

Right Space. Right Place. *Right Now.*

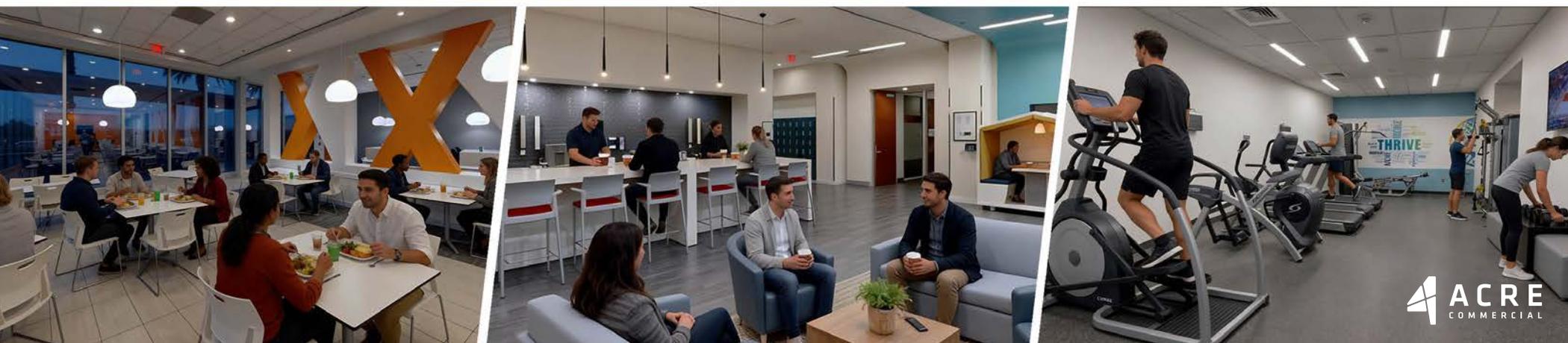
9395

S. John Young Pkwy

FOR SUBLEASE / 115,000 RSF / CALL FOR DETAILS



9395 SOUTH JOHN YOUNG PARKWAY • ORLANDO • FLORIDA • 32819



# 9395

S. John Young Pkwy



## PROPERTY OVERVIEW

Strategically located in Orlando's premier Tourism Corridor at 9395 S. John Young Parkway, this property presents an exceptional headquarters opportunity. Positioned in the heart of Orlando's renowned Theme Park corridor, the location is synonymous with high-volume tourism, operational excellence, and customer-focused performance.

The building features modern, collaborative interiors designed to support a dynamic business environment, including executive offices, expansive call center and open work areas, dedicated training rooms, conference facilities, hospitality space, and full shipping and receiving capabilities.

This sublease represents a rare opportunity for a company to step directly into success. Plug in and prosper with a fully built-out space that's ready to perform from day one.

## PROPERTY DETAILS

<b>PROPERTY ADDRESS:</b>	9395 S. John Young Pkwy, Orlando, FL 32819
<b>RENTABLE SF:</b>	±115,000 SF 1st Floor: ±75,000 SF 2nd Floor: ±40,000 SF
<b>PARCEL ID:</b>	04-24-29-9500-01-000
<b>ZONING:</b>	ORG-P-D
<b>PARKING:</b>	5/1,000
<b>SIGNAGE:</b>	Building

## PROPERTY HIGHLIGHTS

- Established HQ building
- Prime location adjacent to SouthPark within Infinity Park
- Excellent visibility with prominent signage along John Young Pkwy, Convenient access to SR 528, Florida Turnpike, and I-4
- Plug & Play with furniture and back-up UPS & Generator
- Covered parking garage

## OFFERED BY:



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WHY FLORIDA?

No. 2 Best State For Business  
Chief Executive Magazine, 2025

NO State Income Tax  
Icon Money

No. 5 Best Tax Climate In The U.S.  
Tax Foundation, 2026

WHY ORLANDO?

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 Metros in the U.S. (U.S. Census Bureau, Population Estimates, 2023-2024)



No.1 in Job Growth (Florida Department of Commerce, 2024)

2 TALENT TO POWER YOUR BUSINESS

59% of Orlando's Population is MILLENNIAL OR YOUNGER with a MEDIAN AGE OF 38.7 (U.S. Census Bureau, 2024)

500,000+ STUDENTS ENROLLED within 100 Miles of Orlando (IPEDS via Lightcast, 2024)

UCF, 3RD LARGEST UNIVERSITY by Undergraduate Enrollment in the U.S. (U.S. News & World Report, Fall 2023)

3 COMPETITIVE OPERATING COSTS & STRUCTURE

No. 5 Best Tax Climate in the U.S. (Tax Foundation, 2026)

5.5% Corporate Income Tax. S-Corporations and LLCs are Exempt. (FL Dept. of Revenue)

Construction Costs 11.3 Percentage Points Lower than the National Average (R.S. Means Construction Cost Index, 2025)

4 INFRASTRUCTURE TO MOVE YOUR PEOPLE & GOODS

At the Crossroads of the 3rd LARGEST STATE in the U.S.



9 INTERNATIONAL AIRPORTS Within a 2-Hour Drive

Orlando International Airport—NO. 1 in the State for Passenger Traffic with 175+ NONSTOP DESTINATIONS (Greater Orlando Aviation Authority, 2025)

5 URBAN THRILLS & COMMUNITY COMFORTS

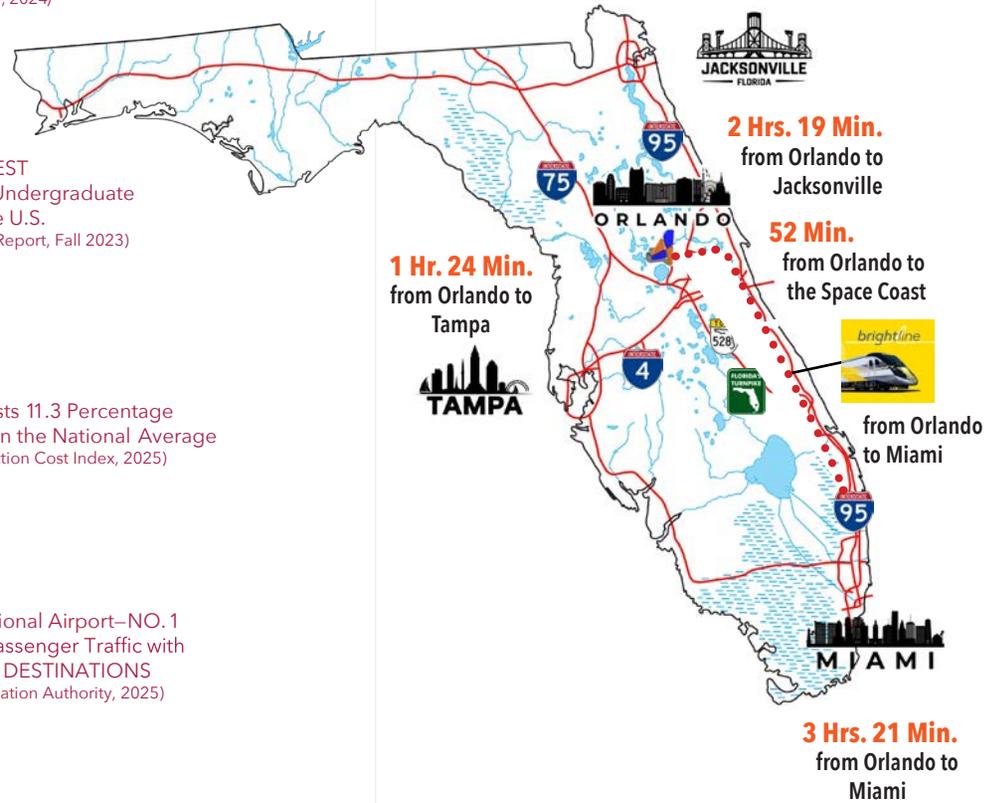
Lower Cost of Living than the National Average (Council for Community & Economic Research, 2024)

No. 5 Best Foodie City in the U.S. (WalletHub, 2025)

No. 2 Most Fun City in the U.S. (WalletHub, 2024)



Five Professional Sports Franchises



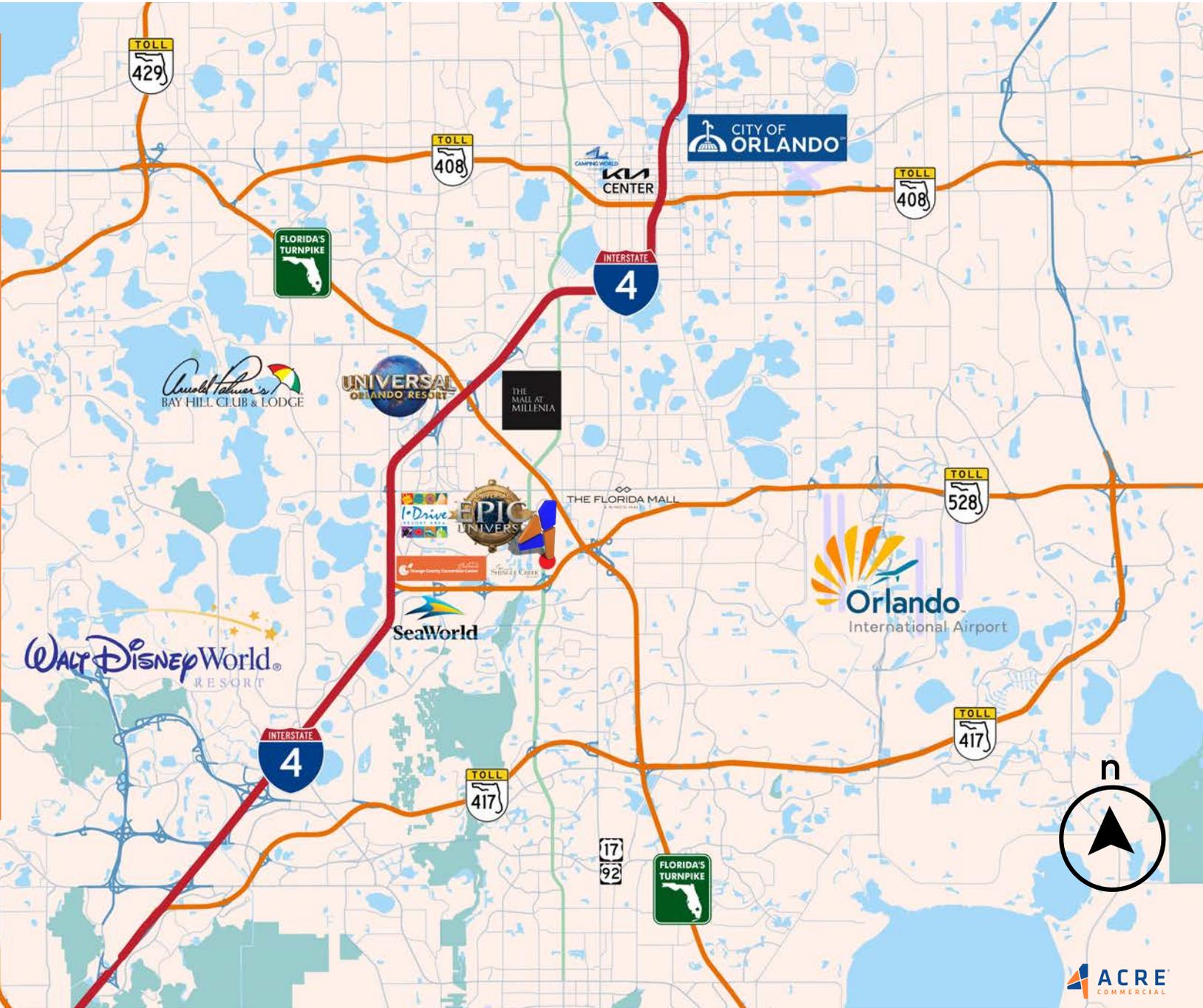
# LOCATION & DEMOGRAPHICS

# ORLANDO LOCATION

# 9395

S. John Young Pkwy

<b>2024 AVE. AGE</b>		
<b>3 Miles</b>	<b>5 Mi.</b>	<b>10 Mi.</b>
38.2	36.9	37.6
<b>2024 POPULATION</b>		
<b>3 Miles</b>	<b>5 Mi.</b>	<b>10 Mi.</b>
44,883	206,559	810,428
<b>BUSINESSES</b>		
<b>3 Miles</b>	<b>5 Mi.</b>	<b>10 Mi.</b>
5,875	16,062	15,676
<b>EMPLOYEES</b>		
<b>3 Miles</b>	<b>5 Mi.</b>	<b>10 Mi.</b>
81,053	177,062	524,186
<b>HOUSEHOLDS</b>		
<b>3 Miles</b>	<b>5 Mi.</b>	<b>10 Mi.</b>
15,918	75,844	300,287
<b>HOUSEHOLD INCOME</b>		
<b>3 Miles</b>	<b>5 Mi.</b>	<b>10 Mi.</b>
69,970	77,474	82,138





CITY OF ORLANDO

SOUTHPARK center

SOUTHPARK center

Infinity Park

FedEx

THE FLORIDA MALL  
A SIMON MALL

ROSEN SHINGLE CREEK  
ORLANDO

# LOCATION

# LOCATION AERIAL

# 9395

S. John Young Pkwy

ORANGE COUNTY CONVENTION CENTER

ROSEN SHINGLE CREEK

UNIVERSAL EPIC UNIVERSE

HOUGHTON MIFFLIN HARCOURT

CVS HQ

SOUTH PARK 1000

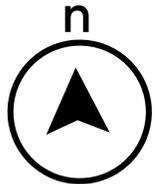
HOLIDAY INN EXPRESS

BEACHLINE WEST DISTRIBUTION CENTER

S JOHN YOUNG PARKWAY

HOLIDAY INN CLUB VACATIONS





A HOSPITALITY-DRIVEN  
WORKSPACE  
EXPERIENCE.



THE SPACES

DINING AREAS

9395  
S. John Young Pkwy

EMPLOYEE  
RECHARGE  
& DINING  
AREAS



THE SPACES

OUTDOOR + PATIO

9395  
S. John Young Pkwy

OUTDOOR  
RETREAT  
AREAS



THE SPACES

MEETING + TRAINING

9395  
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EXCEPTIONAL  
SPACES FOR  
MEETING &  
TRAINING



PREMIUM  
2ND FLOOR  
EXECUTIVE  
SPACES



STUNNING  
ENTRANCES  
& RECEPTION  
AREAS



MULTIPLE  
PURPOSE-  
BUILT CALL  
CENTER OR  
OPEN SPACES





FIRST FLOOR  
±75,000 RSF

# FLOOR PLAN

9395  
S. John Young Pkwy



## SPACE KEY

- Common Areas: Reception/Break/Cafe
- Large Call Center/Work Areas
- Training/Conference Rooms
- Fitness Center
- Restrooms
- Admin/Building Maintenance
- Data | Mechanical | Electrical, etc.
- Elevators/Stairs
- Patio/Outdoors



SECOND FLOOR  
±40,000 RSF

# FLOOR PLAN

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EXTERIORS

ELEVATIONS

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EXTERIORS

AERIALS

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