

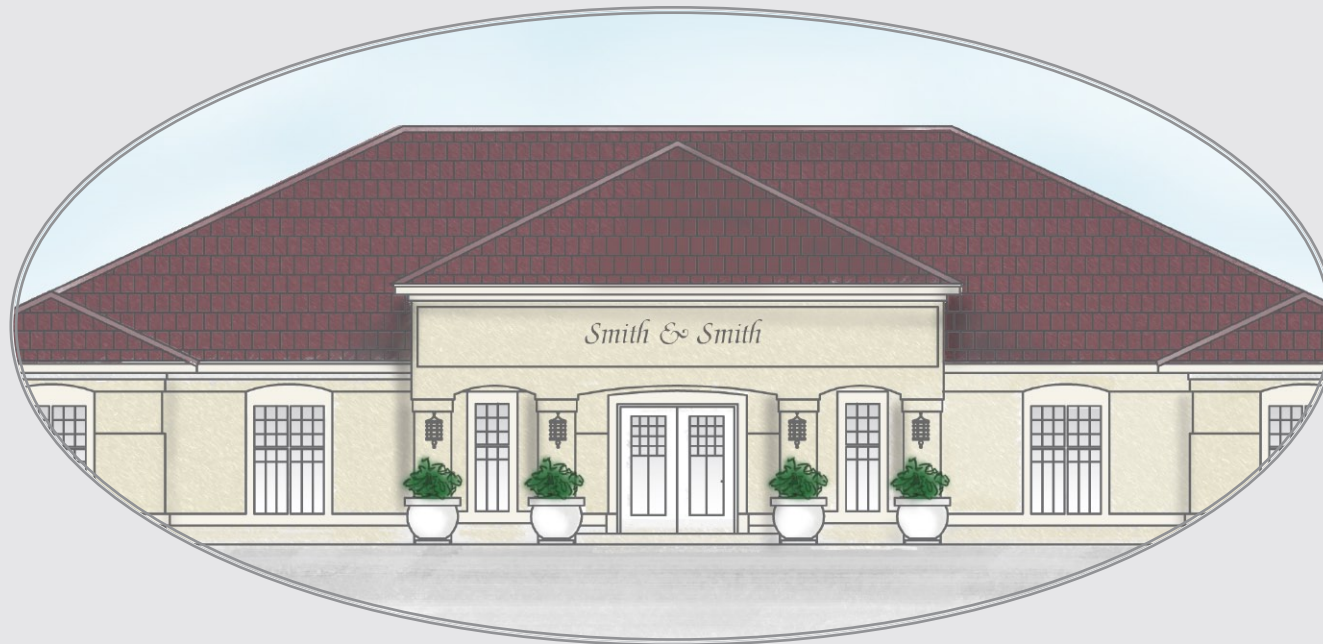
Beautiful Hills...Gorgeous Lakes... Quality of Life...

Close to Everything that makes you call Central Florida Your Home.

People, families and professionals are choosing Clermont as the place they want to live—and ***the place they want to work!***

INTRODUCING:

Lost Lake Professional Village



Lost Lake Professional Village is an upscale office campus designed to suit the needs of professionals wanting to enjoy the benefits of a great location in the exploding Clermont market.

OFFERED BY:



CAROLYN MATHIESON | T: (813) 915-3449, EXT 14 | F: (813) 915-0649 | C: (813) 956-7375

Lost Lake Professional Village



Now Leasing! Professional & Medical Office Space

- Beautifully architected detached office space ranging from 1250 sf to 5000 sf.
- Substantial sign exposure maximizing your traffic exposure on Citrus Tower Boulevard and Highway 27 .

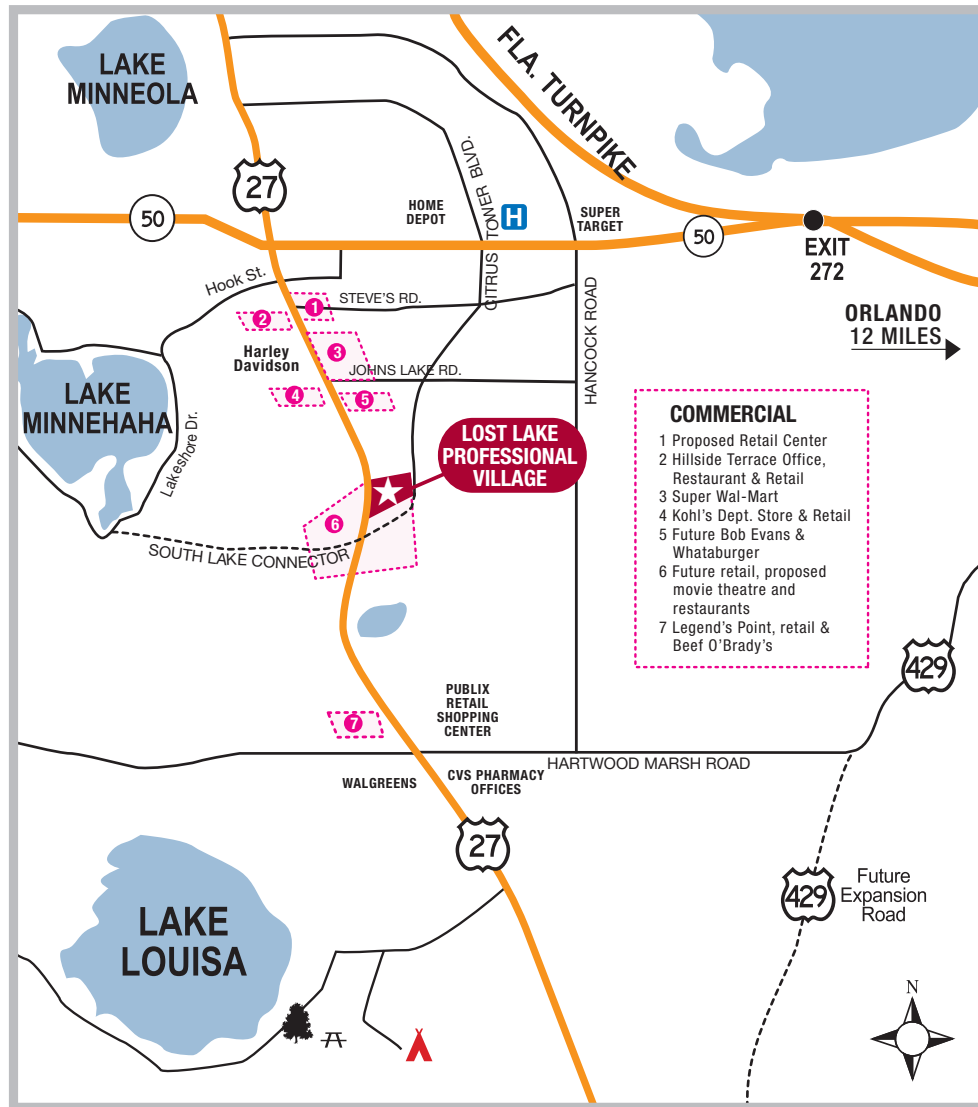
- Inviting architecture for your business image, patients, clients and employees.
- Elegant Flat Tile Roof
- Old World Textured Stucco Exterior
- Eye-catching and inviting entrance design for your patients and clients.

- Close to Everything... Wal-Mart, Kohl's, South Lake Hospital, the new Movie Theatre, Schools, Highway 27, Highway 50 and Citrus Tower Boulevard...
- 1250 sf spaces and up
- Private Entry for Your Business
- Potential Building Signage Opportunities
- Fantastic Visibility on Hwy 27 and the South Lake Connector
- Thousands of residents in King's Ridge, Legends, Lost Lake and more...

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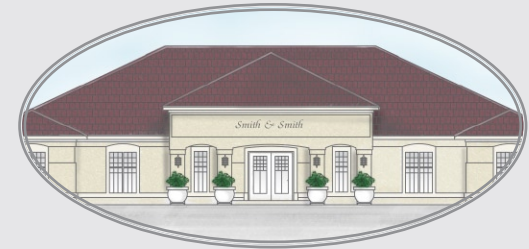


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- COMMERCIAL**
- 1 Proposed Retail Center
 - 2 Hillside Terrace Office, Restaurant & Retail
 - 3 Super Wal-Mart
 - 4 Kohl's Dept. Store & Retail
 - 5 Future Bob Evans & Whataburger
 - 6 Future retail, proposed movie theatre and restaurants
 - 7 Legend's Point, retail & Beef O'Brady's

When complete, *Lost Lake Professional Village* will contain fourteen individual detached office buildings with textured stucco, elegant flat tile roofs, beautiful landscaping and more in order to provide an upscale, professional office village that will stand the test of time in this exploding market and allow you to grow your business in a great location close to home.



Outstanding Location!

- Outstanding location fronting Highway 27 and Citrus Tower Boulevard, just south of new *Super Wal-Mart* and *Kohl's Department Store* — defining factors of this commercial corridor.
 - Highway 27 brings upwards of **35,000 cars daily** in front of this site, according to FDOT as of March 2005.
 - **Thousands of nearby homes:**
 - King's Ridge:* 2000+
 - Legend's:* 849
 - Lost Lake:* 1100+
 - Hartwood Reserve:* 325
 - Regency Hills:* 265
 - Sky Ridge*
 - Greater Hills*
 - Anderson Hill*
 - Many Lake Minnehaha Communities*
 - Many Lake Louisa Communities..*
- and counting!**

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