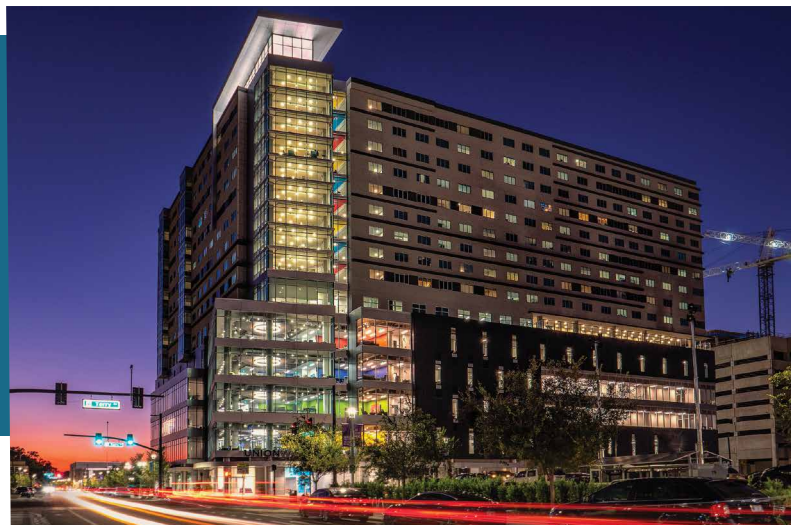




Creative Village builds on the success of Orlando's technology and innovation economy by transforming 68-acres of city-owned land into a mixed-use, transit oriented, urban Innovation District anchored by the regional headquarters for Electronic Arts, Inc. (EA) and the UCF Downtown and Valencia College Downtown campus alongside other high-tech and creative companies and a diverse mix of students, employees and residents.

When complete, this high quality, sustainable neighborhood will represent more than \$1.5 billion in new development and a dynamic mix of uses including:



1,200,000
square feet
office/creative space

750,000
square feet
higher education
space

150,000
square feet
retail/commercial
space

1,500
residential units

1,500
student
housing beds

225
hotel rooms

PHASE I DEVELOPMENT UNDERWAY

Phase I is under construction and represents nearly \$690 million in investment with over 350,000 square feet of higher education space, 175,940 square feet of office space, 965 multi-family units and 640 student housing beds.

Opened Summer 2019:

- 148,000 square foot Dr. Phillips Academic Commons, classroom building for UCF Downtown and Valencia College Downtown
- Renovation of the 115,000 square foot UCF Communication and Media Building
- UnionWest, a 640-bed purpose-built student housing development with 105,000 square feet of academic space for UCF and Valencia
- Amelia Court, a 256-unit mixed-income apartment community

Opening 2020/2021:

- The Julian Apartments, a 409-unit market rate apartment project, under construction
- Modera at Creative Village, a 292-unit market rate apartment project, being developed by Mill Creek Residential
- 175,940 square foot regional headquarters for EA
- 2.5-acre Central Park

Phase I includes two of the largest privately financed buildings in the history of Downtown Orlando: \$105 million UnionWest co-developed by Ustler Development, Inc. and DEVEN and \$108 million The Julian Apartments co-developed by Ustler Development, Inc. and The Allen Morris Company.

**IN DOWNTOWN
ORLANDO:**

nearly
\$5 BILLION
investment underway

94.4%
apartment
occupancy rate

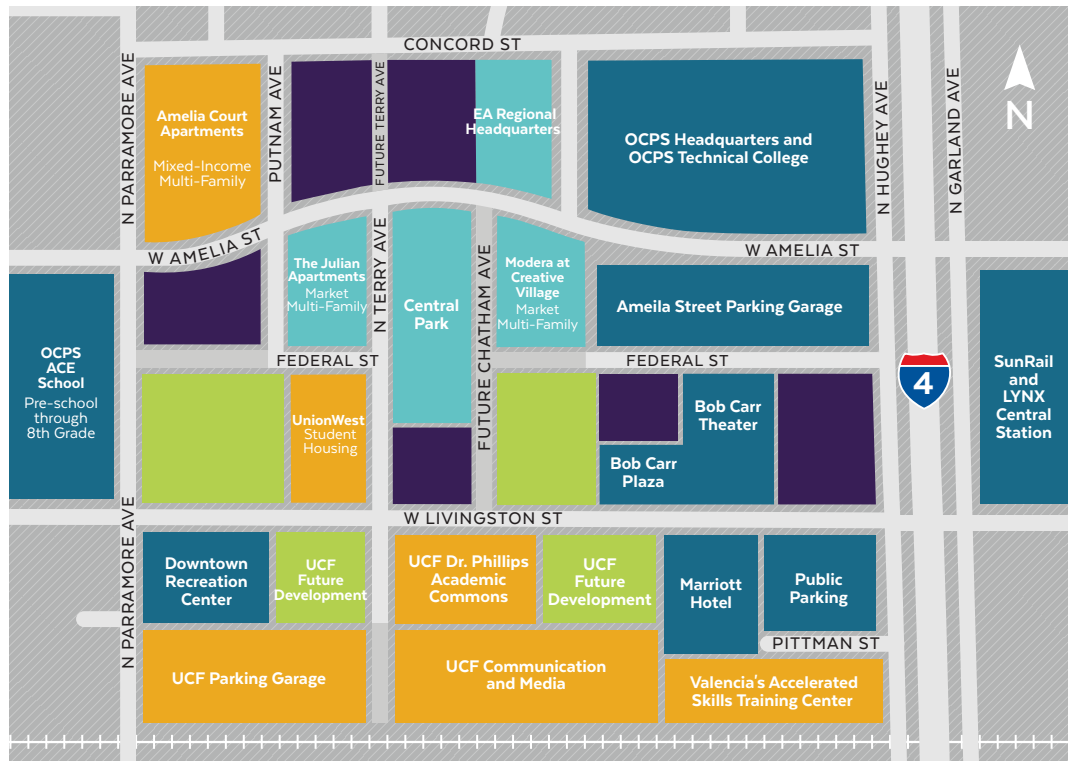
\$74,682
average
household
income

80,047
jobs

Named the
#4
market to watch in 2019 by
the Urban Land Institute

CONCEPTUAL MASTER LAND USE PLAN

-  Existing Community Assets
-  Phase I Development Completed
-  Phase I Development In-Progress
-  Phase I Development Proposed
-  Future Development



UCF DOWNTOWN AND VALENCIA COLLEGE DOWNTOWN

The new campus opened in August 2019 and 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.



EA ORLANDO

Electronic Arts, Inc. (EA) is moving their regional headquarters to Creative Village in October 2021. EA has signed a long-term lease for a privately developed, 175,940 square foot office building and will bring 800-1,000 high-wage jobs to Downtown Orlando. This is the largest corporate relocation in Downtown Orlando in decades and an important component of the new Innovation District.

PUBLIC/PRIVATE PARTNERSHIP

Creative Village is a public/private partnership between the City of Orlando and the Master Developer, Creative Village Development, LLC, which is a joint venture between Banc of America Community Development Corporation and a local team led by Ustler Development, Inc. Creative Village Development, LLC controls the land via a long-term Master Development Agreement and Purchase Option Agreement that runs through 2031.



Learn more about the development, project team and real estate opportunities at creativevillageorlando.com.