



WESTCOURT
DOWNTOWN ORLANDO

Where Innovation Meets Lifestyle: A Headquarters Designed for the Future of Work

WHERE DOWNTOWN ORLANDO COMES TOGETHER



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FOUNDRY
COMMERCIAL



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EXECUTIVE SUMMARY

Foundry Commercial is proud to present the extraordinary opportunity to lease office space at Westcourt Downtown Orlando, an iconic mixed-use, sports & entertainment district development adjacent to Kia Center – home to the Orlando Magic. The 8.5-acre, 1,000,000 square foot project is being developed by industry leaders in entertainment and sports venue adjacent developments, JMA Venture and Machete Group in partnership with the Orlando Magic ownership.

The development team has designed a tightly integrated project at the center of Downtown Orlando's sports & entertainment venues that will include:

1. A 265-key Kimpton-branded lifestyle hotel spanning 11 stories
2. 269 high-rise residential units
3. 3,500-capacity Live Nation operated live events venue
4. 125,000 square feet of entertainment and dining – focused retail
5. 310,000 square feet of Class A office space
6. 1.5 acres of flexible green space
7. Significant digital and static signage
8. 1,140 parking stalls located within a seven-story, free-standing garage

The fully entitled and designed project will be breaking ground in 2026 and opening late 2028.



DEVELOPMENT OVERVIEW

A 1,000,000-square-foot mixed-use project located in downtown Orlando, featuring high-rise residences, a full-service hotel, office and meeting spaces, experiential dining and retail shops, a dynamic live events venue, and on-site parking – all steps away from Kia Center.

265-KEYS

Full-Service Hotel with 16,000 SF of Indoor Meeting & Conference Space

269-UNITS

Luxury High-Rise Residential

3,500-CAPACITY

Live Events Venue

310,000 SF

Class A Office Space

125,000 SF

Retail and Food & Beverage Space

1.5 ACRES

Landscaped outdoor green space

1,140-STALL

Parking garage

A UNIQUE URBAN DESTINATION TO LIVE, WORK, PLAY

PARKING



OFFICE LOBBY



OUTDOOR SPACE

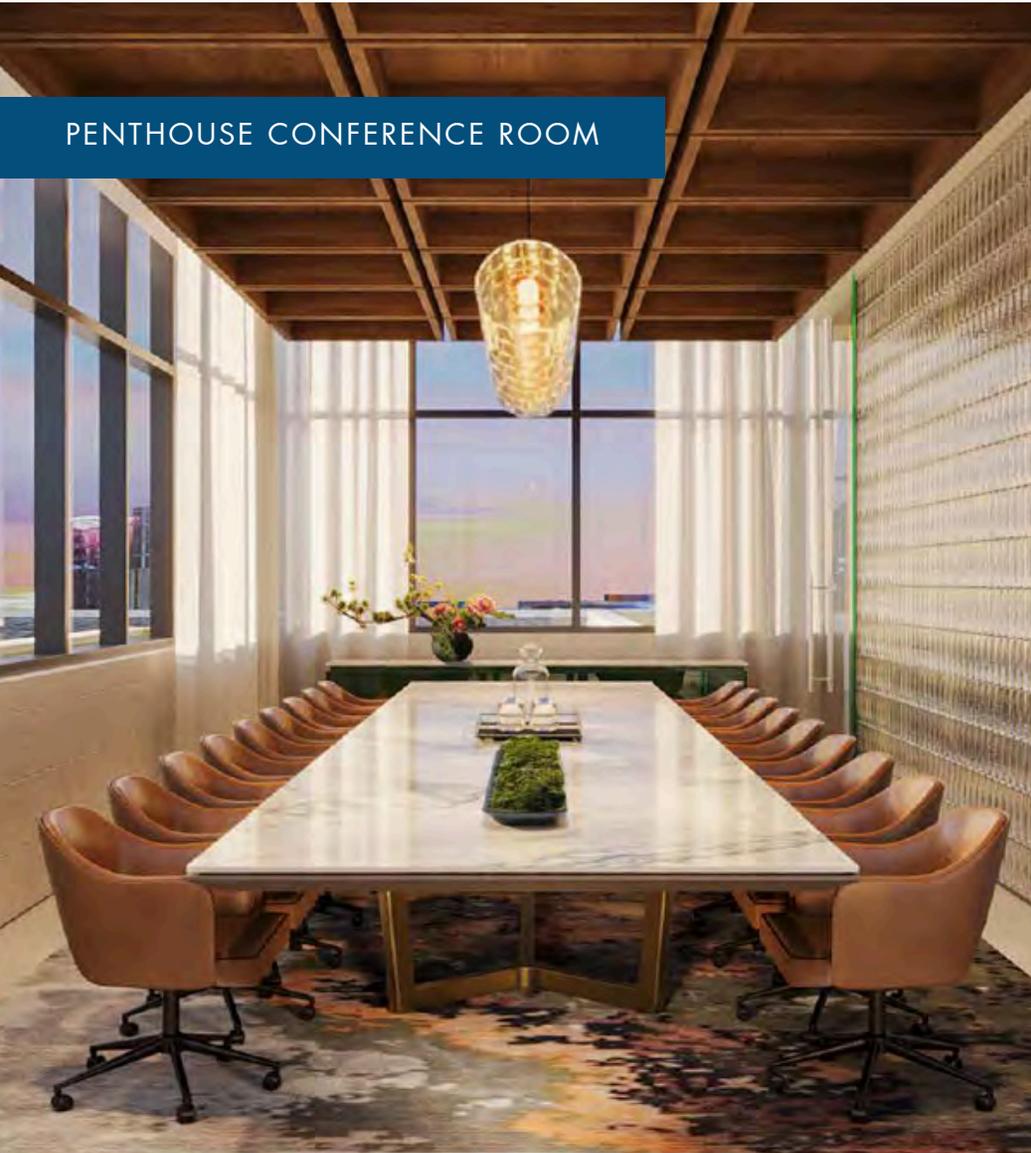


DINING & RETAIL



CREATE A WORLD-CLASS EMPLOYEE EXPERIENCE

PENTHOUSE CONFERENCE ROOM



SKYLINE-FACING CO-WORKING SPACE



CO-WORKING LOUNGE



THAT IS DESIGNED FOR INNOVATION & COLLABORATION



AMENITY BAR FOR HAPPY HOURS

A modern amenity bar with a curved ceiling, recessed lighting, and a long counter with high-top stools. Large windows on the left offer a view of a city skyline at dusk.



FLEXIBLE SPACE TO CELEBRATE

A large, multi-level event space with a glass railing on the upper level. The lower level is filled with round tables set for a formal dinner or event. A basketball hoop is visible in the background.



OR HOST COMPANY ALL-HANDS

A large, open-plan event space with round tables set for a formal dinner or event. A basketball hoop is visible in the background. Large windows on the right offer a view of a city skyline at dusk.

BUILDING AMENITIES

- On-site property management
- Most efficient floor plates in the CBD
- 17,000 SF rooftop amenity, including a 6,000 SF sport court/signature event space
- Tenant lounge
- Outdoor terrace
- Fitness facility with locker rooms
- Wifi included
- Co-tenants include Orlando Magic & Solar Bears

URBAN LIVING ROOM / LIFESTYLE RETAIL

- 1.5 acres of flexible green space
- 125,000 square feet dedicated to entertainment, dining, and retail - 15 outlets ranging from fast-casual fare to formal dining

VARIETY OF MEETING & CONFERENCE SPACES

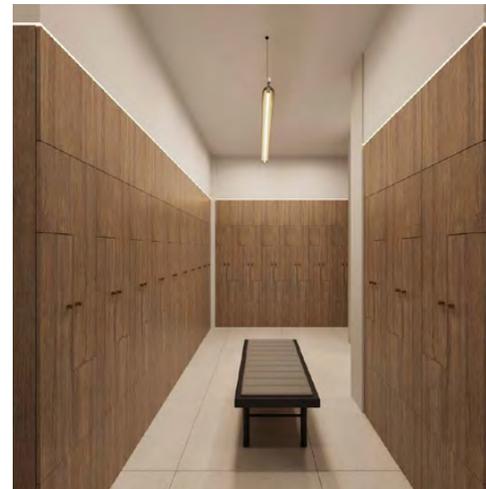
- Office rooftop amenity: 6,000 SF with 400 person seated banquet capacity
- Hotel: 16,000 SF including 600 person seated banquet capacity
- Live Event Venue: 1,000 person seated banquet or 1,900 person "TED talks" capacity

ADJACENT TO PUBLIC TRANSPORTATION OPTIONS

- SunRail and Brightline connect Downtown Orlando with greater Central Florida and Miami

MARKETING OPPORTUNITIES

- Cross-marketing opportunities with exciting, next-generation entertainment and food and beverage tenants
- Ability to be marketed on project signage to a projected 3.4 million visitors per year, 135,000 vehicles per day on I-4, and a national audience during televised events
- Advanced mobility center on ground floor of parking garage including dedicated ride-share drop-offs



ACCESS A BEST-IN-CLASS ROOFTOP AMENITY

Elevating the corporate experience, the Westcourt office building will include a rooftop amenity sprawling 17,000-square-feet and features:

- 6,000-square-foot, glass-enclosed sport court/event space
- fitness facility with dedicated yoga room and lockers
- tenant lounge
- conference room and co-working space
- outdoor terrace



FLOOR PLANS

SINGLE-TENANT OPTIONS



Floorplan is for marketing purposes only and may not reflect the actual layout.

TRADITIONAL OFFICE

FLOOR PLANS

SINGLE-TENANT OPTIONS

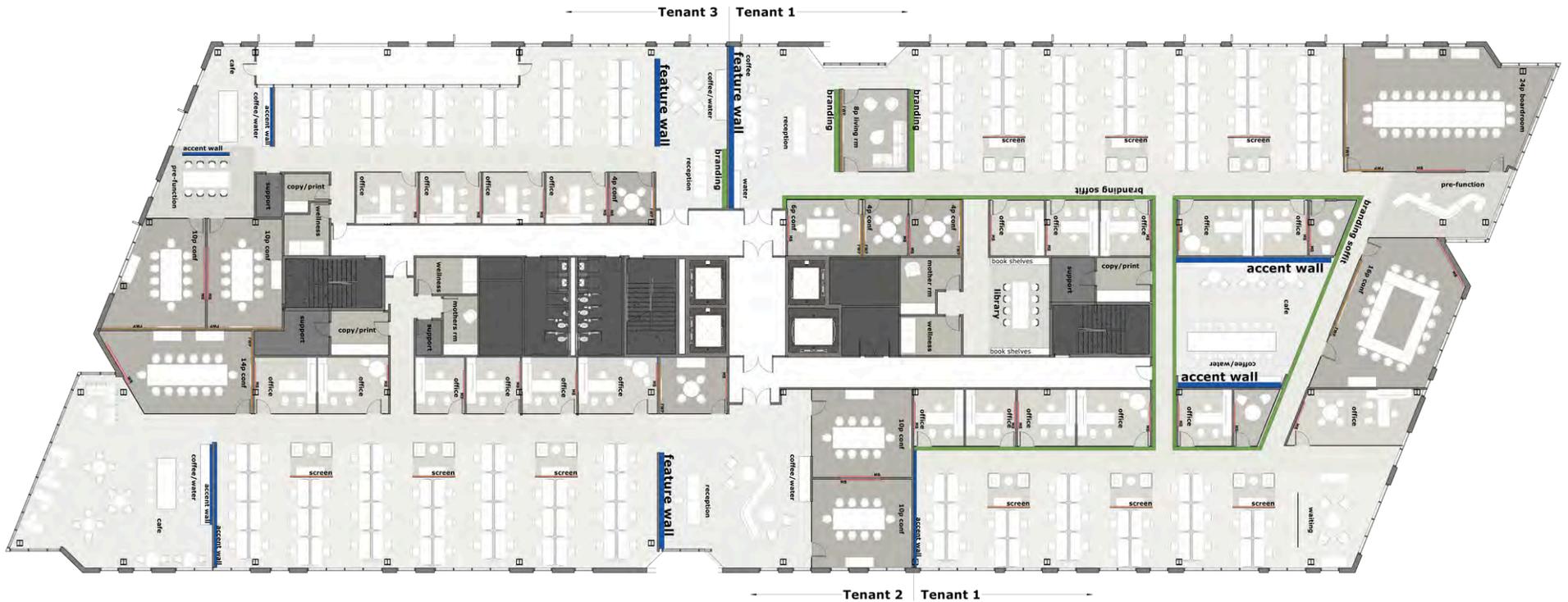


Floorplan is for marketing purposes only and may not reflect the actual layout.

CREATIVE OFFICE

FLOOR PLANS

MULTI-TENANT OPTIONS



Floorplan is for marketing purposes only and may not reflect the actual layout.

CREATIVE OFFICE

DEVELOPMENT LOCATION

IDEALLY LOCATED IN DOWNTOWN ORLANDO

Westcourt is located in the heart of downtown Orlando and will be in close proximity to major venues across world-class professional sports (including the Orlando Magic and Orlando City Soccer), entertainment, and performing arts.



1,000,000 SQ FT



ADJACENT TO 20,000 CAPACITY KIA CENTER



ONE BLOCK FROM INTER&CO (25,000 CAPACITY)



THREE BLOCKS FROM UCF-DOWNTOWN (8,000 STUDENTS)

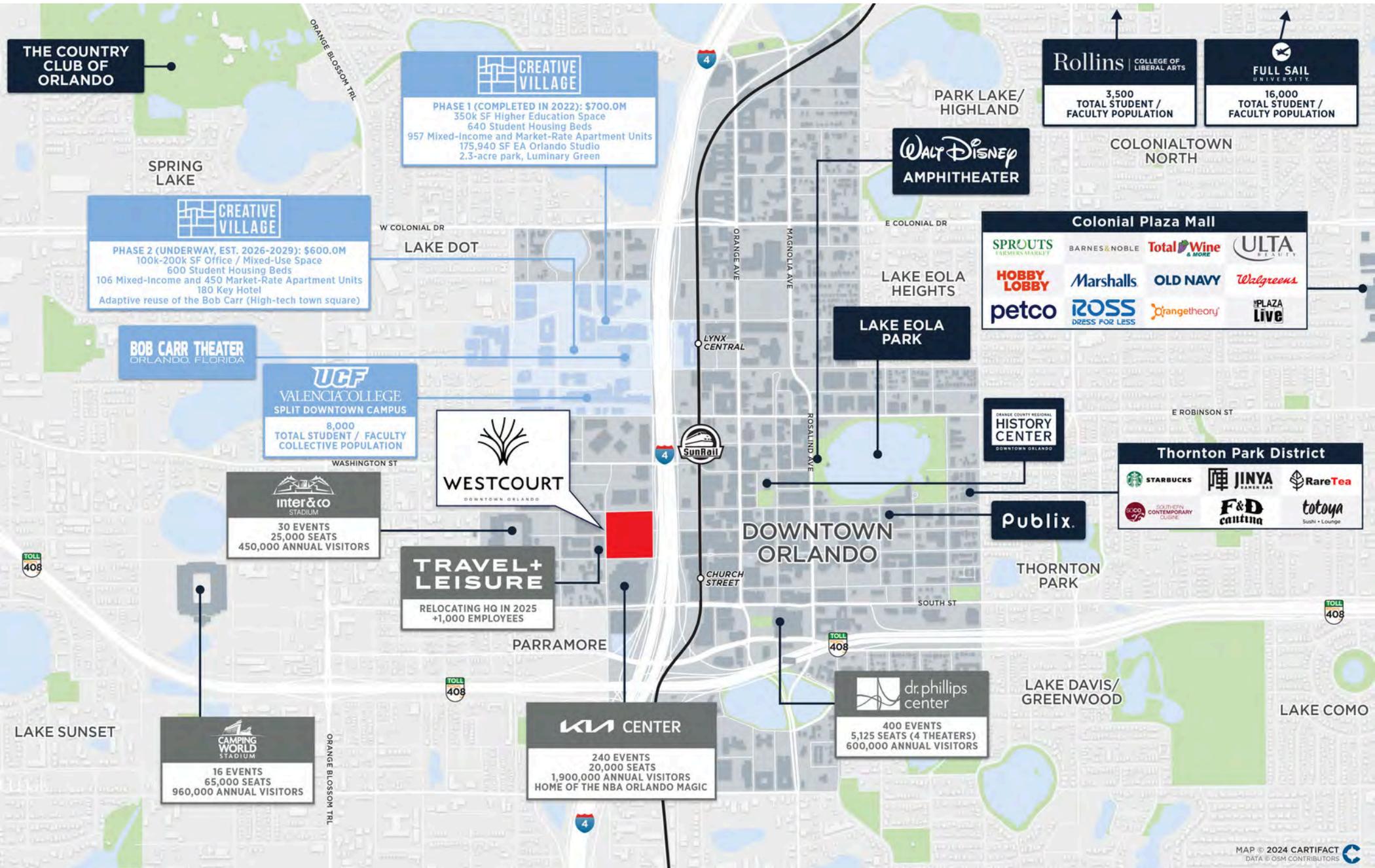


LARGE, GROWING DOWNTOWN MILLENNIAL POPULATION

KEY DOWNTOWN TENANTS



DEVELOPMENT LOCATION



DOWNTOWN ORLANDO

Downtown Orlando is home to the Kia Center (20,000 seats), Dr. Phillips Center for the Performing Arts (4,500 seats), Inter&Co Stadium (25,000 seats), and Camping World Stadium (65,000 seats).

Together these venues host 343 unique annual events a year across 241 event days and drive 4.5 million in attendance each year.

HOME TO 300+ ANNUAL EVENTS

41

Orlando Magic Games

30

MLS/NSWL Games

3

College Bowl Games

130+

Live events at new venue

150+

Additional live entertainment events



BY THE NUMBERS

80K Employees

40K Residents

9K Students

\$4.4B Current Downtown Development



VENUES WITHIN CLOSE PROXIMITY



KIA CENTER

Walk time	1 minute
Capacity	20,000

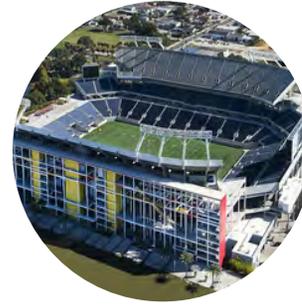
- Orlando Magic
- Orlando Solar Bears
- Concerts / Performances
- Private events
- E-Gaming Tournaments



INTER&CO STADIUM

Walk time	5 minutes
Capacity	25,500

- Orlando City Soccer (MLS)
- Orlando Pride (NWSL)
- International matches
- 30 MLS/ NWSL Games



CAMPING WORLD STADIUM

Drive time	3 minutes
Capacity	60,219

- 3 annual College Bowl games
- Monster Jam
- WrestleMania



WESTCOURT MUSIC VENUE

Walk time	Onsite
Capacity	3,500

Westcourt's new music venue plans to host over 200 events per year

VENUES WITHIN CLOSE PROXIMITY



DR. PHILLIPS CENTER FOR THE PERFORMING ARTS



CREATIVE VILLAGE



THE CANOPY

Walk time 5 blocks

Capacity 5,125

Drive time 3 minutes

Hosts 8,000 students

Walk time 1 minute

- Broadway shows
- Live shows / performances
- Educational programs

Education and technology cluster in a transit oriented development

- University of Central Florida Downtown campus
- EA Sports Eastern Headquarters
- Florida Interactive Entertainment Academy
- Starter Studio Business Accelerator
- Valencia College Campus

Programmed recreational park & event space under I-4



PROJECT SCHEDULE



ENTITLEMENTS
COMPLETE



CONSTRUCTION DRAWINGS
COMPLETE



BREAKING GROUND
2026



PERMITTING
IN PROGRESS



HOTEL, RETAIL & LIVE VENUE
1H 2028



OFFICE
2H 2028



RESIDENTIAL
2H 2028

DEVELOPMENT TEAM



Machete Group is an advisory firm providing venue development, transactional, and organizational strategy services to clients in sports, entertainment, and real estate development.



MA is a full-service commercial real estate development and investment firm headquartered in San Francisco with offices and teams across the United States.

PAST RELEVANT EXPERIENCE



DOWNTOWN COMMONS
SACRAMENTO, CA



BSE GLOBAL HQ
BROOKLYN, NY



CHASE CENTER/THRIVE CITY
SAN FRANCISCO, CA



FAIRMONT HERITAGE PLACE
SAN FRANCISCO, CA



ROOF @ PONCE
CITY MARKET
ATLANTA, GA



KIA CENTER
ORLANDO, FL



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