

802

WEST CHURCH ST

@INTERSTRUCT.DESIGN.BUILD'S
REDEVELOPMENT ON THE
WEST CHURCH CORRIDOR
IN PARRAMORE



NOW LEASING
15,000 SF

Specialty
Retail

Creative
Office

Rooftop/
Venue

Leasing by
ACRE
COMMERCIAL

In cooperation with
infill
CRG

INTERSTRUCT
DESIGN + BUILD



802 WEST

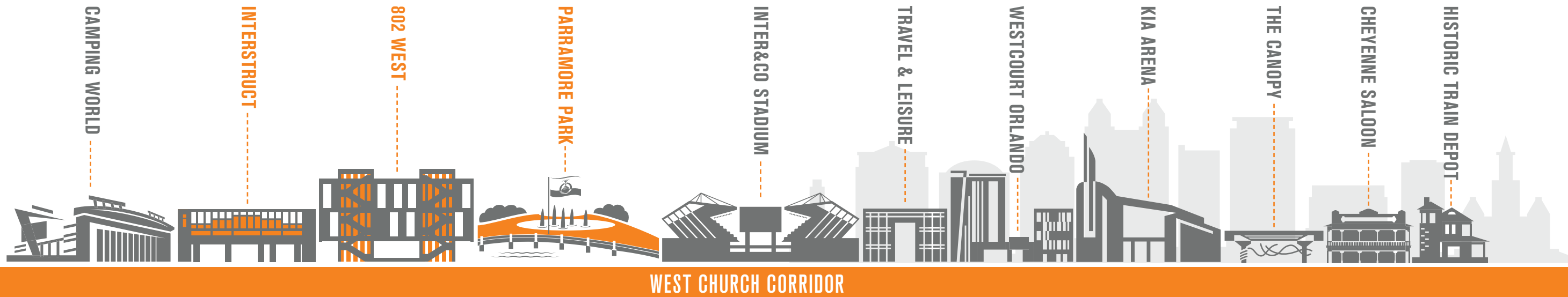
A BETTER BUILDING FOR YOUR BUSINESS

As the market continues to evolve with hybrid models of remote and in-person work, businesses require less square footage, used in smarter ways. 802 West is an architect-designed boutique building that is ideal for bringing employees together and meeting clients in person.

Thoughtful features include **walk-up parking, exterior stairs to each floor and the ability to work outdoors on the roof deck** and help ensure continuity between back-to-office policies and adaptive, amenitized, and unique work environments. Such buildings are nearly nonexistent, especially in proximity of downtown Orlando's central business district.



A BOUTIQUE OFFICE BUILDING IN NEAR
PROXIMITY OF DOWNTOWN ORLANDO'S CBD



802 WEST IS IN THE HEART OF THE WEST CHURCH CORRIDOR

DOWNTOWN CONNECTIVITY WITH EDGE DISTRICT CONVENIENCE

Introducing 802 West, downtown Orlando’s newest boutique office and retail building, located at 802 W. Church Street in the heart of the West Church Corridor. Commercial real estate broker 4ACRE is now leasing space in the three-story, 15,000 SF building with unobstructed views of downtown.

This premium location is situated between Camping World Stadium and Orlando City Soccer Club’s Inter&Co Stadium, and is three blocks west of the new Travel & Leisure Co. headquarters that will bring a daily influx of 1,000 employees within walking distance. The half a billion-dollar mixed-use Westcourt Orlando, positioned as the Sports & Entertainment District, breaks ground in late 2024. The Canopy, an urban park beneath the I-4 overpass, breaks ground in early 2025.

802 West connects downtown proximity with edge district practicality, such as walk-up parking at a building reimaged for our evolving business landscape by Interstruct Design, led by licensed architect

Ryan Young, AIA. Across Lee Avenue is Parramore Heritage Park – currently a storm water catchment but Interstruct is leading the charge to transform it again into a park for people.

Interstruct’s own HQ is across the parking lot – which doubles as a community event space – in a 7,200 SF adaptive reuse of 1940s and 1980s buildings that is now a signature of Interstruct Design’s Florida Modern Industrial style.

802 West anchors the Interstruct Redevelopment, a project that encourages an active, open, and lively West Church Street with thoughtfully scaled architecture and energized active-use initiatives.



REPRESENTS INTERSTRUCT’S PASSION FOR MEANINGFUL ARCHITECTURE IN THE SCALE OF THE NEIGHBORHOOD

802 WEST HIGHLIGHTS

THOUGHTFUL DESIGN IN A STRATEGIC LOCATION

01 15,000 SF of **NEW Class A** office + retail space



02 Centrally located on the West Church Corridor

03 Unobstructed views of downtown Orlando



04 Located directly across from Orlando City Soccer's **Inter&Co Stadium**

05 802 WEST IS THE ANCHOR BUILDING OF INTERSTRUCT'S REDEVELOPMENT IN PARRAMORE.

06 Rooftop amenity for tenants, with option to use as an event venue

07 Floor-to-ceiling curtain wall glass



08 Safe and accessible **walk-up parking**

09 Architect-designed boutique building by Interstruct Design



10 Interstruct Redevelopment is the site of **Parramore Arts**, a gallery without walls featuring public art installations as an active-use initiative.

11 Street-level retail or office access to outdoor space

12 Possible incentives available from the City

13 Parking lot doubles as event space for community events and active use pop-ups.

14 Efficient floor plates for our post-COVID era

15 Signage rights opportunities are available

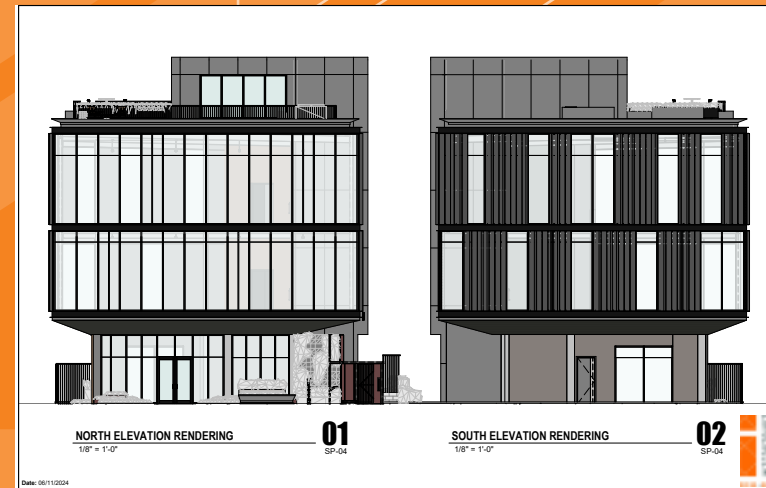
16 Opportunity to align with Project 814, serving the Parramore community

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WEST CHURCH ST

SITE PLAN + ELEVATION RENDERINGS

S. LEE AVENUE + W. CHURCH STREET



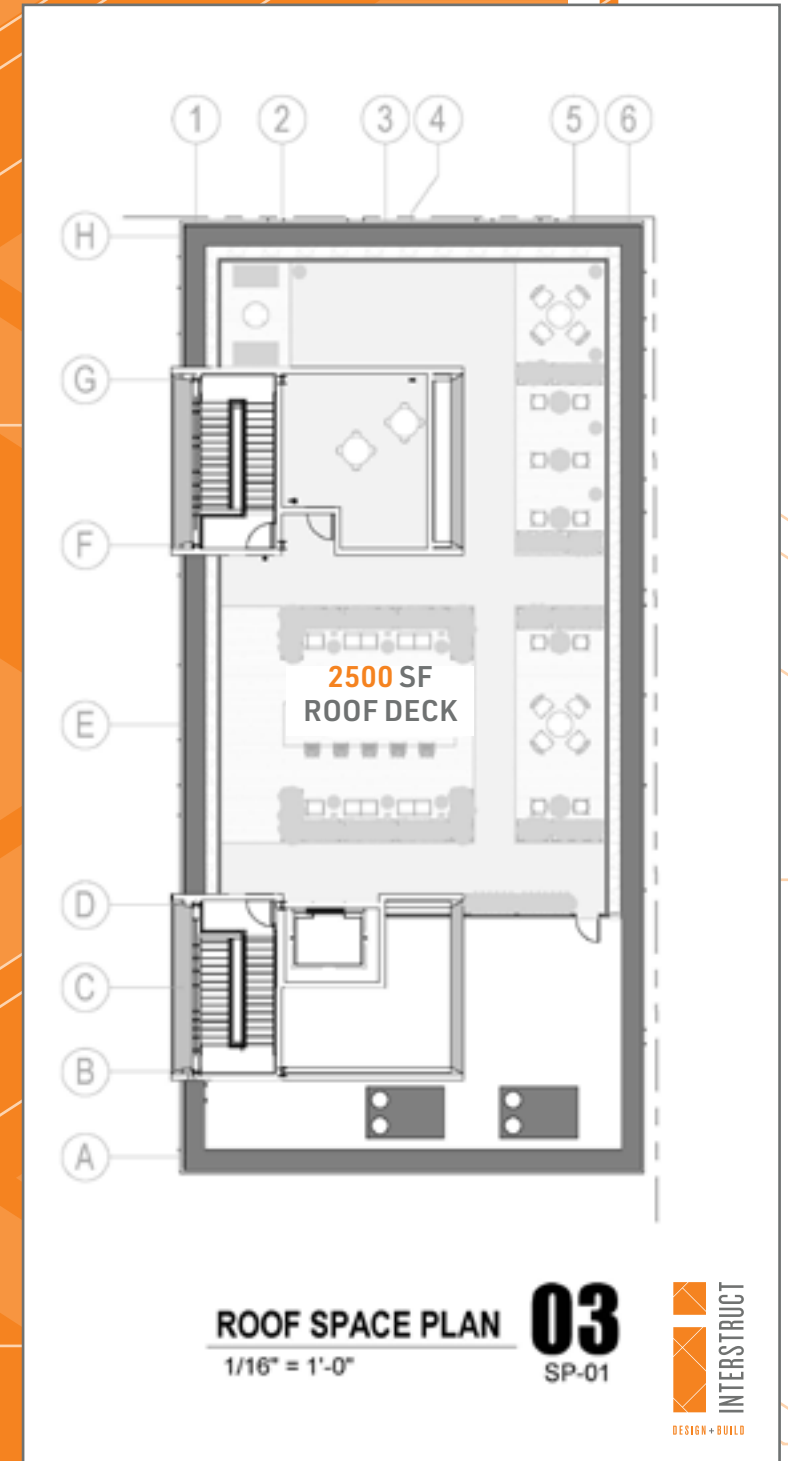
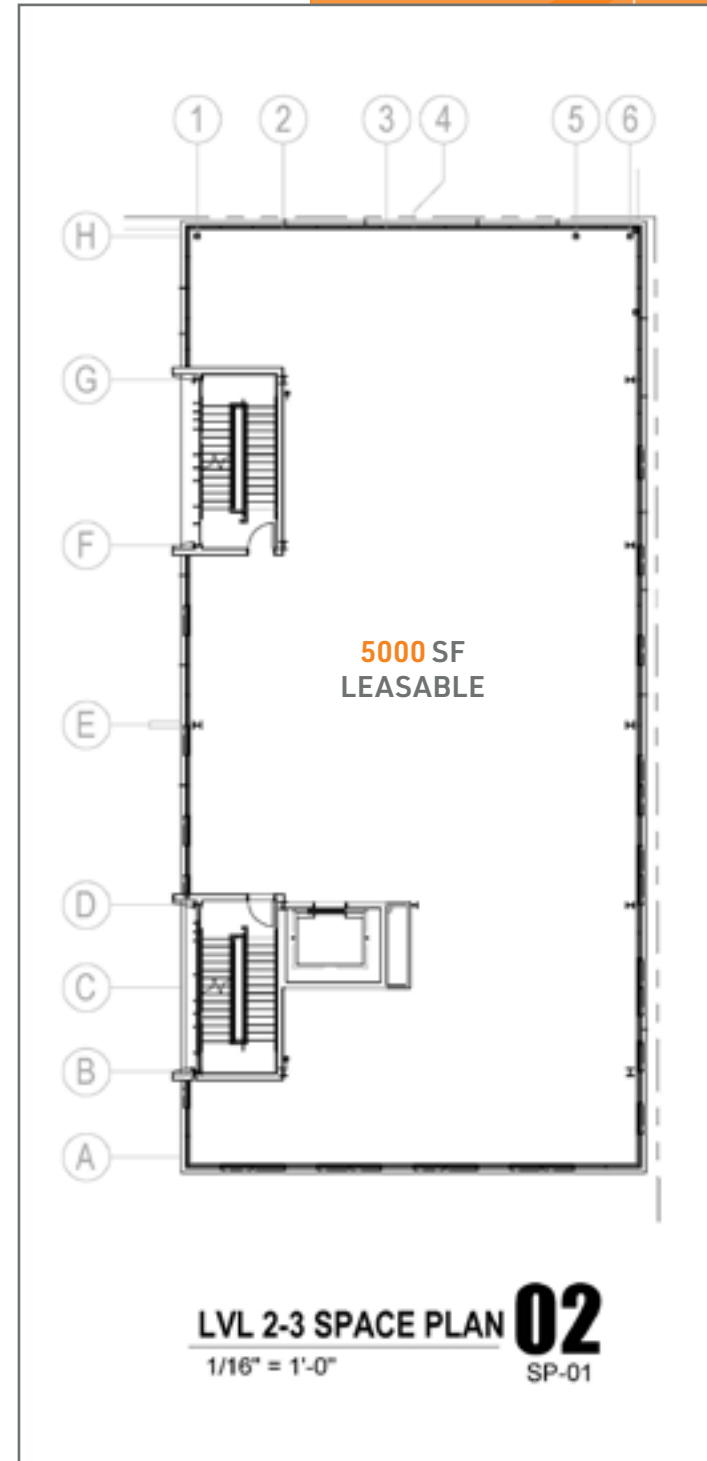
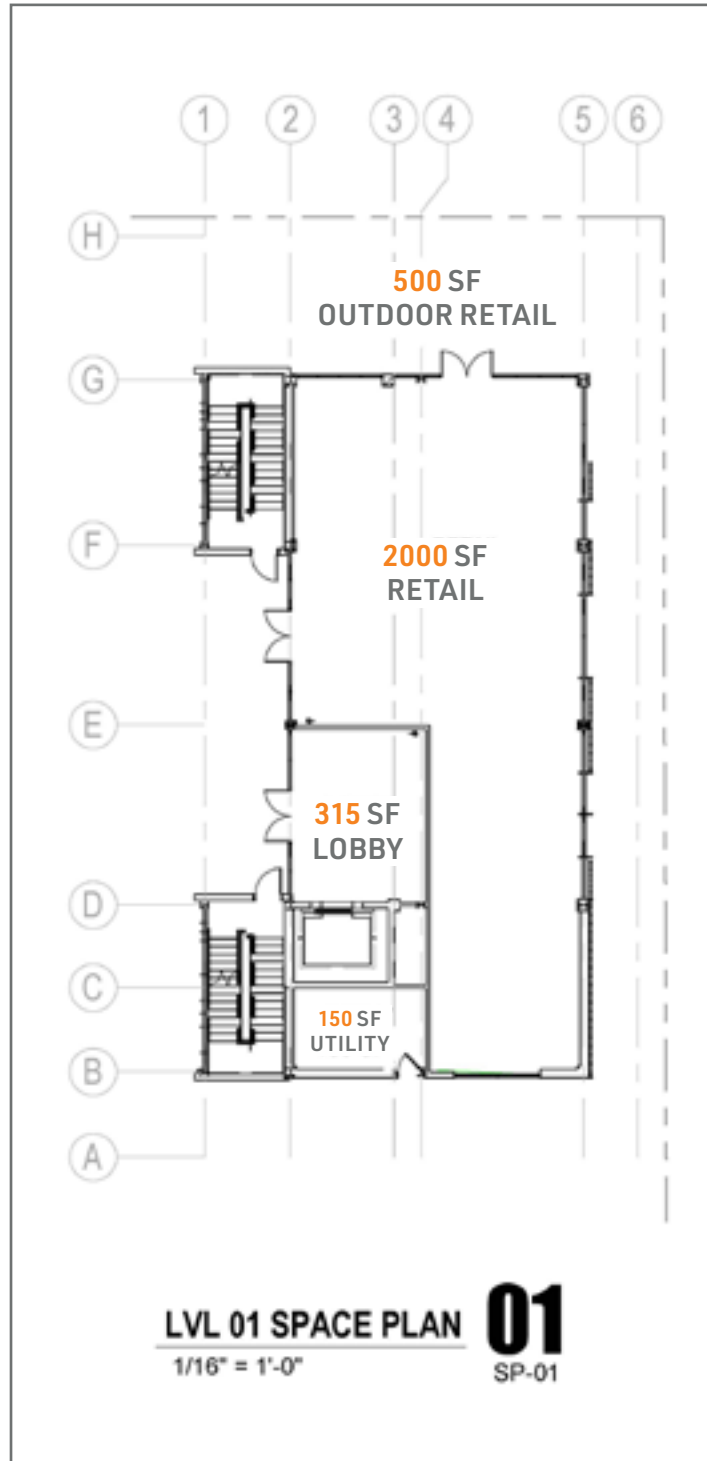
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WEST CHURCH ST

FLOOR PLANS

- 500 SF OUTDOOR RETAIL
- 2,000 SF RETAIL
- 5,000 SF 2ND
- 5,000 SF 3RD
- 2,500 SF ROOF DECK

15,000 SF TOTAL





PARRAMORE HERITAGE PARK

BUILDING A BRIDGE TO CONNECT A NEIGHBORHOOD

Our design for a private/public initiative with the City of Orlando and other downtown Orlando and Parramore stakeholders literally builds a bridge over this retention pond, connecting two sides of a neighborhood. Parramore Heritage Park can become a place for people to gather for entertainment, to relax on their own, and even to restore the Parramore Farmers Market, bringing fresh produce into the core of a neighborhood that is a food desert.

We see a solution to give this park back to the neighborhood while still serving its vital stormwater management purpose. It is an important piece of the revitalization of the West Church Corridor.



REFLECTS INTERSTRUCT'S VISION FOR LOT-BY-LOT INFILL DEVELOPMENT IN PARRAMORE



INTERSTRUCT REDEVELOPMENT

The completion of the adaptive reuse at 814 W. Church Street in Parramore launched Interstruct's incremental development of the West Church Corridor, connecting the heart of downtown Orlando to the west boundary stakeholder, Camping World Stadium.

PHASE 1 was the completion and full operation of Interstruct's HQ as well as tenant Purple Rock Scissors!' HQ. Both businesses have longtime ties to downtown Orlando.

PHASE 2 was the completion of a shared, outdoor courtyard that reactivates unused space between Interstruct and the neighboring building. This is an example of creative infill architecture.

PHASE 3 is the design, development and construction of 802 West, a new 15,000 SF boutique office building.

PHASE 4 will be the completion of an upgraded parking area with new landscaping to comfortably host community events in a flexible space.



PROJECT 814

Community activist Jennifer Desir Hilaire was the central figure of the Unity Mural, commissioned by Interstruct's Ryan Young in June 2020. The mural at 814 W. Church St. quickly became a landmark for Jennifer to connect with those in need. "Meet me at the mural" blossomed into the award-winning Project 814.

Tenants of 802 West have the opportunity to align with Project 814, where no two events are the same. Jennifer listens to people's needs and responds accordingly, building a coalition of community groups that provide everything from a food pantry stocked with fresh produce to free haircuts and mammogram screenings to giveaways of children's toys and bikes during the holidays, as well as "office hours" where mentors help people apply for government programs, jobs and more.



PROJECT 814 IS A 2023 WINNER OF DOWNTOWN ORLANDO PARTNERSHIP'S GOLDEN BRICK AWARDS.



PARRAMORE ARTS

PUBLIC ART AS AN ACTIVE-USE INITIATIVE

Parramore Arts is a gallery without walls to share free public art as a 24/7 active-use experience on the West Church Corridor. It is co-curated by City of Orlando public art coordinator Pat Greene, Collab Studios founders Mariah Román and Lafayette Bradford, and Interstruct CEO Ryan Young.

The ArtCube Gallery showcases multi-media exhibitions by predominantly Black artists. The AR mural, All Love Seeks Unity, was commissioned to pay homage to the original Unity Mural and was created by Snap! Orlando for its City Unseen [AR]t Project. Future installation plans include billboard art, outdoor sculptures and new murals.

802

WEST CHURCH ST



CALL TO LEASE NOW

STAKE YOUR CLAIM ON THE
WEST CHURCH CORRIDOR



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