

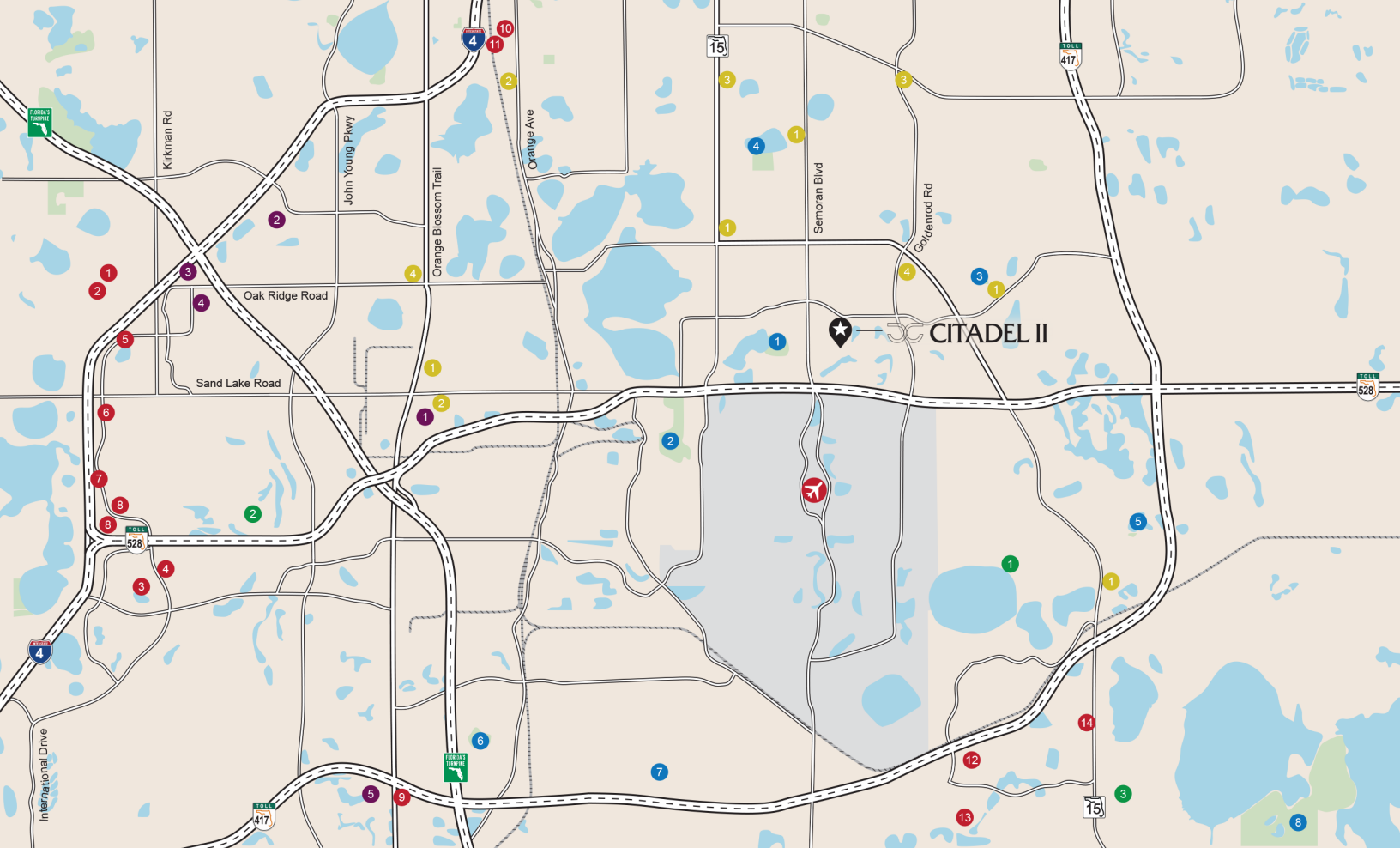
JC CITADEL II



5955 T. G. LEE BOULEVARD ORLANDO, FLORIDA 32822

- Six-story, 142,588 SF, Class “A” office building
- Up to 15,000 SF available
- Located in the 2,000-acre mixed-use Lee Vista Center
- Adjacent to the Orlando International Airport
- Minutes from Downtown Orlando & Lake Nona Medical City
- 1000 kVA backup Ggenerator
- On-site property management
- Full service rental rates
- On-site cafe
- Building-wide supplemental HVAC
- Tele-entry system for after hours access
- Numerous window offices with floor to ceiling glass
- Various nearby restaurants
- Fiber lit (AT&T, Brighthouse, and Summit)
- Slate and granite lobby finishes





5955 T. G. Lee Boulevard Orlando, Florida 32822

Retail



- | | |
|---------------------------------------|---|
| Florida Mall | 1 |
| The Mall at Millenia | 2 |
| Orlando International Premium Outlets | 3 |
| Artegon Marketplace | 4 |
| The LOOP - Kissimmee | 5 |

Points of Interest



- | | |
|---|----|
| Universal Studios | 1 |
| Universal's Islands of Adventure | 2 |
| SeaWorld | 3 |
| Aquatica | 4 |
| Wet n' Wild | 5 |
| Ripley's Believe It or Not | 6 |
| Wonder Works | 7 |
| Orange County Convention Center | 8 |
| Gatorland | 9 |
| Orlando Regional Medical Center | 10 |
| Orlando Amtrak | 11 |
| Nemour's Children's Hospital | 12 |
| Orlando Veterans Affairs Medical Center | 13 |
| Valencia College - Lake Nona Campus | 14 |

Golf Courses



- | | |
|-------------------------------|---|
| Eagle Creek Golf Club | 1 |
| Shingle Creek Golf Club | 2 |
| Lake Nona Golf & Country Club | 3 |



Groceries

- | | |
|---|----------------------|
| 1 | Publix Super Market |
| 2 | Super Target |
| 3 | Winn-Dixie |
| 4 | Wal-Mart Supercenter |



Parks

- | | |
|---|----------------------------------|
| 1 | Airport Lakes Park |
| 2 | Southport Community Park |
| 3 | Amhurst Park |
| 4 | Barber Park |
| 5 | East Lake Park |
| 6 | Bear Creek Park |
| 7 | Meadow Woods Dog Park |
| 8 | Split Oak Forest Mitigation Park |



Transportation

- | | |
|---------|-------------------------------|
| 2.0 mi | Orlando International Airport |
| 9.0 mi | Orlando Executive Airport |
| 10.2 mi | Downtown Orlando |
| 1.2 mi | SR-528 |
| 7.2 mi | Florida's Turnpike |
| 15.3 mi | I-4 |



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