9395
S. John Young Pkwy

FOR SUBLEASE · OFFICE HQ

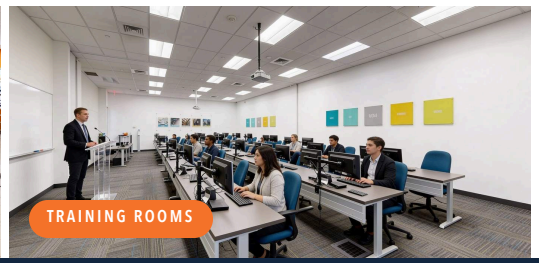
9395 S. JOHN YOUNG PARKWAY | ORLANDO, FLORIDA 32819

Right Space. Right Place. Right Now.

A fully built-out, furnished two-story headquarters with call-center scale, executive suites and generator backup, next to SouthPark in Orlando's Tourism Corridor.

TOTAL SUBLEASE	FIRST FLOOR	SECOND FLOOR
±115,000 RSF	±75,000 SF	±40,000 SF



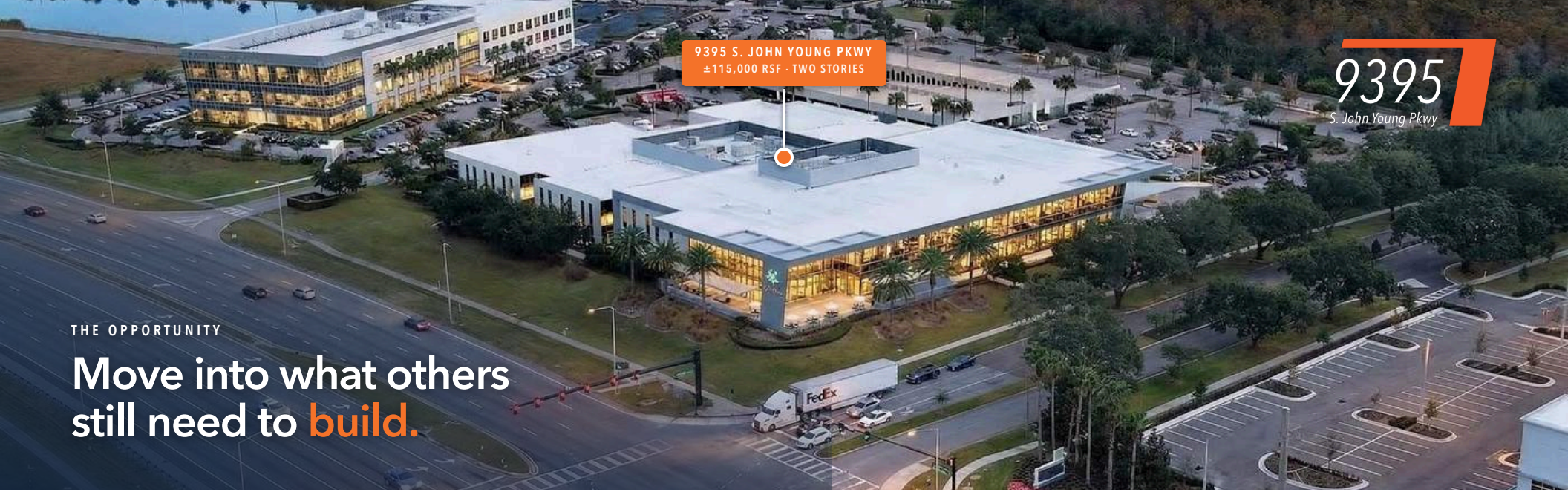






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ACRE COMMERCIAL



THE OPPORTUNITY

Move into what others still need to build.

Strategically located in Orlando's Tourism Corridor, 9395 S. John Young Parkway is an established, headquarters-caliber building that a company can occupy far faster than it could build one.

Built out and furnished. Executive offices, an expansive call center and open work areas, dedicated training rooms, conference facilities, hospitality space and full shipping and receiving are in place today.

Two floors, one address. High-headcount operations on the ±75,000 SF first floor and leadership, strategy and meeting space on the ±40,000 SF second floor.

Ready from day one. Plug-and-play furniture, backup UPS and generator power, a covered parking garage and building signage on John Young Parkway make this a rare sublease that already feels finished.

115K RSF
Fully built-out, furnished headquarters

679
Parking spaces, 338 in a covered garage

0.8 mi
To Florida's Turnpike at SR 528[1]

6.9 mi
To Orlando International Airport[1]

DETAILS AT A GLANCE

ADDRESS	9395 S. John Young Pkwy Orlando, FL 32819
RENTABLE AREA	±115,000 RSF · single tenant
BY FLOOR	1st ±75,000 SF · 2nd ±40,000 SF
TRANSACTION	Sublease · furnished, plug & play
PARKING	±6.0/1,000 · 338 covered · 679 total
POWER	Backup UPS & generator
SIGNAGE	Building signage on John Young Pkwy
ZONING	ORG-P-D
PARCEL ID	04-24-29-9500-01-000
LEASE RATE	Call for details

[1] Straight-line distances, approximate. Rentable area per sublandlord; parking per site plan (338 covered garage + 341 surface spaces). Zoning and parcel per Orange County Property Appraiser as provided by listing broker. Rate per written proposal.

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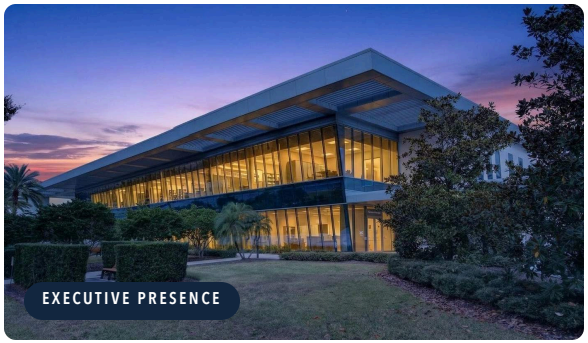
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WHY IT'S DIFFERENT

Headquarters Image. Call-Center Scale.

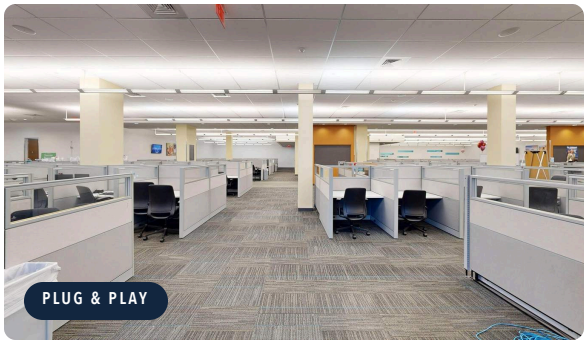
Four reasons this is not commodity sublease space.

9395 S. John Young Pkwy



Headquarters image

A modern glass-and-panel building with a covered entry, two-story lobby and signage on John Young Parkway. Clients and recruits see a headquarters on day one.



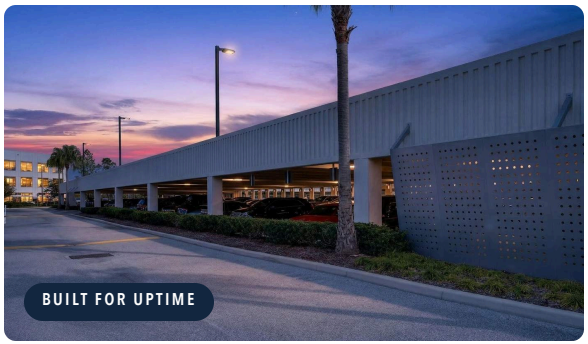
Day-one function

Call-center workstations, private offices, training rooms, conference rooms, server and data rooms and a shipping and receiving bay are already built.



Employee experience

A café and dining hall, fitness center, convenience market, lounges and an outdoor patio help win the hiring and retention story.



Operational resilience

Backup UPS and generator power, a 338-space covered garage and 679 total spaces support round-the-clock, high-headcount operations.

THE BUSINESS CASE

Skip the buildout. Start operating.

Speed

Occupy a finished, furnished building instead of waiting on design, permitting and construction.

Capital

Existing infrastructure, furniture and backup power reduce the up-front outlay of a new location.

Scale

One address for leadership, training and hundreds of seats, with room to consolidate scattered teams.

Furniture, fixtures and equipment included per the sublease terms; confirm inventory with listing broker. Photos with people are digitally staged to illustrate use.

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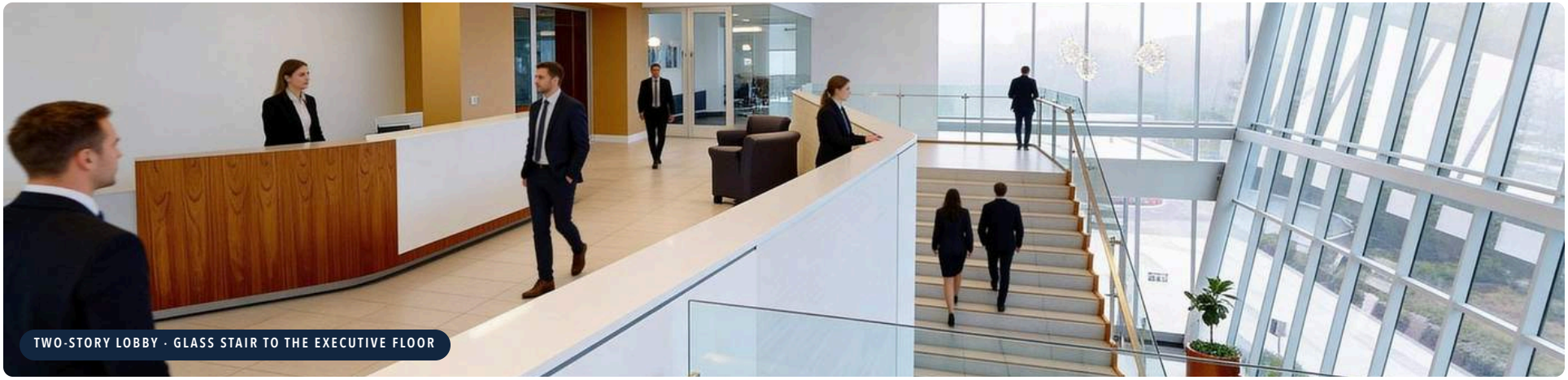
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THE BUILDING

Operations Downstairs. Leadership Upstairs.

A two-story split that improves management, culture and workflow.

9395 S. John Young Pkwy



TWO-STORY LOBBY · GLASS STAIR TO THE EXECUTIVE FLOOR

First Floor ±75,000 SF

The operations floor. A large call center and a second call center / open work area, training rooms and a training area, a sitting area at the call-center entrance, break area, café and seating, fitness center, executive entrance and waiting, shipping and receiving with a ground-level bay door, and server, data and electrical rooms.

- Large call center 261′ × 119′
- Open work area 102′ × 130′
- 4 training rooms
- Café & vending
- Fitness center
- Shipping & receiving
- Server & data rooms

Second Floor ±40,000 SF

The leadership floor. Private and corner executive offices, a founder's boardroom, multiple meeting and huddle rooms, a training room, cubicle rows for support teams, a galley, break room, gathering space and pantry, all reached by the lobby's open glass stair and elevator.

- Founder's room 24′ × 45′
- 50+ private offices
- 7 meeting rooms
- Training room
- Galley & gathering space
- Cubicle rows



CALL CENTER



TRAINING



EXECUTIVE OFFICE



BOARDROOM

Floor areas are approximate rentable areas per sublandlord. Room counts and dimensions are taken from the floor plans and are approximate.

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THE OPERATIONS FLOOR

First Floor

AREA
±75,000 SF

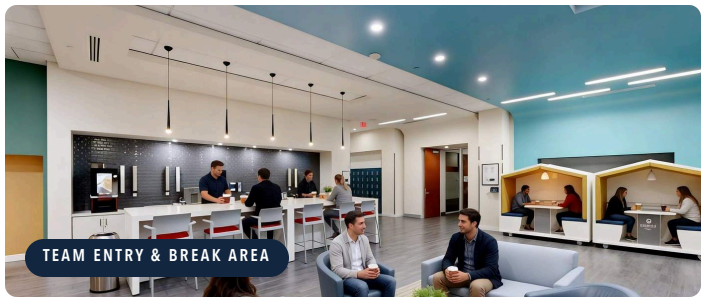
CONDITION
Built out

FF&E
Furnished

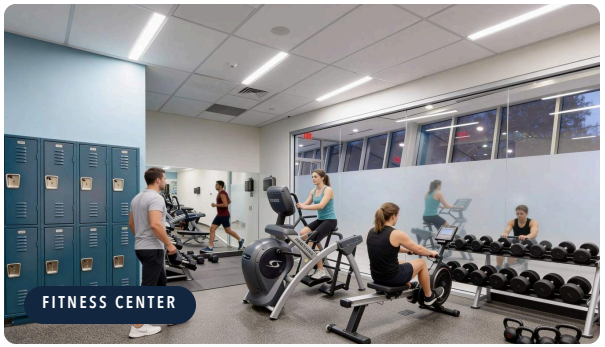
9395 S. John Young Pkwy


LARGE CALL CENTER

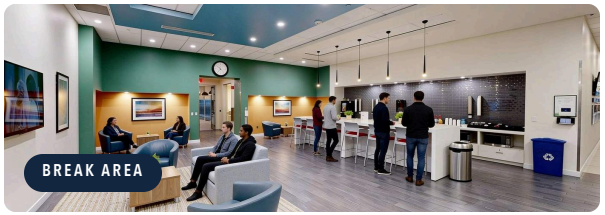

TRAINING ROOM


TEAM ENTRY & BREAK AREA


CAFÉ


FITNESS CENTER


CONVENIENCE MARKET


BREAK AREA

BUILT FOR SCALE

Two call-center floor plates totaling more than 45,000 SF of open work area, ringed by private offices, four training rooms and a dedicated training area.

Everything employees need on one level: café and dining, vending and convenience market, fitness center, restrooms on both wings and a patio just outside the café.

Back of house: server and data rooms, electrical room and shipping and receiving with a ground-level bay door.

Open-area figure derived from plan dimensions (261′3″ × 118′10″ and 102′6″ × 130′6″) and is approximate. Photos with people are digitally staged.

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FIRST FLOOR PLAN

±75,000 SF

TOURS

3 Matterport scans

9395
S. John Young Pkwy





3D PLAN · FIRST FLOOR

SPACE KEY

- Common areas · reception, café, break
- Call center / open work areas
- Training & conference rooms
- Fitness center
- Restrooms
- Admin / building operations
- Data, mechanical & electrical
- Elevator & stairs
- Patio / outdoor

WALK THE FIRST FLOOR NOW

Click any tour to explore the space in 3D, room by room.

First floor · Café, fitness & executive entrance	3D VIRTUAL TOUR
First floor · Large conference & call center	3D VIRTUAL TOUR
First floor · Team entry, training & break area	3D VIRTUAL TOUR

Floor plans are illustrative, not to scale, and based on field measurements; dimensions approximate. Furniture layouts reflect current use. Verify all dimensions before relying on them.

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THE LEADERSHIP FLOOR

Second Floor

AREA
±40,000 SF

OFFICES
50+

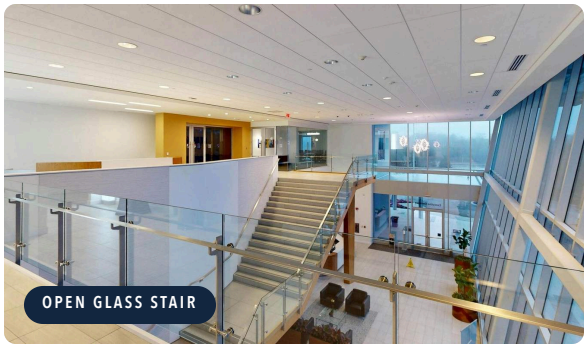
FF&E
Furnished

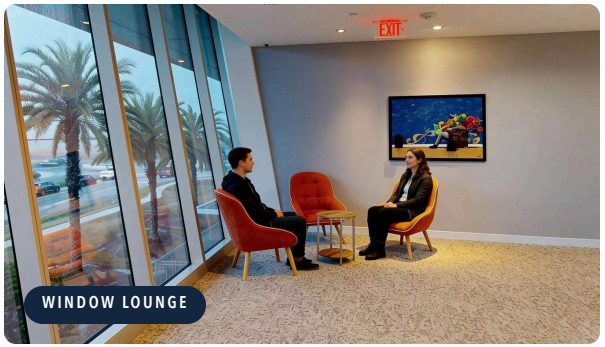
9395 S. John Young Pkwy


EXECUTIVE BOARDROOM


SECOND-FLOOR RECEPTION


EXECUTIVE OFFICE


OPEN GLASS STAIR



WINDOW LOUNGE


MEETING ROOM


CORNER OFFICE

BUILT FOR LEADERSHIP

A true executive floor with corner and window offices, a 24′ × 45′ founder's room, six more meeting rooms, huddle rooms and a dedicated training room.

Support teams close by in two cubicle rows, with a galley, break room, pantry and an open gathering space overlooking the lobby.

Arrive in style by the two-story lobby's open glass stair or the elevator.

Office and meeting-room counts taken from the floor plan and approximate. Photos with people are digitally staged.

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SECOND FLOOR PLAN

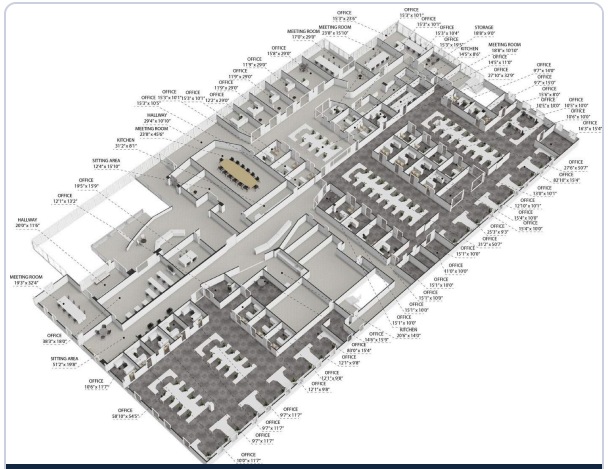
±40,000 SF

TOUR

Matterport scan

9395 S. John Young Pkwy





3D PLAN · SECOND FLOOR

SPACE KEY

- Common areas · reception, café, break
- Call center / open work areas
- Private offices
- Training & conference rooms
- Restrooms
- Data, mechanical & electrical
- Elevator & stairs

WALK THE SECOND FLOOR NOW

Tour the executive floor in 3D: offices, the founder's room, meeting rooms and the gathering space.

TAKE THE 3D VIRTUAL TOUR

Floor plans are illustrative, not to scale, and based on field measurements; dimensions approximate. Furniture layouts reflect current use.

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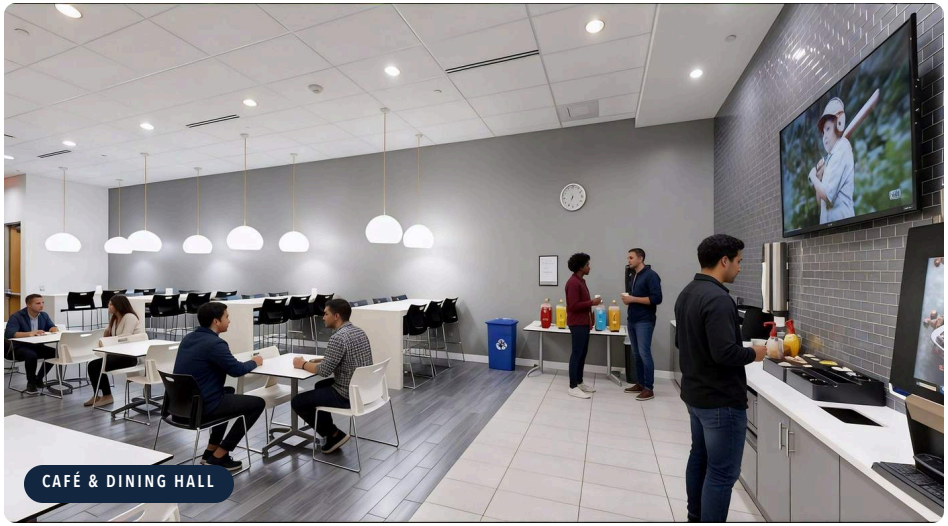
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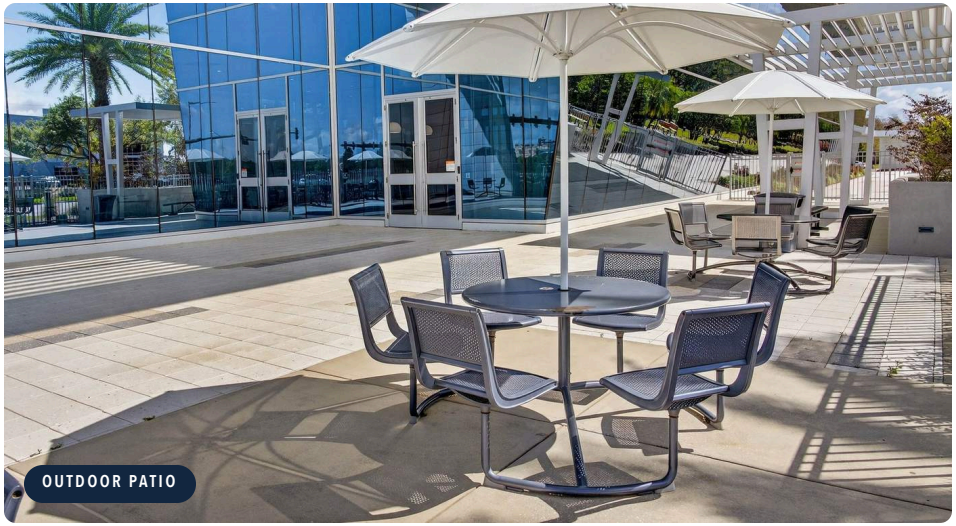
AMENITIES + COMMON AREAS

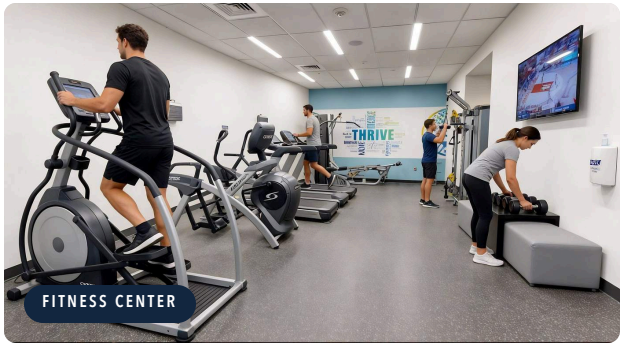
A Hospitality-Driven Workplace

Built by a hospitality company for the people who make it run.

9395 S. John Young Pkwy











Café & seating

43′ × 58′ café with vending area and semi-private dining.

Fitness center

On-site gym with cardio and strength equipment.

Patio

Shaded outdoor seating off the café.

Lounges

Sitting areas, a gathering space and window nooks.

Covered parking

338-space garage steps from the entry.

Amenities as currently installed; availability of furniture, fixtures and equipment per sublease terms. Photos with people are digitally staged.

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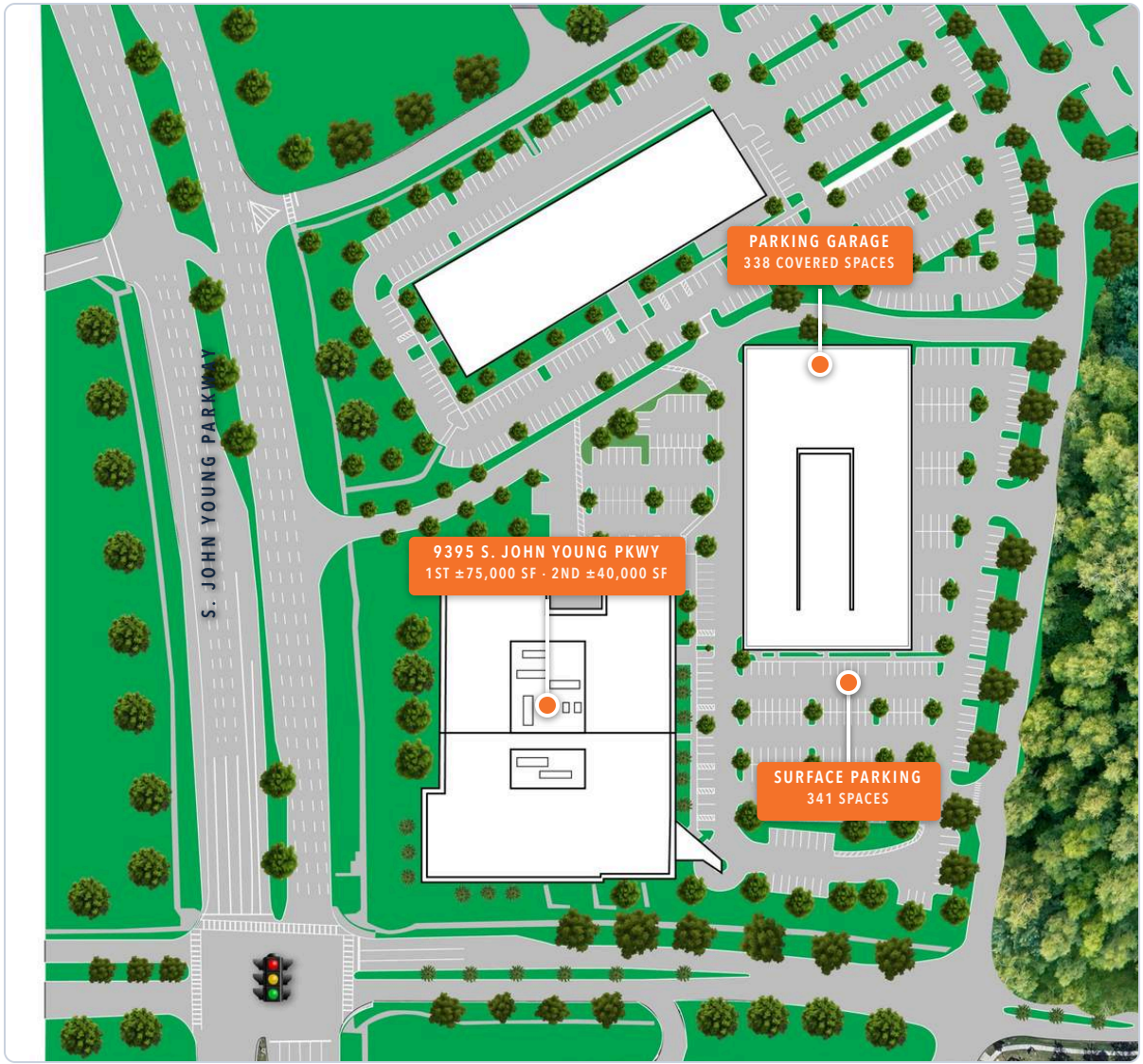
4 ACRE COMMERCIAL

THE SITE

A Corporate Campus Setting

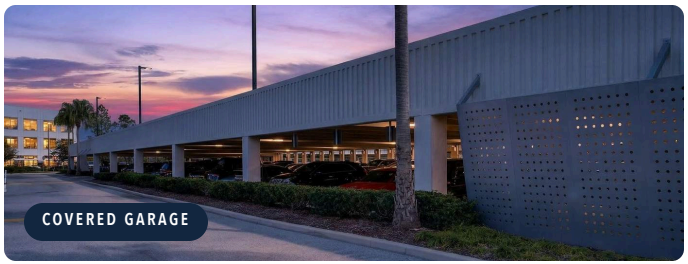
Garage and surface parking wrap the building, with a signalized entrance on Commerce Park Drive.

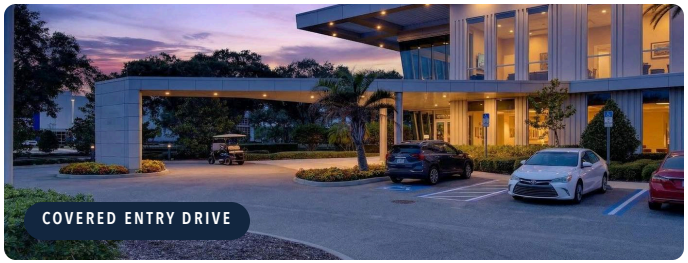
9395
S. John Young Pkwy



SITE AT A GLANCE

BUILDING	Two stories · ±115,000 RSF
GARAGE	338 covered spaces
SURFACE	341 spaces
TOTAL	679 spaces · ±6.0/1,000 SF
LOADING	Ground-level bay door · shipping & receiving
FRONTAGE	S. John Young Parkway


COVERED GARAGE


COVERED ENTRY DRIVE

Site plan is an illustrative rendering, not to scale; parking counts per sublandlord. Building at top of plan is a separate, adjacent building and is not part of this offering.

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4 ACRE COMMERCIAL

LOCATION

In the Heart of the Tourism Corridor

Between Universal, the Convention Center, SouthPark and Florida's Turnpike.

9395
S. John Young Pkwy



0.8 mi
To Florida's Turnpike / SR 528 (Beachline)

3.4 mi
To I-4 at Sand Lake Road

52 min
Drive to the Space Coast[2]

MILES FROM THE BUILDING[1]

1	Florida's Turnpike at SR 528 Toll access to the Space Coast and South Florida	0.8 mi
2	SouthPark Center Office park next door	0.9 mi
3	Rosen Shingle Creek Resort & conference hotel	1.0 mi
4	The Florida Mall Regional mall	1.9 mi
5	SeaWorld Orlando Theme park	2.9 mi
6	Orange County Convention Center 2nd-largest convention center in the U.S.	3.0 mi
7	I-4 at Sand Lake Road Interstate access	3.4 mi
8	Universal Orlando Resort Including Epic Universe	3.9 mi
9	Orlando International Airport MCO · Brightline to South Florida	6.9 mi
10	Downtown Orlando Central business district	7.8 mi
11	Lake Nona Medical City Medical & research hub	9.7 mi

[1] Straight-line distances from 9395 S. John Young Pkwy, approximate (Esri geocoding). [2] Approximate drive time per prior marketing; varies with traffic. Aerial labels show nearby landmarks and are approximate.

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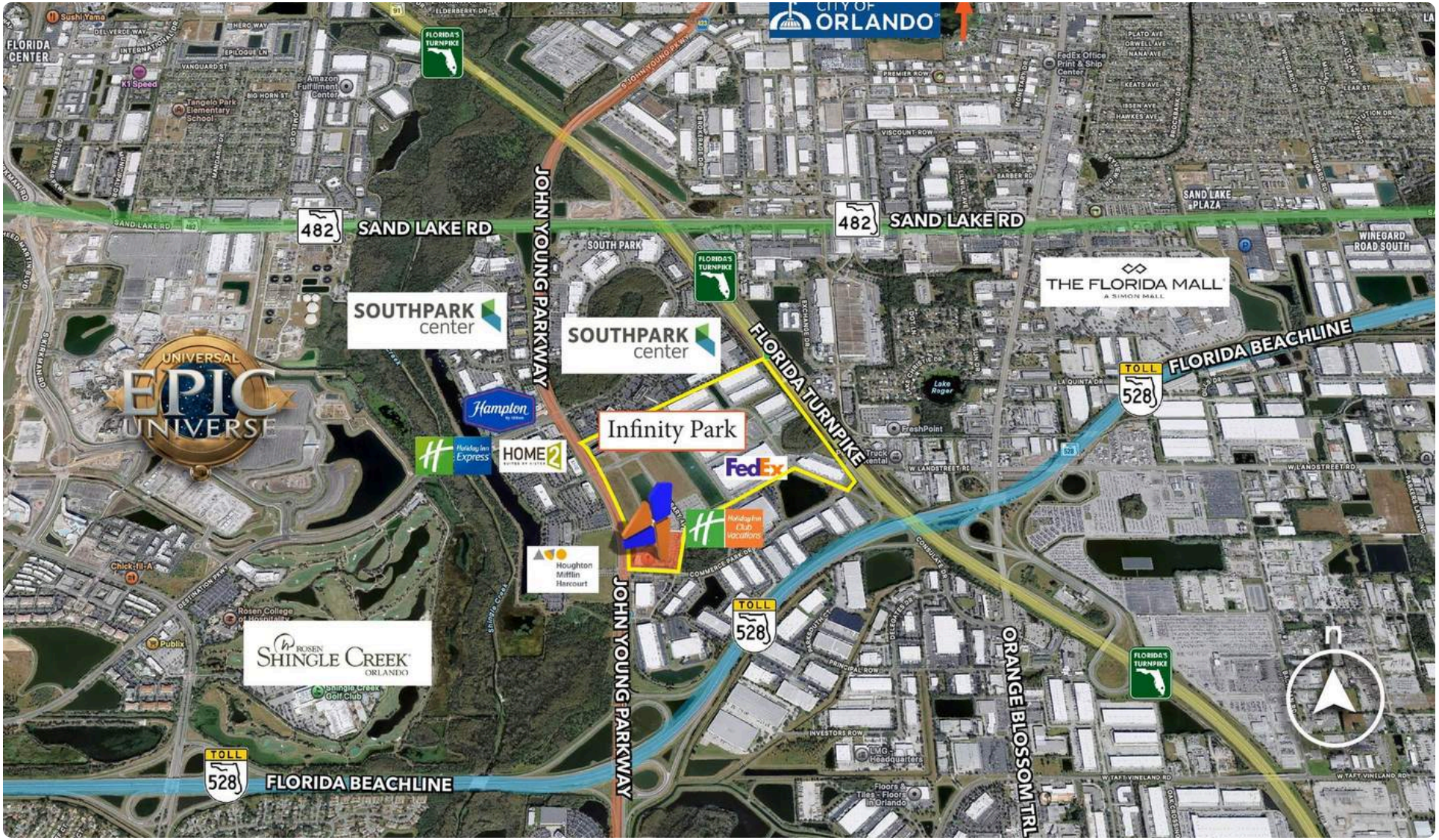
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LOCAL AREA

Connected to Every Major Artery

John Young Parkway, Sand Lake Road, SR 528, Florida's Turnpike and I-4.

9395
S. John Young Pkwy



Map is illustrative and not to scale; logos identify nearby landmarks and do not imply affiliation or endorsement.

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ACRE COMMERCIAL

Orlando, Within Reach

Theme parks, the airport, downtown and the region's workforce within a short drive.

9395
S. John Young Pkwy

2024 AVE. AGE

3 Miles	5 Mi.	10 Mi.
38.2	36.9	37.6

2024 POPULATION

3 Miles	5 Mi.	10 Mi.
44,883	206,559	810,428

BUSINESSES

3 Miles	5 Mi.	10 Mi.
5,875	16,062	15,676

EMPLOYEES

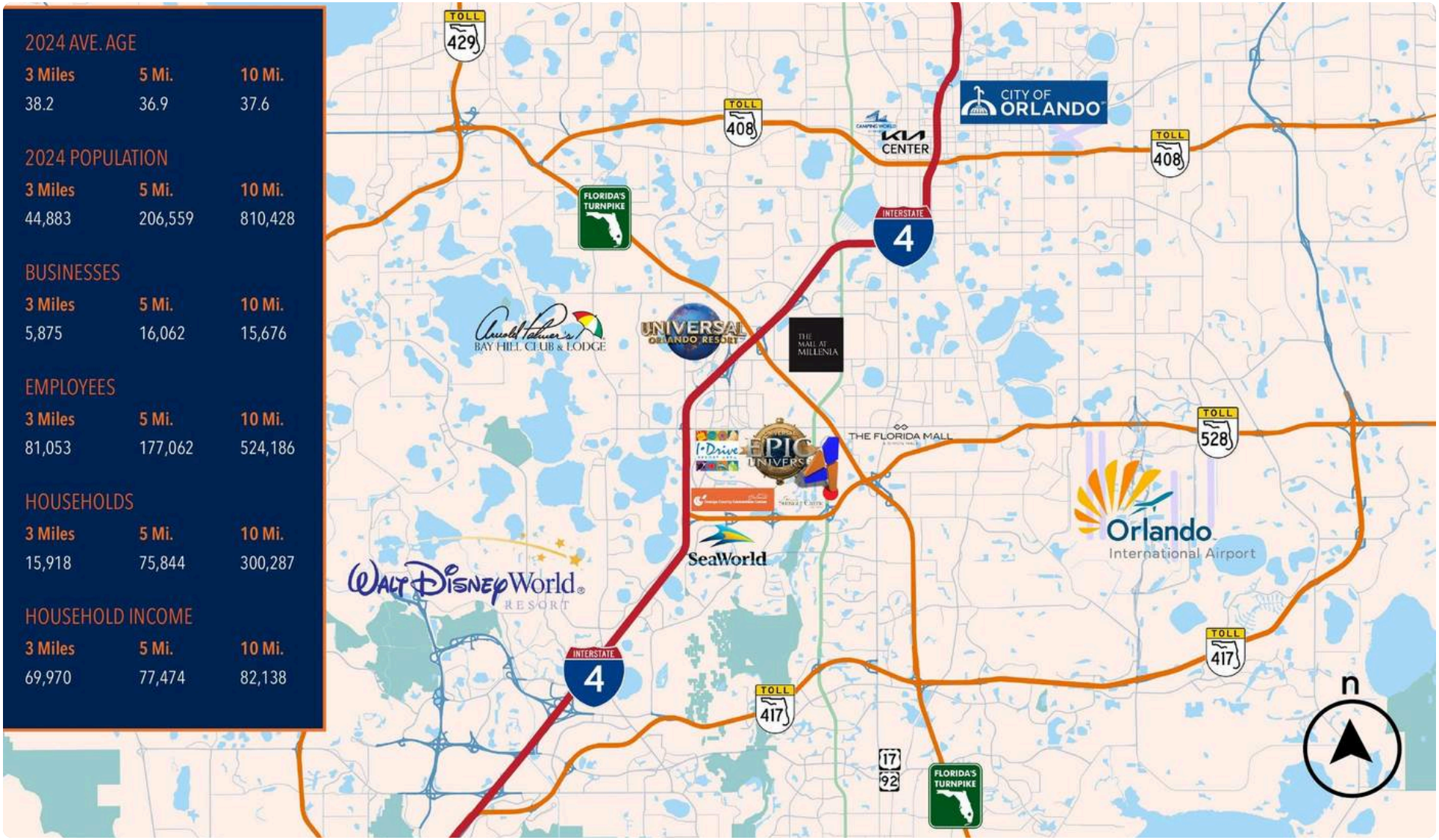
3 Miles	5 Mi.	10 Mi.
81,053	177,062	524,186

HOUSEHOLDS

3 Miles	5 Mi.	10 Mi.
15,918	75,844	300,287

HOUSEHOLD INCOME

3 Miles	5 Mi.	10 Mi.
69,970	77,474	82,138



Demographics are 3-, 5- and 10-mile radius figures from the property per prior marketing (2024 estimates). Map is illustrative and not to scale.

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WHY FLORIDA · WHY ORLANDO

Built for Business Growth

A large, young workforce, no state income tax and a world-class airport.

9395
S. John Young Pkwy

No. 2
Best state for business · Chief Executive, 2025

$0
State personal income tax

No. 5
Best tax climate in the U.S. · Tax Foundation, 2026

1 LARGE, GROWING MARKET

Fastest-growing
large economy in the U.S.
Nominal GDP, U.S. Dept. of Commerce, 2024

Fastest-growing
population among major U.S. metros
U.S. Census Bureau, 2023-2024

No. 1
in job growth
Florida Dept. of Commerce, 2024

2 TALENT TO POWER YOUR BUSINESS

59%
of Orlando's population is millennial or younger; median age 38.7
U.S. Census Bureau, 2024

500,000+
students enrolled within 100 miles
IPEDS via Lightcast, 2024

UCF
3rd-largest U.S. university by undergraduate enrollment
U.S. News & World Report, Fall 2023

3 COMPETITIVE OPERATING COSTS

No. 5
best tax climate in the U.S.
Tax Foundation, 2026

5.5%
corporate income tax; S-corps and LLCs exempt
FL Dept. of Revenue

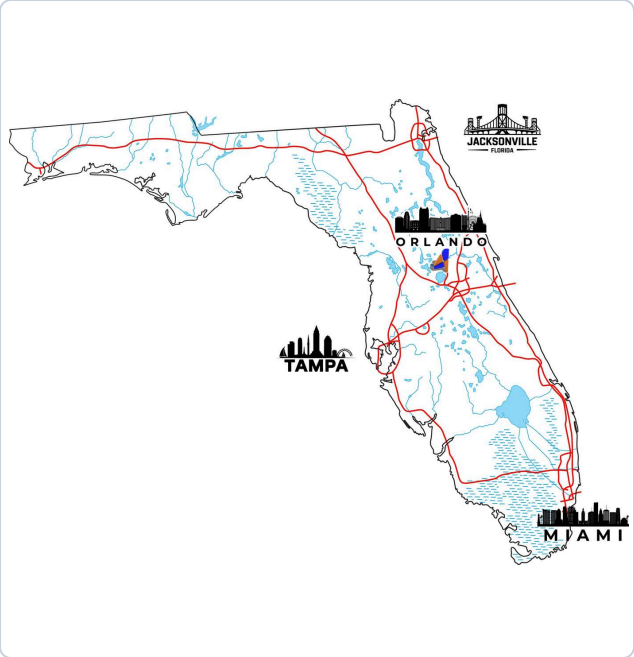
11.3 pts
lower construction costs than the national average
RS Means Construction Cost Index, 2025

4 INFRASTRUCTURE TO MOVE PEOPLE & GOODS

3rd
largest state in the U.S.; Orlando at its crossroads

9
international airports within a 2-hour drive

No. 1
MCO in Florida for passenger traffic; 175+ nonstop destinations
Greater Orlando Aviation Authority, 2025



52 min
From Orlando to the Space Coast

1 hr 24 min
From Orlando to Tampa

2 hr 19 min
From Orlando to Jacksonville

3 hr 21 min
From Orlando to Miami



Sources as noted; statistics carried over from prior marketing and should be re-verified before reuse. Drive times approximate and vary with traffic.

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ACRE COMMERCIAL

HIGHEST & BEST USE

Who Moves In Next

Users that value speed, image, employee experience and built-in scale.

9395
S. John Young Pkwy

Travel, Hospitality & Vacation Ownership

Reservations, member services, owner support, training and quality assurance, next door to the Holiday Inn Club Vacations campus.

BEST FIT: PRIORITY · LOOKALIKE OPERATORS

BPO & Customer Experience

Outsourced and omni-channel customer-care teams that need hundreds of seats, training rooms and a fast launch.

BEST FIT: 300+ SEAT OPERATIONS

Healthcare, Insurance & Member Services

Care coordination, claims, revenue cycle, enrollment and benefits, with backup power for continuity.

BEST FIT: REGIONAL SERVICE HUBS

Defense, Aerospace & Government Support

Program support, training and back-office functions with fast access to the Space Coast via SR 528.

BEST FIT: PROGRAM & ADMIN TEAMS

Education & Workforce Training

Corporate universities, certification programs and training campuses using the existing classrooms.

BEST FIT: LEARNING CAMPUSES

Financial Services & Shared Services HQ

Leadership plus operations under one roof for firms consolidating scattered teams.

BEST FIT: REGIONAL HEADQUARTERS

LARGE-BLOCK DEMAND IS REAL

Recent 50,000 SF-plus leases in greater Orlando include T-Mobile, Siemens Energy, Mitsubishi, Healthfirst, Abbott, General Dynamics, Travel + Leisure and Charles Schwab. Few existing buildings can absorb a user of that size without a long build-out; this one already has.





ORLANDO OFFICE MARKET

METRO · Q3 2026

16.6% Total vacancy

$29.67 Avg. asking rent / SF

112K SF Net absorption, Q3

19.5% Total availability

SOUTH ORLANDO SUBMARKET · Q2 2026

14.0% Total vacancy

$31.46 Direct asking, FSG

Orlando posted its third straight quarter of positive absorption in Q3 2026, and South Orlando runs tighter than the metro. A finished, furnished 115,000 SF building lets a user take a large block now, without the cost and delay of a new build-out.

Market data: CBRE Orlando Office Figures, Q3 2026 (metro) and Q2 2026 (South Orlando submarket, $/SF FSG). Large-lease examples per listing proposal. Illustrative uses are subject to zoning, sublease terms and landlord approval. Rate per written proposal.

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ACRE COMMERCIAL

EXTERIORS + AERIALS

A Building That Shows Up

9395
S. John Young Pkwy


COVERED ENTRY


GLASS FAÇADE


TEAM ENTRANCE



AERIAL · JOHN YOUNG PKWY


AERIAL · CAMPUS


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