



Millenia Park[®]

ORLANDO

DEVELOPED BY

MIR[™] Developments





Millenia Park - Artist's Conceptual Rendering

THE NEW GENERATION

Introducing Millenia Park, a stunning eight-building development featuring 960 residential units and 25,000 SF of retail space.

Located in one of Orlando's most desired areas, Millenia Park is in close proximity to Orlando's luxury shopping destination, Millenia Mall, and only two miles away from Universal Studios' highly anticipated new theme park, Universal Epic.

Millenia Park's residential units feature modern amenities and thoughtfully-designed recreational areas, making it the ideal home for a sophisticated, family-focused clientele.

Millenia Park's generous retail storefronts and high density foot traffic are ideal for tenants looking for a competitive space in Orlando's burgeoning real estate market.



MILLENIA PARK OVERVIEW

960

units.

25,000

SF of retail space.

Situated on

43

acres.

Approximately

1,200,000

SF.



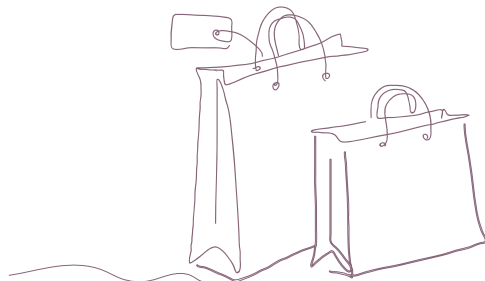


Town Center - Artist's Conceptual Rendering

WHY MILLENIA PARK?

LOCATION

- Millenia Park is located just one mile from the premier luxury shopping mall, Millenia Mall, and one and a half miles from the Premium Outlet Mall
- Universal Orlando's newest theme park, Epic Universe, is located only two miles away
- Located near Interstate I-4, Millenia Park will benefit from the highway's expansion, certain to bring new jobs and developments to the area

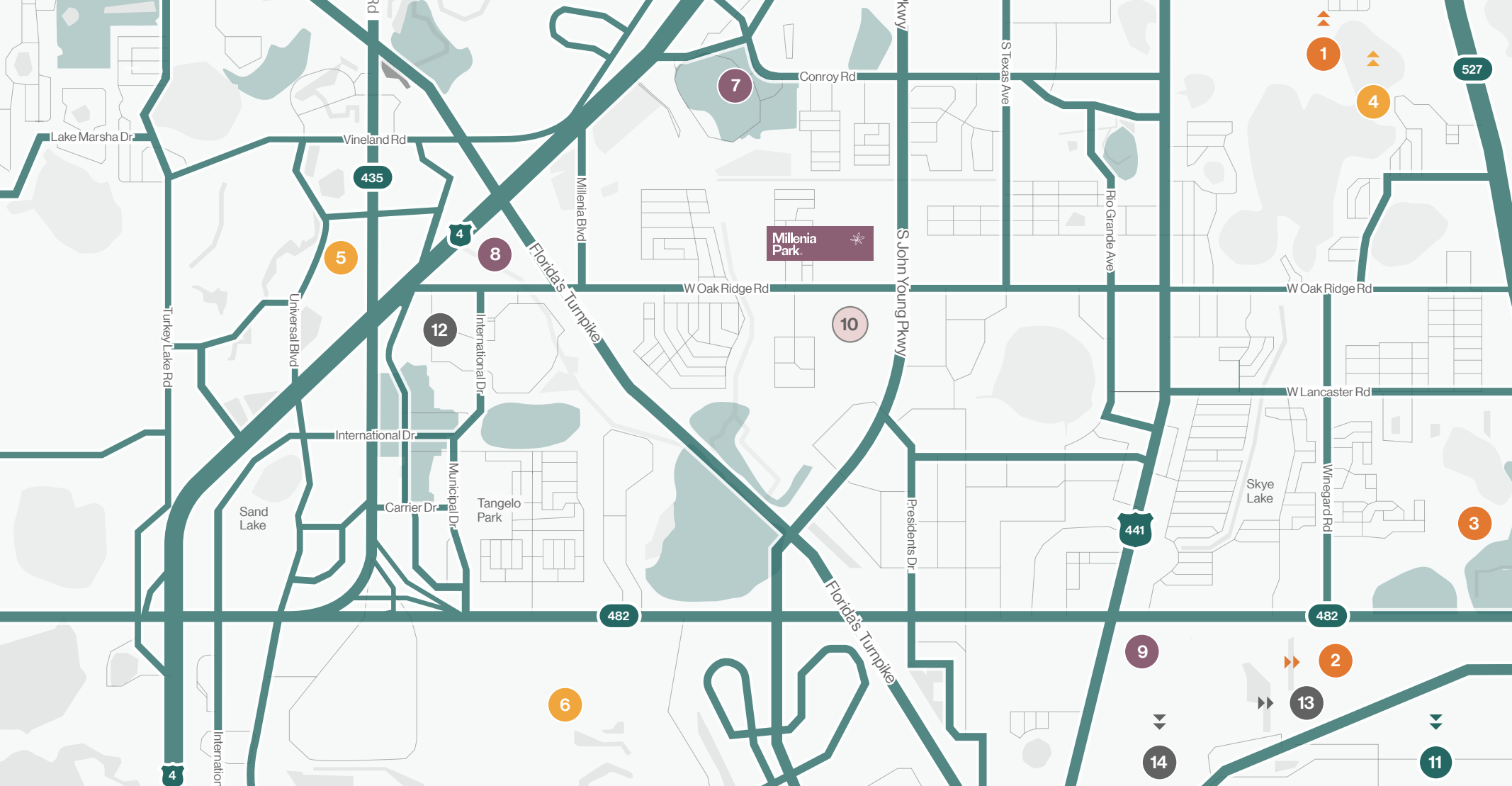




Universal Studios



Orlando International Airport



SITES OF INTEREST

Transportation

- 1 LYNX Central Station
7.6 miles
- 2 Orlando International Airport
10.1 miles
- 3 Sand Lake Sun Rail
7.5 miles

Parks & Activities

- 4 Downtown Orlando
7.7 miles
- 5 Universal Studios
2 miles
- 6 Universal Epic
2 miles

Shopping

- 7 The Mall at Millenia
1 mile
- 8 Orlando Premium Outlets
1.5 miles
- 9 The Florida Mall
2.5 miles

Schools

- 10 Westridge Middle School
0.3 miles

Hospitals

- 11 Orlando VA Lake Nona
15 miles

Other

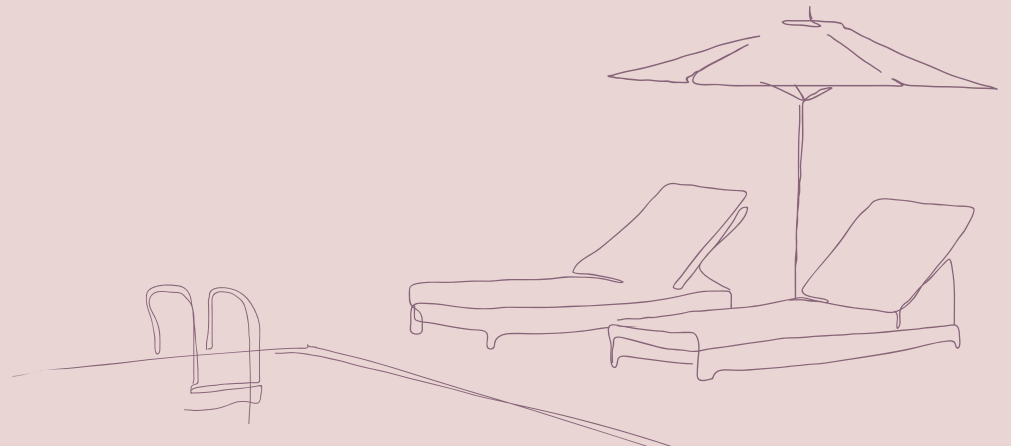
- 12 International Drive
1.5 miles
- 13 Brightline Station (under construction)
10 miles
- 14 Amazon Warehouse
11.2 miles

EVERYTHING YOU EVER WANTED

AMENITIES/LIFESTYLE

Millenia Park offers modern amenities, recreation areas, and generous retail storefronts designed to foster a sense of community in one of Orlando's most desirable neighborhoods. Residents can enjoy:

- Luxurious resort-style pool
- An elegant Club House perfect for special events
- Fully-equipped indoor fitness center with cardio area overlooking the pool
- Tennis courts
- Waterfront lakeside park running trail
- Modern kids park and playground
- Enclosed dog park
- Dog-friendly community
- State-of-the-art security systems and cameras





Clubhouse Exterior Pool - Artist's Conceptual Rendering



METROPOLITAN COMFORT

INTERIORS/FEATURES

Millenia Park's design-forward interiors have been meticulously crafted to appeal to discerning tenants.

High-end fixtures and amenities include:

- European-style kitchens with high-efficiency stainless steel appliances and granite countertops
- Bathrooms with contemporary fixtures and mirrors
- Spacious walk-in closets in most of the units
- Carefully designed open floorplans with 9' ceilings





Living Room & Kitchen - Artist's Conceptual Rendering

Designed to maximize natural light and optimize available square footage, Millenia Park offers different floor plans for every kind of tenant.



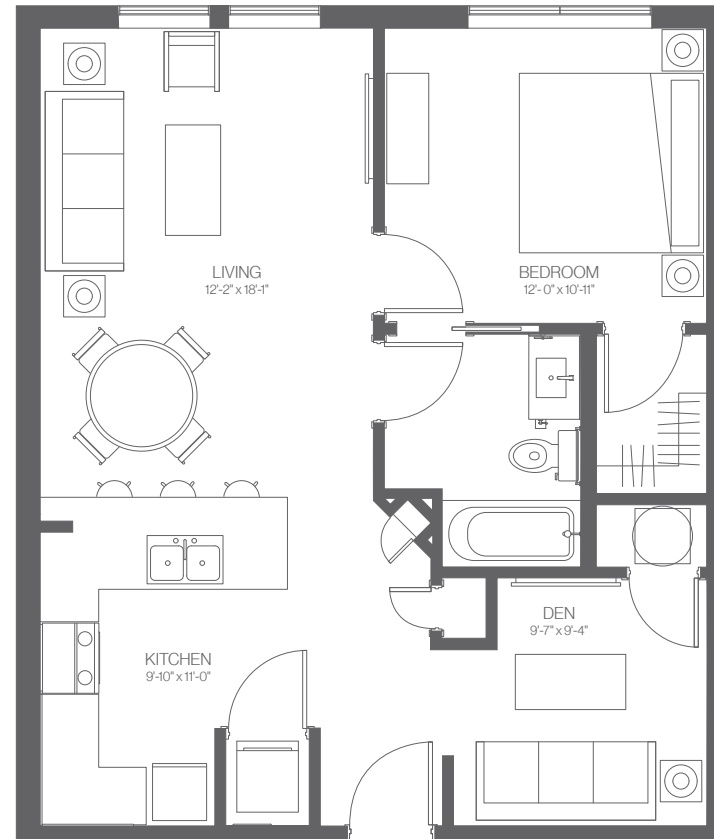
UNIT A



**Millenia
Park**[®]
ORLANDO

1 Bedroom + Den / 1 Bathroom

Total Area
750 Sq. Ft. - 70 m²



MIR Developments www.milleniaparkorlando.com



THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. ALL FIXTURES AND ITEMS OF FINISH, FURNISHING AND DECORATION ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT.

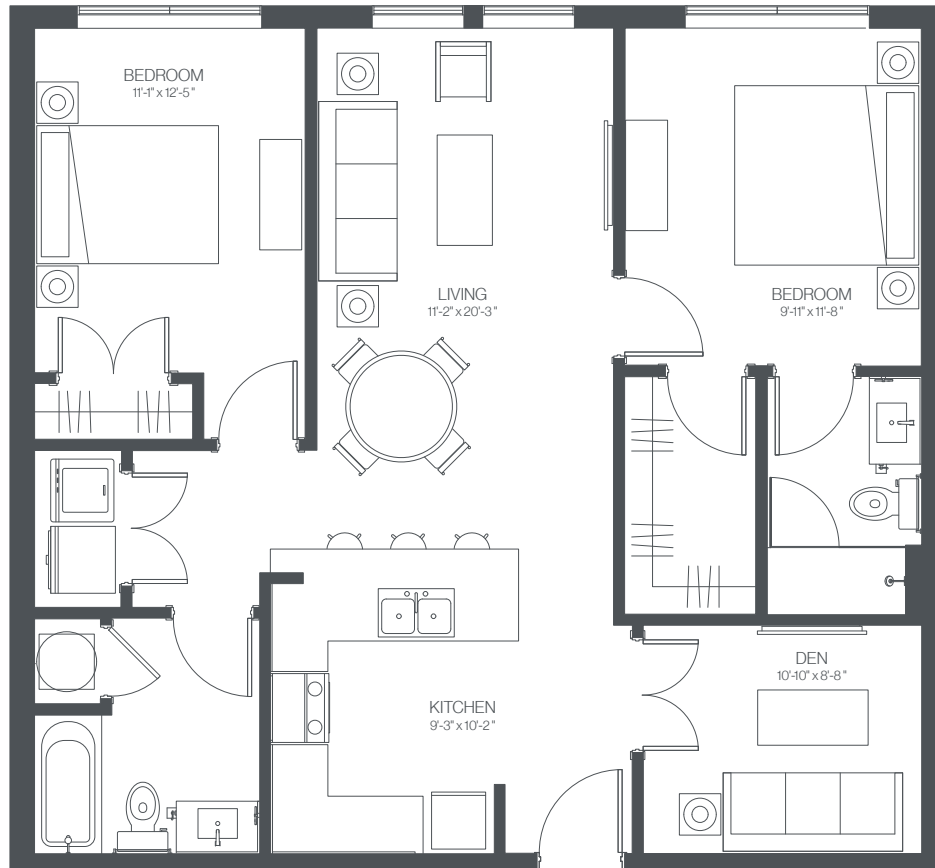
UNIT B



**Millenia
Park**[®]
ORLANDO

2 Bedrooms + Den / 2 Bathrooms

Total Area
1,023 Sq. Ft. - 95 m²



MIR Developments www.milleniaparkorlando.com



THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. ALL FIXTURES AND ITEMS OF FINISH, FURNISHING AND DECORATION ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT.

UNIT C



**Millenia
Park**[®]
ORLANDO

3 Bedrooms / 2 Bathrooms

Interior Area
1,150 Sq. Ft. - 107 m²

Balcony
65 Sq. Ft. - 6 m²

Total Area
1,215 Sq. Ft. - 113 m²



MIR Developments www.milleniaparkorlando.com



THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. ALL FIXTURES AND ITEMS OF FINISH, FURNISHING AND DECORATION ARE FOR DISPLAY ONLY AND ARE NOT TO BE INCLUDED WITH THE UNIT.

ORLANDO FACTS





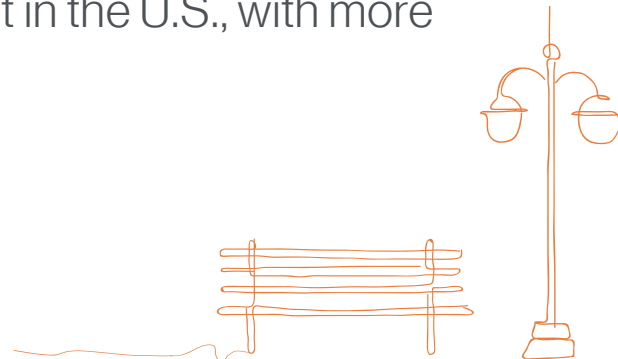
ORLANDO'S EVOLUTION

- Orlando is leading the country in job growth five years in a row, and is the sixth fastest-growing city in the U.S. for work relocations
- With countless new job opportunities, Orlando has become a magnet for young professionals looking to settle down
- Orlando's occupancy rental rates are among the best in all of the southeast, hovering above 95%
- There is committed investment in Orlando's infrastructure, including over \$4.7 billion in capital improvements at the nation's 10th busiest airport in the U.S., and upcoming improvements in transit communication projects; Hyperloop, Brightline, & Sunrail

GROWTH ACROSS ORLANDO

A healthy tourism sector, strong investment in infrastructure and support from some of the biggest names in business. It's no surprise why Orlando is an attractive investment.

- Leading companies like Amazon and Lockheed Martin are building warehouses and facilities, raising Orlando's profile as a suitable home for big business
- Lake Nona, Orlando's "Medical City", a cluster of multiple hospitals and medical education and research facilities, has completely transformed the southeastern quadrant of Central Florida with high-tech, high-wage job growth benefitting all market sectors
- Orlando is home to UCF, the largest state university by enrollment in the U.S., with more than 69,000 students



Amazon Warehouse



Orlando VA Lake Nona



The Mall at Millenia



Winter Park



Millenia Park[®]

ORLANDO

West Oak Ridge Road
Orlando, FL 32839

www.milleniaparkorlando.com

MIR[™] Developments

www.mirdevelopments.com