

UPSHOT MEDICAL CENTER

AT MILLS PARK



**IT'S IN OUR DNA
TO CHALLENGE
CONVENTION.**



WELCOME TO
UPSHOT
MEDICAL CENTER
AT MILLS PARK

THE NEXT GENERATION
OF HEALTHCARE





CLASS A, LEED® DESIGNED

Boasting ~160,000 square feet of medical office space, Upshot Medical Center at Mills Park (UMC) is the newest home for healthcare and life sciences located in the heart of Orlando. As one of the only Class A, LEED® designed medical office projects of this size in the country, UMC is within walking distance to AdventHealth University and America's second largest hospital, according to Becker's Hospital Review. (August 2020)



Upshot Medical Center at Mills Park (UMC) offers companies the opportunity to flourish, while attracting and retaining top talent to place roots in the nation's fastest-growing market.

UMC has been designed to deliver companies a distinct advantage, providing a state-of-the-art facility that's modern, creative, and wellness centric. At UMC, talented healthcare and life science professionals have the ultimate access to healthcare, education, and jobs at their fingertips.

And the location couldn't be better: UMC stands in the center of all the action that only Orlando can present. Diverse districts, lush landscapes, urban zeal, and cultural enrichment are at every corner.

OPPORTUNITY AVAILS

- Located in the third fastest-growing Metropolitan Statistical Area in the country.
- A high-tech facility for businesses to deliver world-class healthcare services.
- Minutes from nearly every major transportation artery of Central Florida.
- Orlando's cost-of-living is 7.9% lower than the national average and no State income tax.
- 31% of individuals within UMC's target demographic have visited a doctor 6+ times in the last 12 months.
- Average household income among Mills Park's neighbors ranges from \$84,133 to \$103,672.
- UMC's Metropolitan Statistical Area has an expected decade-long growth rate of 22%.

WHERE ORLANDO'S HEALTH-CARE-BOOM IS SEEN & FELT

The healthcare industry delivers a multi-billion dollar impact to Orlando's economy. It's anchored by two major medical campuses which power the region's vital healthcare system. As two world-class healthcare destinations, AdventHealth and Orlando Health provide holistic, leading-edge healthcare when combined with the localized neighborhood medical facilities and pharmacies with walk-in services.

AdventHealth Health Village – a discovery oriented mixed-use community – encompasses a 172-acre campus accessible via Orlando's Urban Trail, directly tethering to Mills Park.

The \$3.36 billion AdventHealth system's local holdings include 18 hospitals in seven counties in and around metro Orlando, including Orange, Seminole, Osceola, Polk, Lake, Volusia, and Flagler counties. It offers urgent care centers, imaging and diagnostic centers, laboratories, sports medicine, and rehabilitation centers. AdventHealth is Central Florida's second largest employer with more than 36,000 employees, and follows the lead of The Walt Disney Company as the area's largest employer.

Orlando Health, located in Downtown Orlando's south side, offers the most advanced care available for holistic surgical and medical needs with our region's only Level One Trauma Center. With 3,200-beds, Orlando Health is the region's fifth largest employer with more than 22,000 employees and 4,200 physicians, serving nearly 150,000 inpatients and 3.1 million outpatients in 2020.





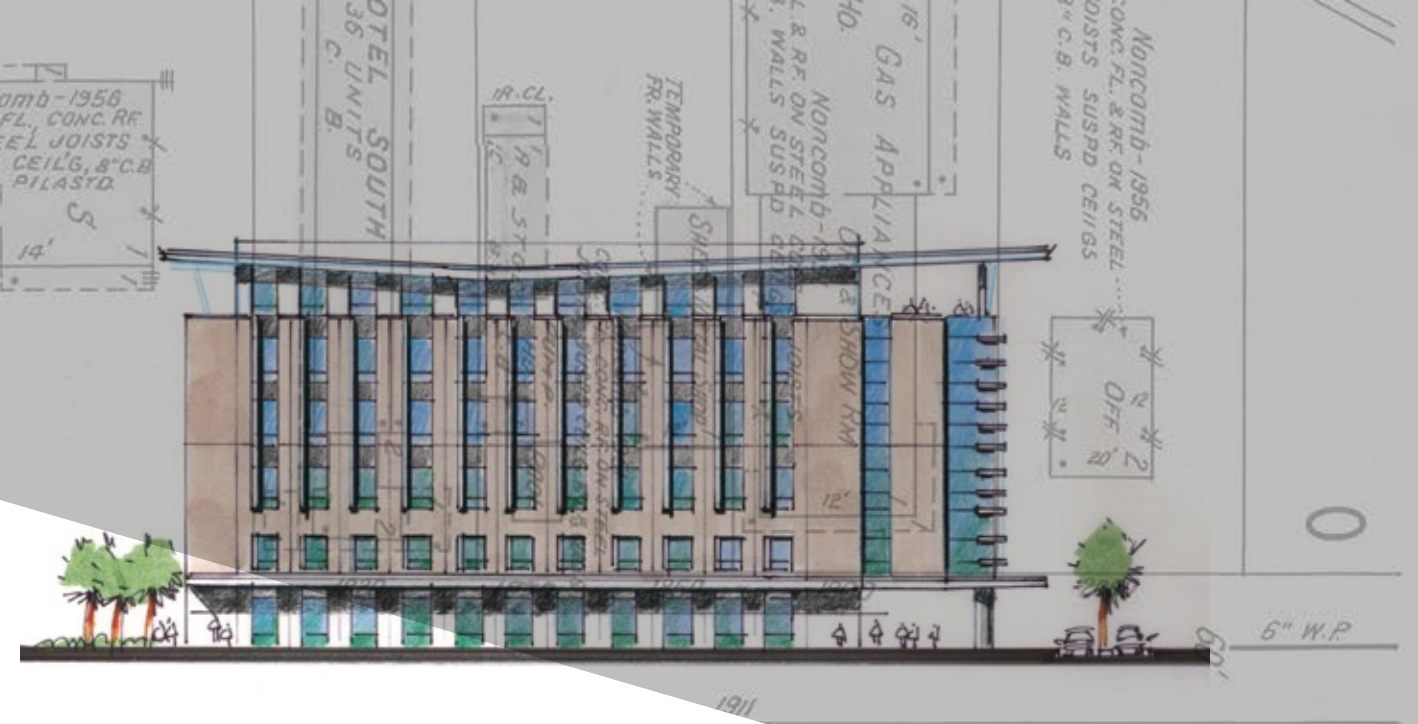
THE WOW FACTOR

- Orlando Health Cancer Institute is accessible in approximately 15 minutes, as are the Arnold Palmer Hospital for Children, home of the Congenital Heart Institute, and the Winnie Palmer Hospital for Women & Babies, the fourth-largest Level III Neonatal Intensive Care Unit in the nation.
- Nemours Children's Hospital, just 20-minutes from UMC in Lake Nona's Medical City, is ranked by U.S. News & World Report as one of the best children's hospitals in the nation in cancer, cardiology, and heart surgery, gastroenterology and GI surgery, neurology and neurosurgery, and orthopedics.
- HCA Healthcare, one of the nation's leading providers of healthcare services located just 20-minutes from UMC, is a learning health system that uses its more than 32 million annual patient encounters to advance science, improve patient care and save lives.
- AdventHealth Orlando has been recognized as the No. 1 hospital in Florida and the top in Orlando by U.S. News & World Report in 2020.
- Individuals within the area's demographic have visited a doctor 6+ times in the last 12 months.
- Medical spending in the project area is 13% higher than the state average, and 7% higher than the national average.

SHAPING THE FUTURE OF MEDICAL OFFICE BUILDING DESIGN

Upshot Medical Center at Mills Park (UMC) was designed to ensure adequate accessibility for employees, patients, families, and guests.

UMC offers convenient drop-offs, ample parking, and the ultimate accessibility with two separate covered patient drop-off areas upon arrival. With over 800 connected and covered spaces, best-in-class urban medical parking is widely available.



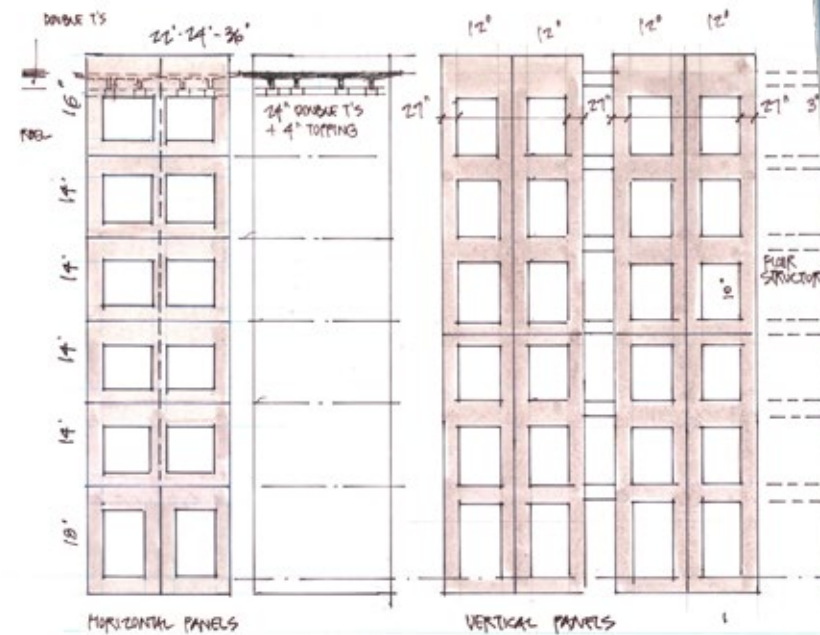


Equipped with state-of-the-art technology for modern-day medical services

- Ability to provide ACHA compliant surgical suites
- Two 10' (9'4" clear) gurney-sized traction elevators accessing all floors
- Designed for high-powered medical equipment, including all imaging technologies
- 480V/3,000-AMP electrical service servicing both buildings
- Back-up power infrastructure
- Chilled water HVAC system piped for expanded capacity.
- Bipolar Ionization for superior air quality and filtration
- Equipped with MERV 14 air filters
- On-site oxygen farm infrastructure

Sustainable Building Design That Maximizes Benefits and Improves Patient Experiences

- Class-A, LEED® designed to ensure a socially responsible, healthy environment
- Designed with All Concrete and Picturesque Structure
- More than 800 connected and covered parking spaces
- Pre-glazed curtain wall provides elegant aesthetic and ultra-thermal performance
- Outdoor courtyard and top-floor terrace to savor fresh air and nearby cultural enrichment
- Marquee signage available with visibility from bustling Mills Avenue
- Covered patient drop-off areas serving each building
- Over 5 parking spaces per 1,000 leasable sq. ft.
- Concierge-level services with private waiting areas and on-site security





STACKING PLANS

**Potential tenants include:*

- Ambulatory Surgical Center
- Specialty Treatment Center
- Imaging Centers
- Multi-Tenant Floors
- Medical Research & Development
- Medical & Executive Offices
- School for Higher Education Training and Research

SOUTH TOWER Available SF

Terrace Level – 14,668 SF

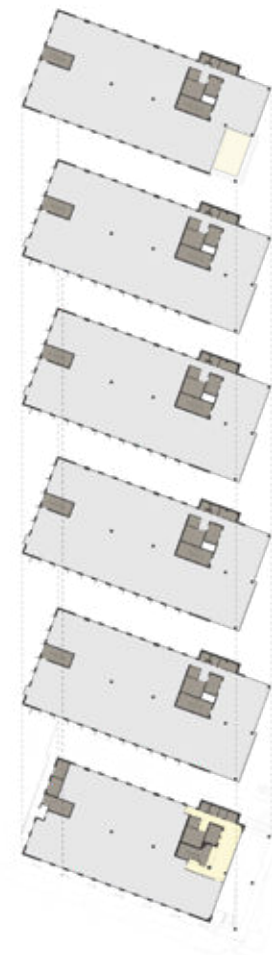
Level 5 – 15,066 SF

Level 4 – 15,010 SF

Level 3 – 14,946 SF

Level 2 – 14,890 SF

Level 1 – 10,998 SF



NORTH TOWER Available SF

Terrace Level – 14,767 SF

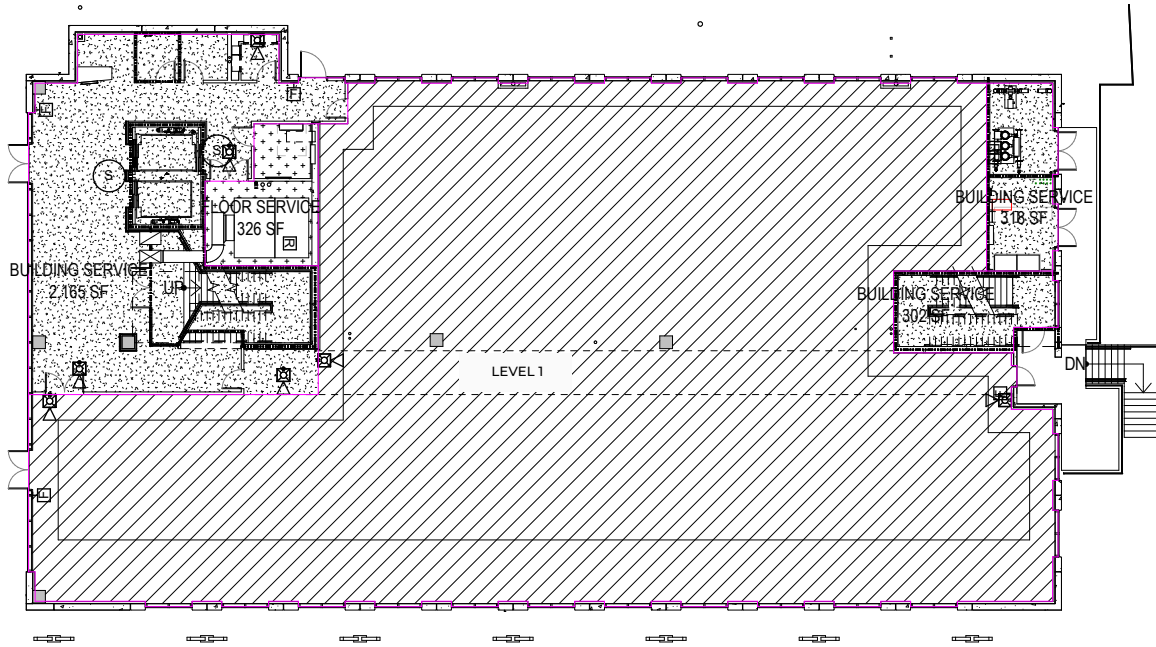
Level 4 – 15,111 SF

Level 3 – 15,047 SF

Level 2 – 14,991 SF

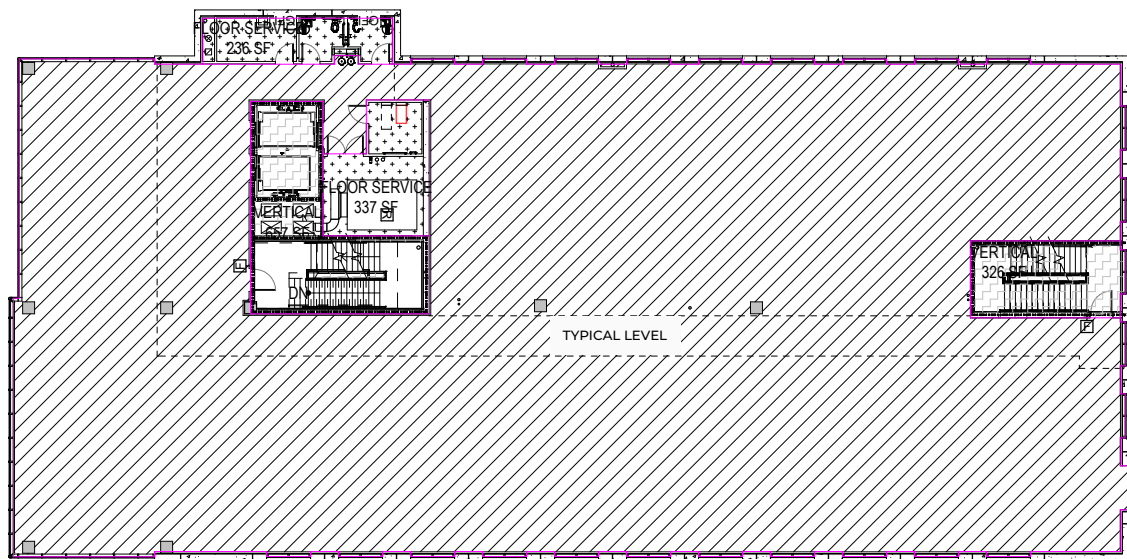
Level 1 – 11,072 SF



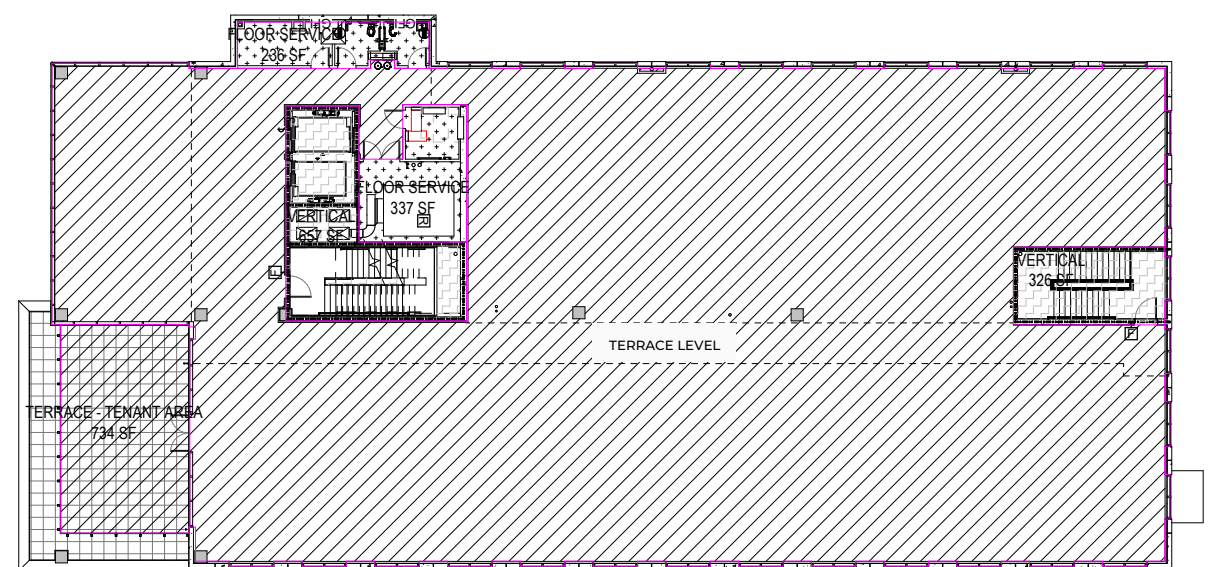


Area Plan | Level 1

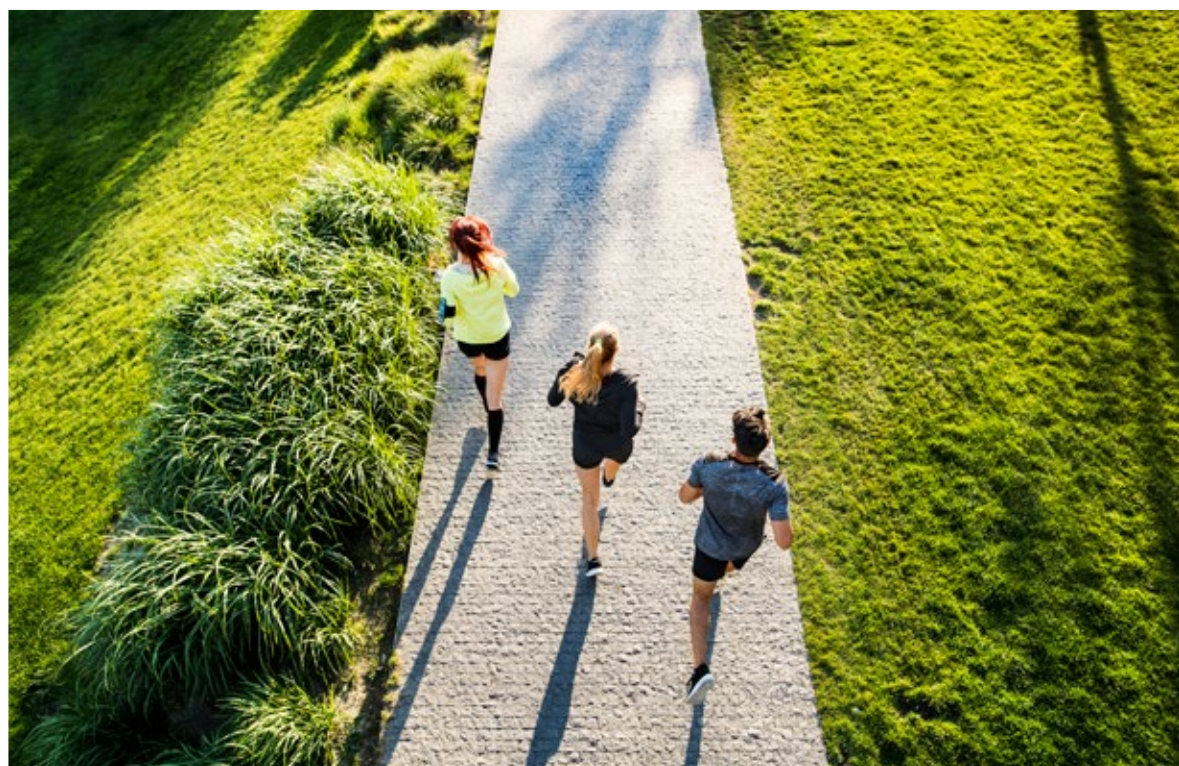
BUILDING FLOOR PLATES



Area Plan | Typical Level



Area Plan | Terrace Level



AN AWE-INSPIRING LOCALE

Nestled between picturesque parks, countless lakes, and charming neighborhoods, UMC's position is truly desirable. In the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, the Mills Park community is growing at the third fastest rate nationwide. It's known as a multi-cultural residential and business district with the best in health and wellness, world cuisine, and independent boutiques.

DYNAMIC DISTRICTS

For locals and newcomers alike, the area perfectly encapsulates the ultimate Orlando experience. Yes, Orlando boasts world-renowned attractions to visit often, but what makes UMC's locale so ideal are the surrounding districts. Winter Park, Baldwin Park, Audubon Park, Ivanhoe Village, College Park, and Downtown Orlando – gorgeous communities' rich with vibrant culture, fine dining, and highly-desirable neighborhoods, are just a jaunt away.

SKIP THROUGH THE URBAN TRAIL

Orlando is a city connected unlike any other, due in part to its new Urban Trail, which is 85% off-street. The 3-mile trail, beginning in Mills Park-neighboring Lake Highland, traverses sun-soaked greenspaces through the 45-acre Loch Haven Cultural Park. The park is home to Orlando's Cultural Corridor, where arts, science, and theatre intersect. Six lakes punctuate the trail's trip from Lake Highland to Winter Park. Orlando's Urban Trail also connects UMC to AdventHealth's sprawling Orlando campus, passing the Center for Digestive Health as it winds through the city.

VIBRANCY AROUND EVERY CORNER

- Conveniently located near the hub of the medical and life sciences innovation district.
- Charming nearby neighborhoods to put down roots, blossoming with outdoor wonders, lush with gardens, sparkling waterways, and walking trails.
- Mills Park and surrounding districts are home to countless award-winning independent restaurants and shopping destinations.
- Walking distance to Orlando's Cultural Corridor of art, history, and science museums.
- Nearby hidden gems like the effervescent Lake Ivanhoe Village neighborhood, and award-winning Audubon Park Garden District.
- Onsite Fresh Market grocery, apartments, art galleries, exceptional eateries, and retail.
- Mills 50 is a hub for coffee shops, trendy nightlife, and a swath of authentic Vietnamese restaurants.





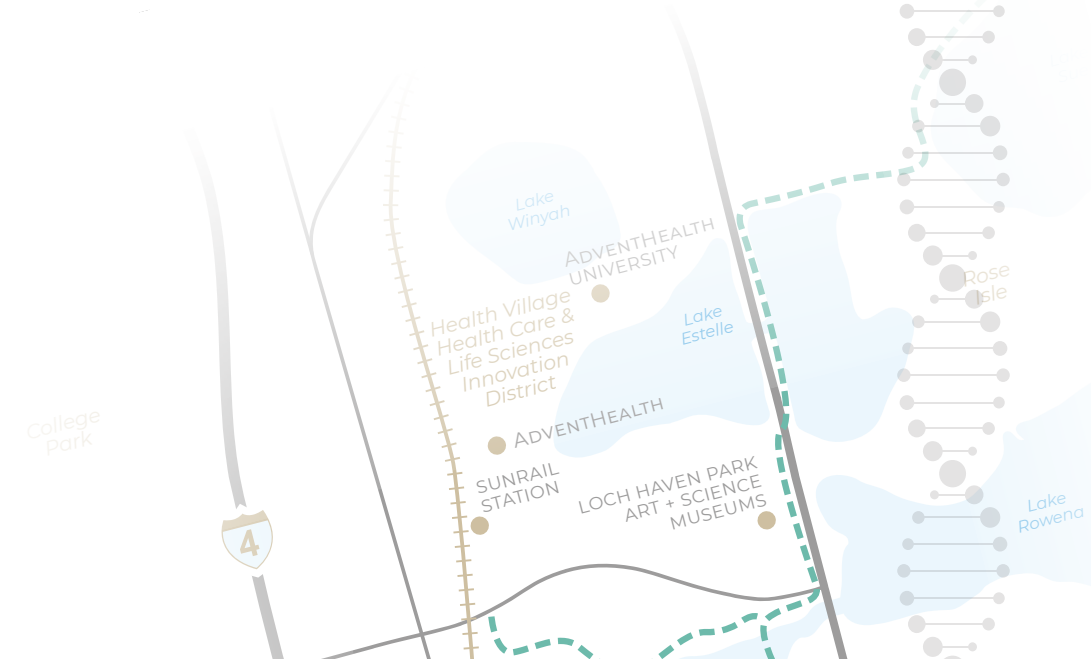
TRANSIT CHANNELS

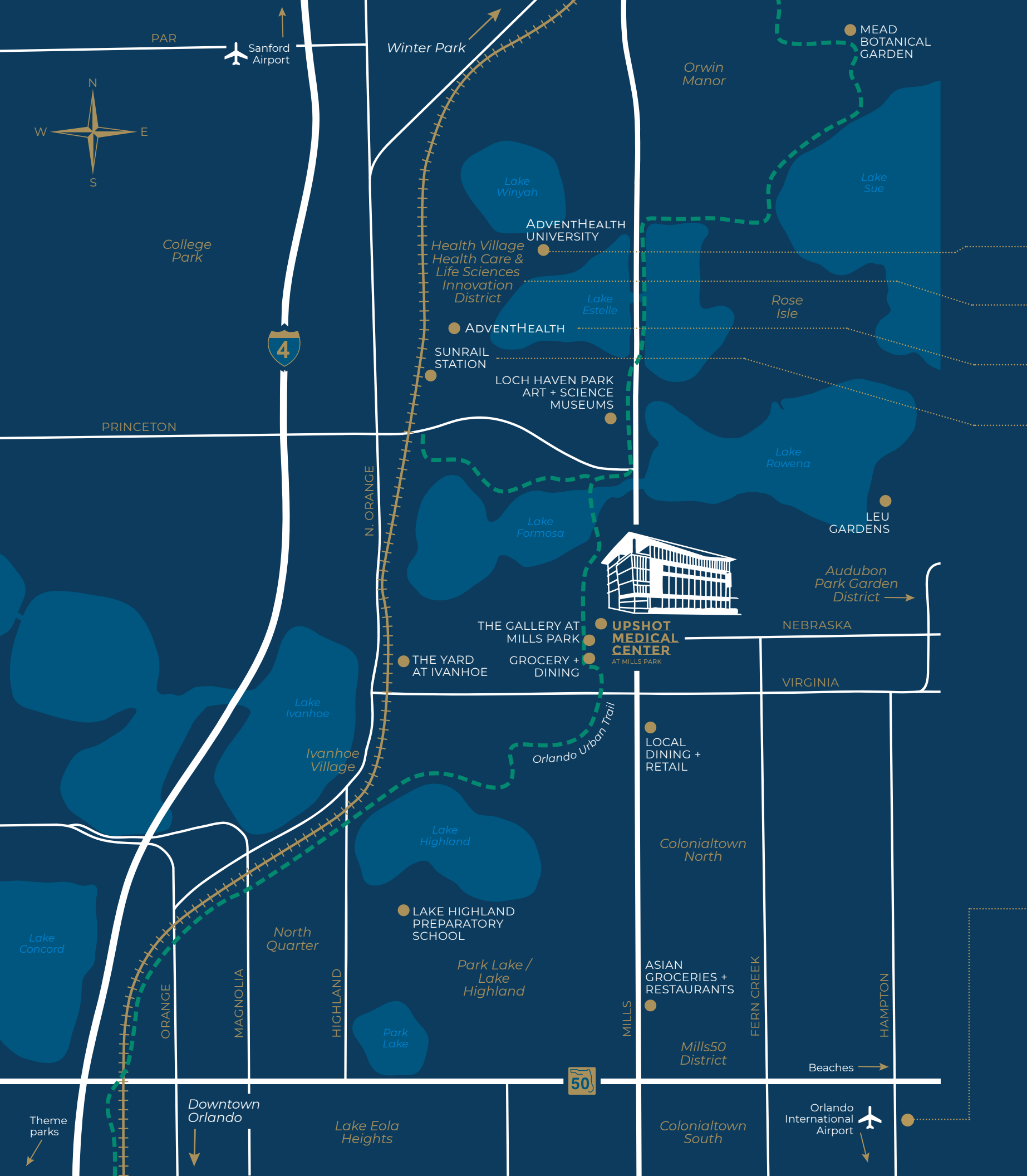
GETTING THERE IS HALF THE FUN

Whether skipping across town or embarking on a grand getaway, UMC's proximity to major highways and one of the country's largest international airports is exceedingly accessible. Both Interstate 4 and the East-West Expressway (S.R. 408) are just minutes from Mills Park.

Ranked No. 1 in the U.S. by USA Today in 2020, Orlando International Airport is less than 30 minutes away and is home to the new Intermodal Terminal Facility which is the future connector for inter-city rail, commuter rail, and light rail. The newly renovated Orlando Sanford International Airport is a second air route option, just 26 miles north.

SunRail journeys through the region and is in walking distance to UMC via the Urban Trail, located at Advent Health's Health Village Campus. SunRail operates over 49 miles with 16 stations through Orange, Seminole, Volusia and Osceola counties.





GOING THE DISTANCE

- 0.9 MILES** Walking Distance to AdventHealth University via Urban Trail

- 0.9 MILES** Walking Distance to Health Village healthcare & Life Sciences Innovation District via Urban Trail

- 0.9 MILES** Walking Distance to AdventHealth* via Urban Trail

- 0.9 MILES** Walking Distance to AdventHealth SunRail Station via Urban Trail

* AdventHealth Orlando in Health Village is an internationally renowned hospital that specializes in life-saving medical treatments, preventative care and pioneering research. UMC's walkability to Health Village provides immediate access to AdventHealth's Cancer Institute, Cardiovascular Institute, Center for Children, Center for Women, Center for Innovative Patient Care, Diabetes Institute, Digestive Health & Surgery Institute, Institute for Surgical Advancement Prototype Lab, Neuroscience Institute, Orthopedic Institute, and Transplant Institute. In addition, the AdventHealth Campus also provides Emergency Services, Genetic Testing, Imaging & Radiology, Lab Services, Pelvic Rehabilitation, Physical & Occupational Therapy, Psychiatric Services, Research & Development, and Surgical Services. It is also home to AdventHealth University and the Nicholson Center for Education.

- 1.3 MILES** Drive from Interstate-4 access

- 2.4 MILES** From Downtown Orlando, Lynx Central Station and Orlando Executive Airport

- 3.0 MILES** From the 408 interchange and from the AdventHealth SunRail station to the Winter Park Amtrak station

- 12 MILES** From the Florida Turnpike, 417 Interchange, and Orlando International Airport

- 21 MILES** From the 429 interchange

- 28 MILES** From Nemours Children's Hospital & HCA Healthcare

A LIFESTYLE MOST ONLY DREAM ABOUT

DELIGHT IN EXQUISITE DINING

Mills Park's culinary scene is the real deal. Several James Beard nominees: Prato, Luke's, Ravenous Pig, and Kabooki Sushi are within a 10-minute radius. Staple restaurants like Hawkers Asian Street Food, Black Rooster Taqueria, Tori Tori, and Tako Cheena, are just a short walk from UMC. After hours, watering holes like the Guesthouse and Sunroom are local favorites. Early risers should take note of the countless craft coffee outposts and cafes that call Mills Park home.

BE AWED BY EXTRAORDINARY ENTERTAINMENT

Orlando is overflowing with fun. Most travel from around the globe to visit our famed attractions.

Our locals get to discover thrills daily at our world-class theme parks. More than thrill rides, shows, and exhibits, The Walt Disney World Resort, Universal Orlando, and SeaWorld boast themed events and lively festivals. Animal lovers can come face-to-face with exotic species at SeaWorld's Discovery Cove, Disney's Animal Kingdom, or Gatorland. Expect enough entertainment in Orlando to last a lifetime.



Accessible via Interstate 4,
from Upshot Medical Center arrive at:

11 miles

Universal Orlando & Islands of Adventure

16 miles

SeaWorld, Aquatica, and Discovery Cove

18 miles

The Walt Disney World Resort

21 miles

Gatorland





Those seeking serene beaches and tranquil nature can head east to the Space Coast to enjoy Cocoa and Melbourne beaches. Head north on I-95 to relax at New Smyrna and Daytona Beaches. For space-junkies, NASA will blow one's mind – either by visiting Kennedy Space Center or watching a SpaceX Crew Dragon launch.

PARTY THE NIGHT AWAY

When the sun sets, the nightlife heats up throughout the City Beautiful. Savor hand-crafted cocktails in Thornton Park and Ivanhoe Village. Delight in laugh-out-loud fun in Winter Park and College Park's Irish pubs. Dance the eve' away in Downtown Orlando's legendary clubs or spark romance at its speak-easy lounges. No matter the mood, Central Floridians are afforded any evening experience they seek.

SHOP 'TIL YOU DROP

Retail therapy is a common pastime for Orlando style setters. The assortment is plentiful for fashionistas or collectors in search of a one-of-a-kind find. North of UMC, the Park Avenue shopping district is full of high-end boutiques, specialty stores, quaint cafes, and antique gems. The Mall at Millenia is Orlando's premier shopping destination. With flagship retailers, classic brands, and luxuries, the Mall at Millenia is the go-to source for fashion. Simply put, one could get lost in Central Florida's retail experience.





UNEXPECTED ORLANDO: A RICH CULTURAL EXPERIENCE

SET THE STAGE FOR THEATRE, FINE ART, AND SO MUCH MORE.

Within walking distance of Orlando's Cultural Corridor, the Mills Park neighborhood is at the intersection of arts and sciences.

Both the Orlando Museum of Art and the Orlando Science Center are accessible via the Urban Trail, as are the renowned Orlando Repertory Theatre, Shakespeare Theatre, and Orlando Ballet and School.

In Winter Park, art enthusiasts will be inspired by Rollins College's Cornell Museum of Art. Just a 10-minute drive from UMC in Downtown Orlando stands the Dr. Phillips Center for Performing Arts – one of Orlando's primary performance venues for Broadway shows that enlivens our region's economic health and success.

JOURNEY THROUGH AN OUTDOOR OASIS

Orlando offers numerous ways to cultivate a sound mind, body and spirit. Via the Urban Trail, parks and recreation are available a jaunt away from Mills Park. Stroll through Loch Haven Park, Leu Gardens, or Mead Gardens – botanical gardens full of majestic oak trees and bountiful flowers. The Mennello Museum of American Art is positioned on the beautiful shore of Lake Formosa. Discover historic sites by waterway by boat or paddleboard on Lake Virginia.

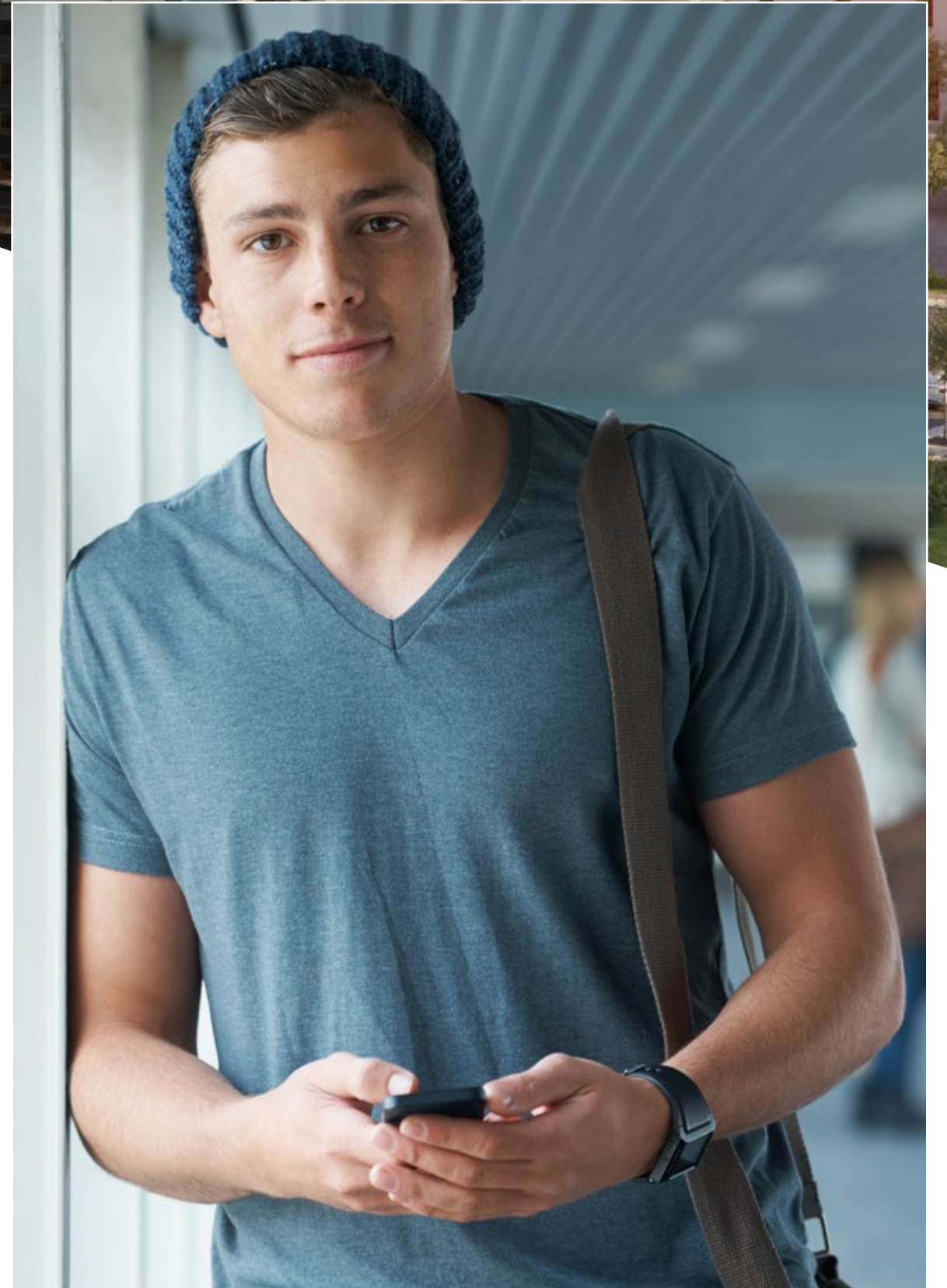
Orlando also offers a ton of unforgettable eco-friendly adventures — and there's never been a better time to immerse yourself in our greater outdoors. Gear up for a wild time and get away from it all with crystal-clear springs, kayaking, zip-lines, off-road adventures and more!

A ONE OF A KIND EDUCATION EXPERIENCE

It's mind-blowing to stop and think about those who attained their higher-ed-experience in Central Florida. Hundreds of thousands of Central Florida graduates are now running the world. Today, the bar has been raised even higher in our education field. The nation now knows Central Florida is a desired destination for innovation. From AdventHealth University, the University of Central Florida (UCF) and Valencia College to Rollins College and Full Sail University, Orlando offers dramatically different options for learners and leaders of all kinds.

Creative Village, which is the Downtown Orlando campus of the UCF and Valencia College, neighbors UMC. To the north, Winter Park is home to both Full Sail University and Rollins College, which is settled on the shores of Lake Virginia. In addition to the local colleges and universities, Orlando boasts top-rated public schools with the 5-county area. From the main campus in east Orlando to UCF Downtown, Rosen College of Hospitality Management to the Academic Health Sciences Campus, UCF students are taught and trained in the heart of its industry. UCF boasts 13 colleges and more than 230-degree programs. Valencia College has evolved into a multi-disciplinary college where students get both a small college experience with the value of its unique partnership with UCF.

Founded in 1885 by New England Congregationalists who sought to bring their style of liberal arts education to the Florida frontier, Rollins is a four-year, coeducational institution and the first recognized college in Florida. The average class size at Rollins is 17, and the student-to-faculty ratio is 10:1. Full Sail University offers associate's, bachelor's, and master's degree programs designed for the world of entertainment, media, arts, and technology. Full Sail's approach is centered on real-world industry experience.





BEST IN CLASS

- AdventHealth University offers over 20 undergraduate and graduate degrees from associate to doctorate level.

- For 25 consecutive years, U.S. News & World Report has ranked Rollins College among the top 2 regional universities in the South.

- Valencia College offers an affordable education with smaller campuses and class sizes

- UCF ranked among the top 30 cybersecurity programs in the nation.

- Full Sail University counts numerous Academy Award and Grammy winners among its alumni.

- **Forbes ranked the Rollins College Crummer Graduate School of Business the No. 1 MBA program in Florida.**

- UCF has the No. 2 emergency and crisis management graduate program in the nation in 2020, according to U.S. News & World Report.

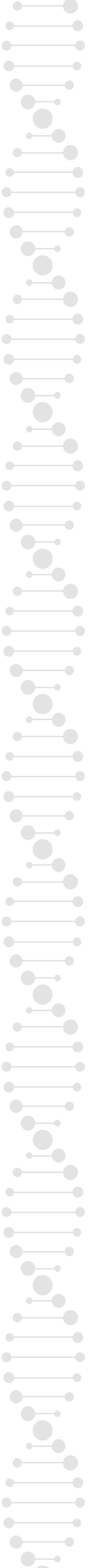
- UCF is home to the No. 1 graduate game design program in North America in 2020, according to The Princeton Review and PC Gamer.



Upshot is a vertically integrated private equity real estate platform with business-units focused on the management of our discretionary funds, real estate development and construction operations, and our asset management and property management operations. We are a group of investment, financial, real estate, construction, and legal professionals that delivers world-class services while maintaining a boutique-firm culture. At Upshot, we help shape the communities in which we are present by deploying our entrusted and flexible capital, and providing our development and construction expertise, in meaningful and impactful ways. We recruit and develop extraordinary people who embody our culture and share our passion for results, hard work, and operational excellence.

With over 17 years in the medical and healthcare industry, Upshot uses its sector expertise to focus on every design and construction detail so that we deliver the ultimate user-experience within our best-in-class healthcare projects. Our approach to each Upshot healthcare project starts with a practice and patient-centered design and a program built around each facility's intended capabilities, systems, technology, and functionality. From design to construction completion, we obsess about every detail so that Upshot's users and tenants can thrive in their business endeavors and recruit the best talent in each market. Upshot partners with healthcare systems and other healthcare related companies to bring compelling value and solve their real estate objectives. Contact us to partner with Upshot on your healthcare real estate needs today.

DELIVERING LASTING VALUE BY DESIGN





Our unwavering client-centric, proactive, accessible, and responsive approach to brokerage services is what sets Jamison Commercial Partners apart from the competition. When we opened our doors in 2018 our objective was, and still is, to continue building long-term relationships with our clients and never let fees drive outcomes. By adhering to this core principle, we are always guided by our clients' best interests, and as a result, many of our clients have been able to add more sophisticated and profitable projects to their personal real estate portfolios.

Our team has a full-service approach to every assignment, with the goal of delivering a complete solution to our clients' real estate needs. In representing our clients, Jamison Commercial Partners utilizes extensive market research and intelligence to develop specific strategies and customize a results-driven action plan.

The entire Jamison Commercial team works together, combining our varied backgrounds, experience, and approaches to achieve success on behalf of each of our clients in every transaction. We pride ourselves on our integrity and treat each opportunity as if it was our own. We are proven dealmakers who are responsive to our clients and always strategically focused on big-picture, long-term partnerships.

Each member of our team has unique experience and distinct responsibilities, but all are deeply integrated in all company projects. This is central to our all-inclusive approach to every aspect of commercial real estate. In today's environment, all clients benefit from the knowledge and expertise of each member of our team.

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AT MILLS PARK

INVESTMENT IN KNOWLEDGE
PAYS THE BEST INTEREST
Benjamin Franklin





UPSHOT MEDICAL CENTER

AT MILLS PARK

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