

## SPECIFICATIONS.

## DISTINGUISHING FEATURES.

**LOCATION** Intersection of Mills Avenue & Virginia Drive  
Orlando, Florida

**FRONTAGE**

Mills Avenue	1,180 ft
Virginia Drive	360 ft
Haven Avenue	1,080 ft

**ACRES** 14.25

**BUILDINGS**

Retail & Restaurant	78,000 sf
General Office	140,000 sf
Medical Office	130,000 sf
Residential	425 units

**PARKING** 2,200 spaces

**MILESTONES SCHEDULED** Commence site construction Summer 2008

**MASTER DEVELOPER** Pelloni Development Corporation

**RESIDENTIAL DEVELOPER** ZOM/Pelloni Partnership

**FOR MILLS PARK INFORMATION**

Pelloni Development Corporation  
1515 International Parkway,  
Suite 3001  
Heathrow, Florida 32746  
407.333.7700  
www.millsparkorlando.com

**FOR THE HUDSON INFORMATION**

ZOM/Pelloni Partnership  
1101 Virginia Drive  
Orlando, Florida 32803  
407.333.7700  
www.hudsonmillspark.com

### MID-RISE CONFIGURATION

The size of the Mills Park site enables mid-rise construction (three to six stories) which is inherently less expensive than high rise. This results in exceptional value and in addition, provides a pedestrian-friendly scale and greater convenience.

### DEMOGRAPHICS

The demographics are among the most attractive to retailers and restaurateurs in Central Florida. Nearly forty thousand residents live within two miles of the site in well-established neighborhoods; ten thousand live within one mile.

### THE LOCATION & POINTS OF INTEREST

- The museums and theaters at Loch Haven Park 1/4 mi.
- The Florida Hospital campus 1/2 mi.
- Leu Gardens 1/2 mi.
- Orange Avenue shops and restaurants 1/2 mi.
- I-4 (Princeton & Ivanhoe interchanges) .9 mi.
- Lake Eola 1.6 mi.
- Baldwin Park 1.7 mi.
- Winter Park Village 2.4 mi.
- Park Avenue 2.4 mi.

### CULTURAL ELEMENTS & AMENITIES

A performance venue, an artists' studio, an interactive neighborhood-associated web site, 78,000 square feet of fully-integrated retail shops and restaurants, a full-acre urban park, and street-level live/work residential units define Mills Park's identity and provide new resources for a thriving community of residents and professionals.

### THE ZOM/PELLONI PARTNERSHIP

ZOM USA, one of Central Florida's most innovative and successful multi-family developers (The Waverly, The Paramount), was selected to partner with Pelloni in the development of the Hudson's 425 residential units.



**A** BUILDING 1

5-story mid-rise residential apartments (The Hudson) with ground floor retail and restaurants



**C** BUILDING 5

5-story mid-rise medical condominiums with ground floor retail and restaurants



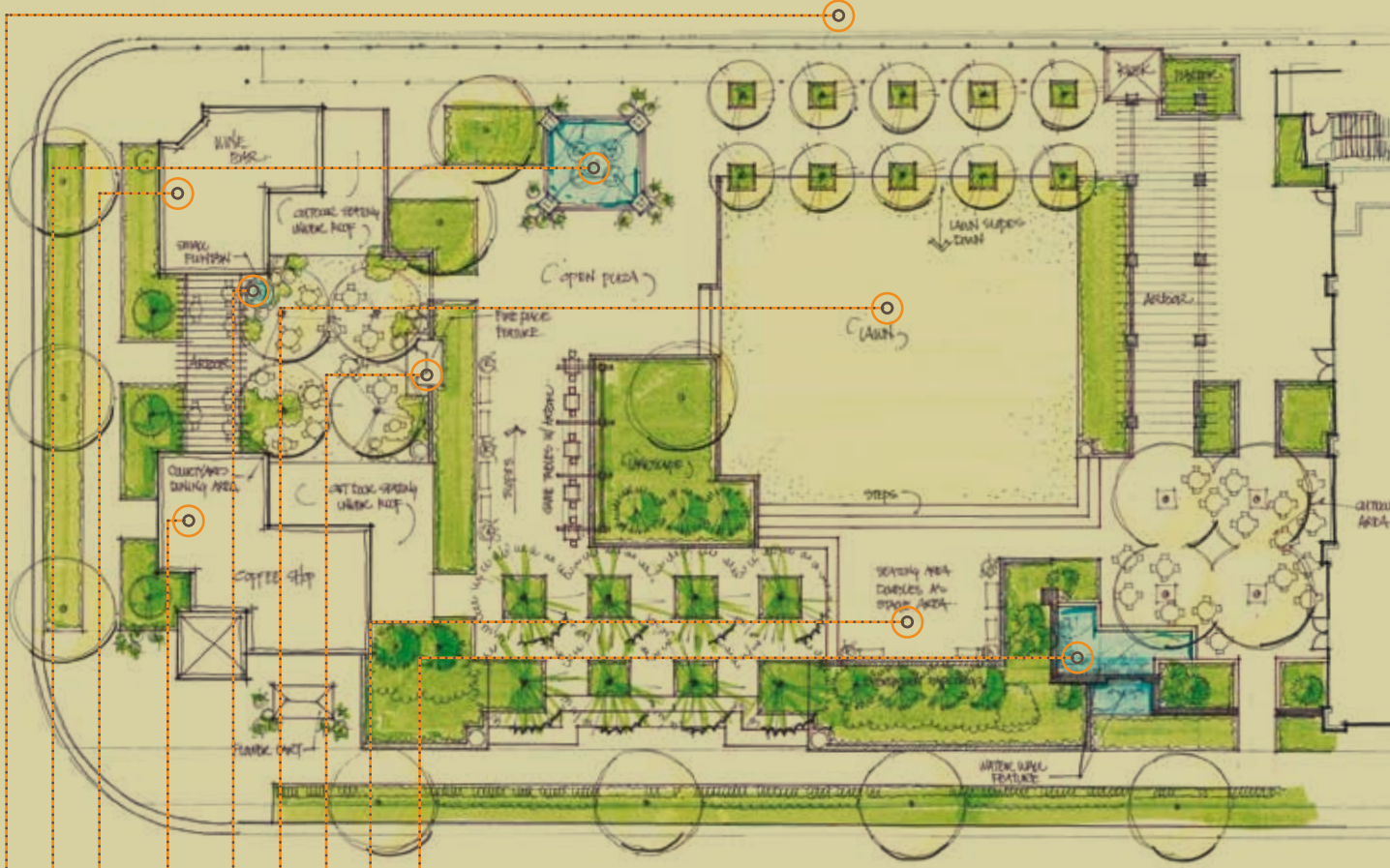
**B** BUILDING 4

5-story mid-rise professional office condominiums with ground floor retail and restaurants



**D** BUILDING 6

5-story mid-rise medical condominiums



- VALET PARKING
- WATER FEATURE
- WINE BAR WITH OUTDOOR SEATING
- COFFEE SHOP WITH OUTDOOR SEATING
- FOUNTAIN
- LAWN
- FIREPLACE
- LIVE PERFORMANCE AREA
- WATER WALL FEATURE

People will be Mills Park's greatest amenity. The one-acre central park will provide business owners, patrons and residents a place to meet, relax, entertain, and experience the culture of Orlando. The urban park will include a coffee shop and wine bar, multiple seating areas and water features, a stage for outdoor performances and a small green. It will serve as a venue for live performances, film festivals, farmer's markets and art shows throughout the year. Located "on the park" will be the outdoor dining for several restaurants, an art studio and the development's multimedia venue.

PARK.



PARK.



BUILDING 4

- 140,000 SF OF PROFESSIONAL OFFICE CONDOMINIUMS
- CUSTOM SUITES ALLOW MAXIMUM DESIGN FLEXIBILITY
- TURNKEY DELIVERY
- ADJACENT PARKING GARAGES WITH 2,200 PARKING SPACES
- 1.5 MILES FROM DOWNTOWN ORLANDO'S CENTRAL BUSINESS DISTRICT

## PROFESSIONAL OFFICE.

One hundred and forty thousand square feet of office space will provide business professionals with the ability to purchase customized suites from 2,000 square feet in a central location midway between Downtown Orlando and Winter Park. The size of the site enables mid-rise construction which is **inherently cost effective and provides a pedestrian-friendly scale**. The integrated seventy-eight thousand square feet of retail and restaurants, the full-acre central park with Wi-Fi access, and convenient covered parking will provide owners with incomparable amenities.



PARK PLACE AT HEATHROW BY PELLONI





BUILDING 6



BUILDING 5

## MEDICAL ARTS CENTER.

Situated just around the corner from Florida Hospital, the one hundred and thirty thousand square feet Medical Arts Center at Mills Park affords medical professionals the ability to purchase a customized suite from 2,000 square feet in one of Orlando's prime medical locations. With features such as a motor court with covered drop off areas, a central park with Wi-Fi access, convenient covered parking and access to adjacent retailers and restaurants, The Medical Arts Center at Mills Park was designed to satisfy the needs of both medical professionals and their patients.



- 130,000 SF OF MEDICAL CONDOMINIUMS
- CUSTOM SUITES ALLOW MAXIMUM DESIGN FLEXIBILITY
- TURNKEY DELIVERY
- COVERED PATIENT DROP-OFF AND PICK-UP AREA
- ADJACENT PARKING GARAGES WITH 2,200 PARKING SPACES
- 1/2 MILE FROM FLORIDA HOSPITAL



THE HUDSON'S MODEL HOME - MILLS PARK INFORMATION CENTER

RELAXATION COURTYARD



- 425 LUXURY APARTMENTS
- ONE-, TWO-, AND THREE-BEDROOM HOME STYLES
- 4 UNIQUELY PROGRAMMED COURTYARDS

## APARTMENTS.

The Hudson apartments offer a vibrant and culture-rich alternative to downtown living with all the benefits of an urban lifestyle. This residential component of Mills Park will consist of 425 artistically inspired apartments that feature one-, two- and three-bedroom homes ranging from 700 to 2,200 square feet. The Hudson will also include 4 uniquely programmed courtyards. The Hudson is a ZOM/Pelloni Partnership development.

For further information, please log on to [www.HudsonMillsPark.com](http://www.HudsonMillsPark.com).

FIREPLACE COURTYARD

PARKSIDE ELEVATION



WELLNESS COURTYARD





BUILDING 1

## RETAIL AND RESTAURANT.

Mills Avenue boasts an **average daily traffic count of 41,000 cars**. This combined with the 40,000 residents already living within a two-mile radius, and those who will live or work at Mills Park, make the development one of the premier retail locations in the greater Orlando area. Mills Park will consist of seventy-eight thousand square feet of retail shops and restaurants.

- 78,000 SF OF RETAIL AND RESTAURANT SPACE FOR LEASE
- PARK-SIDE LOCATION
- 10,000 RESIDENTS WITHIN ONE MILE
- 20 FOOT HIGH STORE FRONTS AND EXPANDED WALKWAYS CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT
- ADJACENT PARKING GARAGES WITH 2,200 PARKING SPACES



VIRGINIA DRIVE

NEBRASKA STREET

MILLS AVENUE

SOUTH PARKING GARAGE

NORTH PARKING GARAGE

PARK

- FLORIST
- POSTAGE/ SHIPPING
- DRY CLEANING
- SUSHI BAR
- PIZZERIA
- BICYCLE SHOP
- JEWELER
- BREAKFAST/ LUNCH RESTAURANT

GOURMET FOOD STORE/ GROCER

WINE STORE

BISTRO

- CLOTHING BOUTIQUE
- ICE CREAM PARLOR
- ART GALLERY
- BREAKFAST/ LUNCH BAKERY RESTAURANT
- DAY SPA
- FINE GIFT SHOP

WINE BAR

COFFEE SHOP

MULTI-PURPOSE VENUE

SIGNATURE RESTAURANT DINNER/BAR



Mills Park will include an eclectic array of retail venues and restaurants that will frame the park and pedestrian-friendly corridors.



EACH CONCENTRIC CIRCLE REPRESENTS APPROXIMATELY 5 MINUTES WALKING TIME FROM MILLS PARK.

**15 MINUTE WALK (OR LESS)...**

- 1 ORLANDO URBAN TRAIL
- 2 LOCH HAVEN PARK:
  - MENNELLO MUSEUM OF AMERICAN FOLK ART
  - ORLANDO SCIENCE CENTER
  - LOWNDES SHAKESPEARE CENTER
  - ORLANDO MUSEUM OF ART
  - ORLANDO REPERTORY THEATRE
- 3 FLORIDA HOSPITAL AND FLORIDA HEART INSTITUTE
- 4 HARRY P. LEU GARDENS
- 5 IVANHOE ANTIQUE ROW
- 6 ORANGE AVENUE SHOPS AND DINING
- 7 ASIAN DISTRICT
- 8 PUBLIX - COLONIALTOWN
- 9 LAKE HIGHLAND PREPARATORY SCHOOL

**NEIGHBORING POINTS OF INTEREST...**

- 10 COLONIAL PLAZA (STARBUCKS, BARNES & NOBLE, CIRCUIT CITY, PIER ONE, ETC.)
- 11 COLONIAL MARKETPLACE (TARGET, L.A. FITNESS, PEI WEI, CHIPOTLE, JASON'S DELI, STARBUCKS, ETC.)
- 12 ORLANDO FASHION SQUARE MALL
- 13 ORLANDO EXECUTIVE AIRPORT
- 14 BALDWIN PARK VILLAGE CENTER (SEITO JAPANESE RESTAURANT, CVS, 310 PARK SOUTH, BARNIE'S COFFEE & TEA, ETC.)
- 15 PUBLIX - BALDWIN PARK
- 16 THORNTON PARK SHOPS AND DINING
- 17 ORANGE COUNTY COURTHOUSE
- 18 ORLANDO CITY HALL
- 19 AMWAY ARENA
- 20 BOB CARR PERFORMING ARTS CENTER
- 21 FLORIDA CITRUS BOWL
- 22 AMTRAK - ORLANDO STATION
- 23 ORLANDO REGIONAL HEALTHCARE CAMPUS:
  - ORLANDO REGIONAL MEDICAL CENTER
  - M.D. ANDERSON CANCER CENTER
  - ARNOLD PALMER HOSPITAL FOR CHILDREN
  - WINNIE PALMER HOSPITAL FOR WOMEN AND BABIES
- 24 FLEET PEEPLES PARK
- 25 WINTER PARK MEMORIAL HOSPITAL
- 26 ROLLINS COLLEGE
- 27 PARK AVENUE SHOPS & DINING
- 28 MORSE MUSEUM OF AMERICAN ART
- 29 WINTER PARK VILLAGE

**NEIGHBORING POINTS OF INTEREST.**

