



Located at the northeast corner of Conroy-Windermere Rd. and Turkey Lake Road, the Windermere Business Center will be one of Orlando's premier retail opportunities and office headquarters.

This 127,000 square foot mixed-use development is situated just north of Universal Studios on the main arterial to the Millenium Mall with strong traffic counts of over 50,000 cars per day.

Featuring 27,000 square feet of restaurant and shop space and over 100,000 square feet of Class A office condominiums,

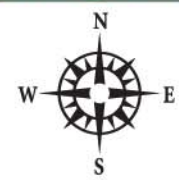
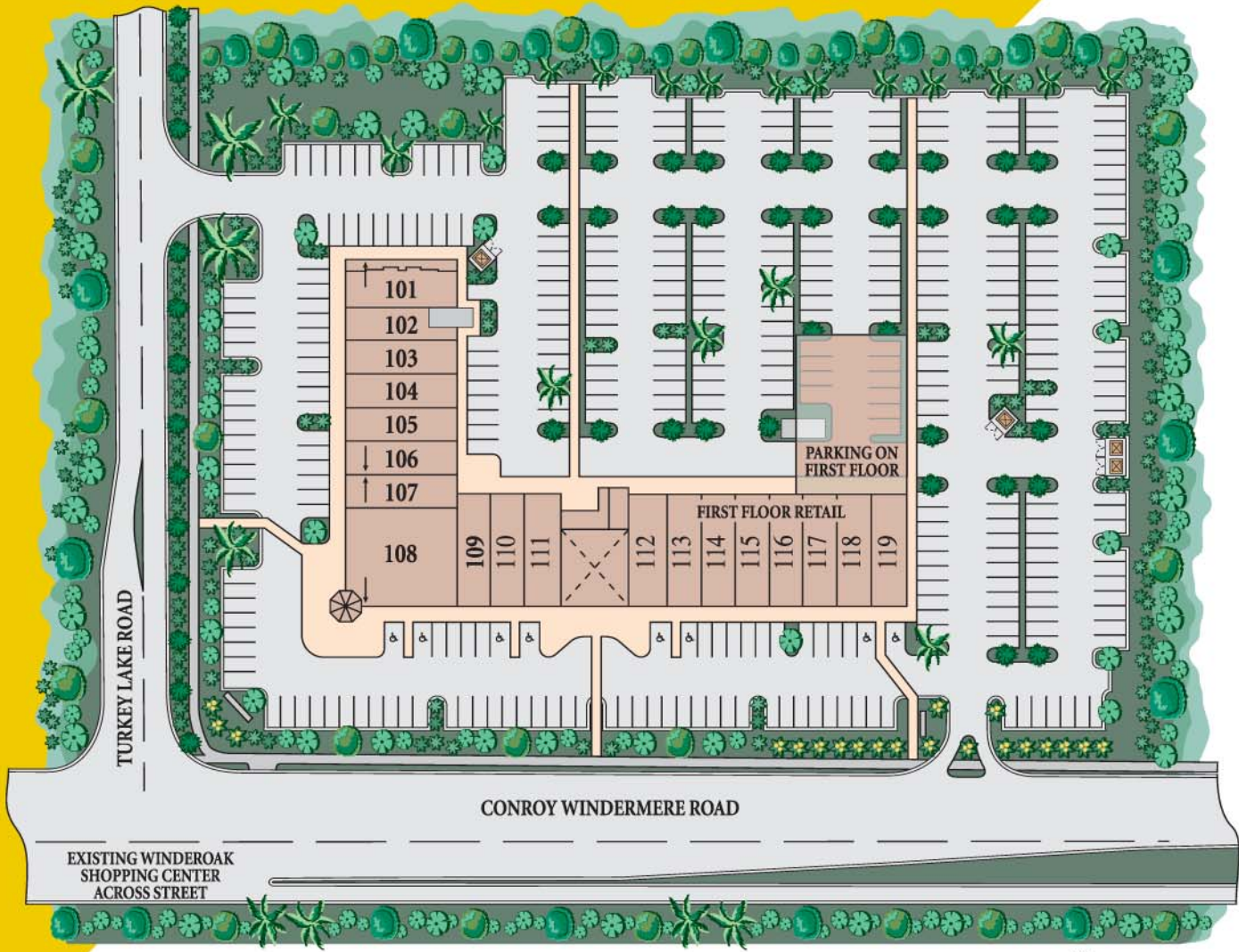
Windermere Business Center boasts excellent visibility from heavily trafficked Conroy-Windermere Road and is conveniently located in proximity to the exclusive communities of Bay Hill, Windermere, and Isleworth.

With strong local demographics, including over 15,000 high end residential units, proximity to this location by some of the wealthiest consumers in Orange County Florida is assured. Windermere Business Center will be an outstanding addition to Orlando's Class A office and retail developments.

Demographics:

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2006 Est. Population	15,625	85,218	202,556
2006 Est. Households	6,239	34,394	74,125
2006 Est. Average Household Income	\$62,660	\$68,156	\$62,209
2006 Est. Median Household Income	\$48,063	\$49,388	\$43,373





For leasing and sales information contact:
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Windermere Business Center is another exceptional project brought to you by **PELICANBAY DEVELOPMENT**

This project brochure represents the proposed development of Windermere Business Center. The developer reserves the right to make modifications, revisions and changes which it deems desirable in its sole and absolute discretion. This concept plan is not necessarily to scale and should not be construed as an engineered survey of Windermere Business Center, L.L.P and should not be relied upon as representation, express or implied, of the final detail.