAC ducts



## WATER CONSERVATION

- Reverse osmosis and UV filtration technology for ultra-pure hydration
- Automatic and water saving flush valves
- Touch-free faucets
- Natural Refrigerants in drinking fountains
- Advanced water harvesting

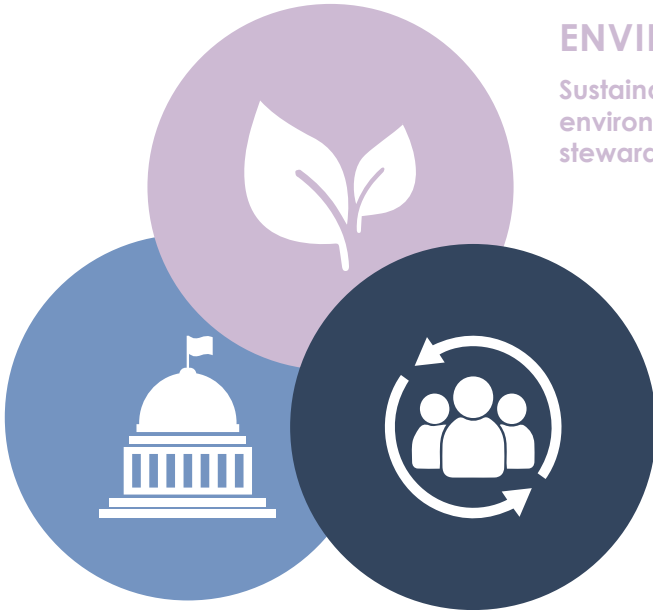


## EMPLOYEE WELL-BEING



### GOVERNANCE

Corporate leadership, municipal investment, policy compliance, and community engagement



### ENVIRONMENTAL

Sustainability and environmental stewardship

### SOCIAL

Social initiatives and policies around workplace practices and human capital



# ON-SITE AMENITIES



## INTEGRATED SUNRAIL STATION

Only stop in Downtown Core  
Future connection to OIA and Miami



## OPEN-AIR BALCONIES

For office tenants



## CONNECTIVITY TO BUMBY ARCADE FOOD HALL

18 craft food & beverage vendor with live music



## IDEALLY LOCATED

In the heart of Church Street Station



## AMENITY LEVEL WITH PRIVATE SOCIAL CLUB

Including boutique fitness studios, and lounge restaurant, indoor/outdoor venues, etc.



## ABUNDANCE OF ENTERTAINMENT

Adjacent to Under-I project, direct connectivity to Amway Center and Sports Entertainment District



## AC MARRIOTT AND ON-SITE LUXURY APARTMENTS

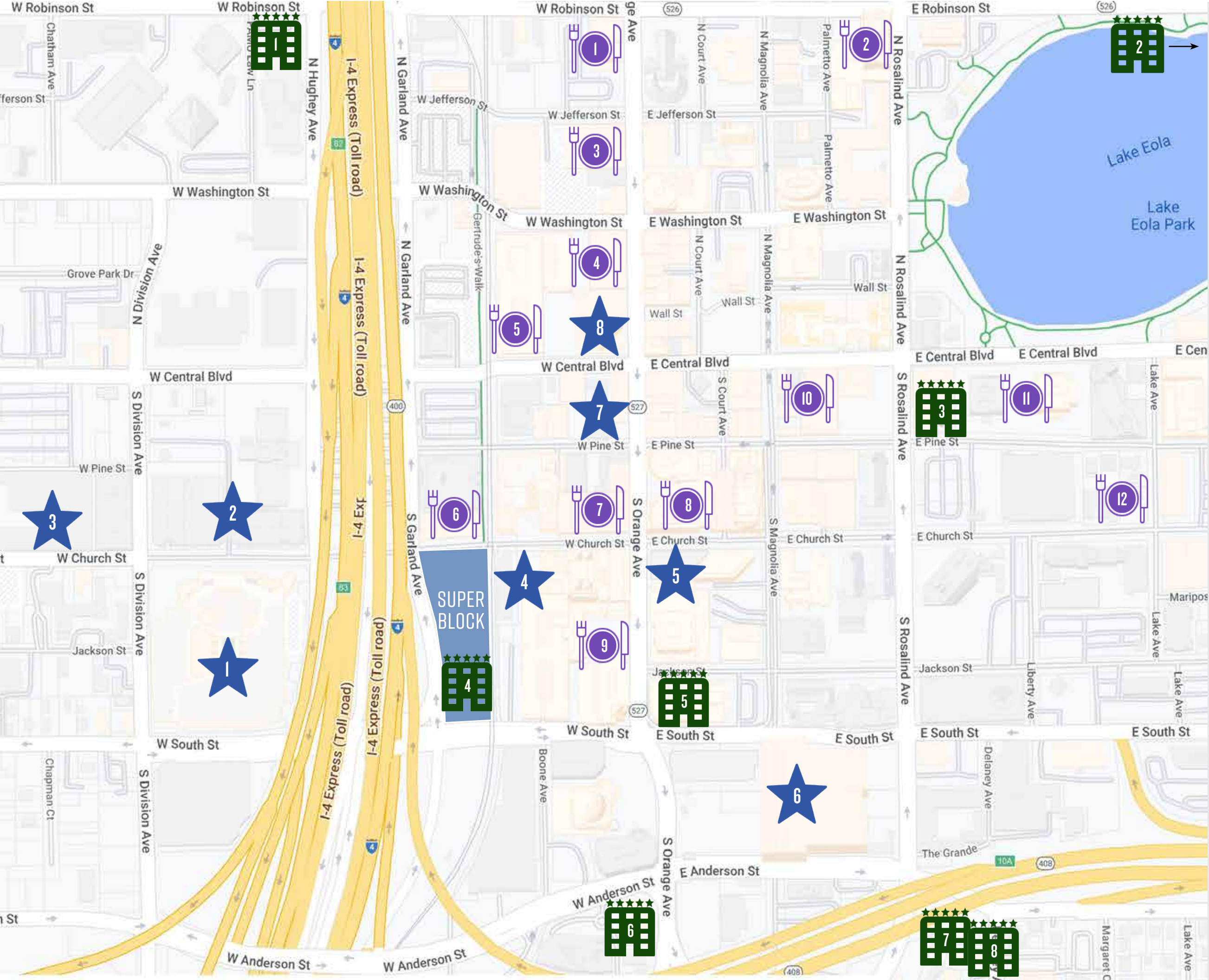
Corporate discounts to attract and retain talent



## FOCUSED ON ESG

Using best practices, Fitwell and LEED Gold Certifications





## RESTAURANTS

1	Foxtail Coffee, Dovecote, Huey Magoo's, Craft & Common, Stemma Craft Coffee, Tacos El Rancho, Ace Café
2	Relax Grill, Thai Café, The Neighborhood Eatery, New Harvest Deli
3	Nature's Table, Motorworks Brewing, Tacos My Guey, Insomnia Cookies
4	Wall Street Cantina, Gringos Locos, Cincinnati Chili Company, Daily Bread
5	Tin & Taco, Tropical Smoothie Café, Super Rico Colombian, Planet Pizza, Jimmy John's
6	Bumby Arcade Food Hall, Hamburger Mary's, Orlando Social Club, Harry Buffalo, Cucina Pizza, Birria1983, The Bagel Dudes, Crepe Delicious, Artisan's Table, Foxtail Coffee, Big Storm Brewing Co.
7	Kres Chophouse, Solita Tacos & Margaritas, Gitto's Pizza, Proper Orlando
8	Olive's Mediterranean, Nifty Ramen, Bento, Mai Thai, Shakai Sushi, Le Gourmet Break
9	Starbucks, Nature's Table, Dunkin', Latin Square, The Boheme, NY Deli, Poké Mexican Roll,
10	Urban Turban, Pattie Lou's, Napasorn Thai, Eagle Pizza, Taco Kat, The Robinson Café
11	World of Beer, Osphere, Dolce, 310 Lakeside, Le Boulangerie, Jimya Ramen, Graffiti Junction
12	Greenery Creamery, Local Draughthouse, The Tea Room Experience, Bynx Orlando, Great Harvest Bakery & Café, RusTeak

## ENTERTAINMENT

1	Amway Center
2	Sports Entertainment District (SED - Proposed)
3	Exploria Stadium
4	Fringe Theater
5	Citrus Club
6	Dr. Phillips Performing Arts Center
7	SAK Comedy Club
8	The Beacham

## HOTELS

1	Marriott
2	EO Inn
3	Embassy Suites
4	AC Marriott
5	Grand Bohemian
6	Aloft
7	The Courtyard at Lake Lucerne
8	Sonder Wellborn



# DOWNTOWN ORLANDO LIFESTYLE



100+ RESTAURANTS



±23 HOTELS



±118 RETAIL SHOPS



6,910 EXISTING RESIDENTIAL UNITS  
3,262 MULTIFAMILY UNITS IN DEVELOPMENT



±25 ENTERTAINMENT VENUES





## UCF AND VALENCIA DOWNTOWN CAMPUS

The schools opened a new campus in August 2019 in Downtown Orlando, 1 mile from The Edge. It serves nearly 7,700 students in digital media, communication, public services and health-related programs along with the Valencia College Walt Disney World Center for Culinary Arts and Hospitality. Long term plans for the campus include 10,000 to 15,000 students.



Orlando is home to the fastest growing tech markets in the U.S. Driven by a superior quality of life, passionate creative culture and high value cost of operation, Orlando's tech companies continue to propel a dynamic and innovative economy. The Orlando region is the world's leading location where tech companies and a deep talent pool intersect, turning dreams into reality for the Metaverse.



# AT THE CORE OF ORLANDO'S TECH HUB



## ORLANDO WORKFORCE HIGHLIGHTS

- ★ Named a "Rising Star" City for Tech Employment and Job Growth
- 📈 No. 1 in the Country for Job Growth
- 👥 1000+ People Per Week added to the Population
- 👤 1.2M+ Workers in the Existing Labor Pool
- 📊 3.5% Annual Labor Force Growth Rate
- 🔗 38,000+ qualified tech workers in Orlando
- 📁 No. 2 Best State for Business
- 🏢 No. 4 Fastest-Growing U.S. Metro

## FEATURED ORLANDO COMPANIES



# DOWNTOWN ORLANDO'S SUPER BLOCK

**THE EDGE** - A new 32-story tower is proposed to offer 198,000 square feet of office, 234 residences, 2,500 +/- square feet of ground floor retail, and numerous event spaces. At 400 feet in height this will be one of the tallest buildings to be built in Orlando.

**TRUIST PLAZA** - A brand new 28-story mixed-use tower that combines 200,000 SF of Class A office space, retail, Foxtail Coffee Cafe, and an AC Hotel by Marriott with a Sunrise / Sunset Terrace Bar. This state-of-the-art building has a fully integrated SunRail station making it an instant destination.

**BUMBY ARCADE** - Bumby Arcade incorporates the timeless architecture of the Orchid Garden while transforming the space into a new hip venue featuring 18 unique vendors, which will offer a variety of unique food and drink options. This will be the largest food hall in Downtown Orlando and offers a creative offices component. This space is also home of the Cheyenne Saloon and the Loft at Church Street, which are unique venue / event spaces.



*The combination of projects will be completely integrated allowing flow between buildings, urban courtyards, SunRail station, hotel, food hall and venue spaces all within one block.*

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