



News Release

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CNL COMMERCIAL REAL ESTATE STARTING CONSTRUCTION ON HERITAGE PARK OFFICE BUILDING

-- Class A office building expected to bring 300 new jobs to Winter Park--

(ORLANDO, Fla.) Oct. 30, 2012 — CNL Commercial Real Estate is starting construction on an 85,000-square-foot, Class A multi-tenant office building in Winter Park. The building, named Heritage Park, will become home to Brasfield & Gorrie’s regional headquarters in Florida. CNL Bank has also signed on as a tenant.

“This project represents over a year of close collaboration and work that involved the commitment of the City of Winter Park, Brasfield & Gorrie, and our financing partner, TD Bank,” said Paul Ellis, president of CNL Commercial Real Estate. “Winter Park is open for business. This project brings over 300 new jobs to the city and validates the city’s strategy.”

When Heritage Park is completed, likely in late 2013, it is believed it will be the first new multi-tenant, Class A office building constructed in north central Florida in three years. CNL Commercial Real Estate and the City of Winter Park worked together closely, each making commitments to ensure a successful permitting and design process.

“Everyone lived up to their commitments on both sides of this project, and the result is a testament to how cities and businesses can work together,” said Ellis.

“Heritage Park will be a great asset to Winter Park as we seek to make our community open and inviting to new business,” said Kenneth Bradley, mayor of Winter Park. “This project will add 300 jobs to our community and enhance a gateway entrance into Winter Park.”

“We are excited to partner with CNL Commercial Real Estate on this project both to help meet the needs of Winter Park, but to also help Brasfield & Gorrie achieve our vision of a new regional headquarters,” said Tim Dwyer, region president of Brasfield & Gorrie. “We are confident this will be one of the premier buildings in central Florida and will provide an attractive office space to many other companies as well.”

CNL Commercial Real Estate is now working with other potential tenants to fill the remaining unleased space in the building. The building, on the northwest corner of Morse Boulevard, and Denning Avenue, will include a state-of-the-art energy management system and concierge building management. The building will be featured in a corporate campus setting and will have easy access to Park Avenue and the future SunRail station.

The project team for CNL Commercial Real Estate includes Paul Ellis, Thom Cunningham and Mark Meyer, who are leading the development efforts, and Alex Rosario, Paul Reynolds, Dan Caligiuri, Jason Schrago, and Mark Montgomery led the marketing for the initial pre-leasing efforts. HuntonBrady Architects designed Heritage Park, and engineering services were provided by AVCON, Inc.

“There is a real lack of Class A space in Winter Park and we have been validated in our efforts by the significant amount of initial interest by tenants,” Ellis said. “We hope to be able to announce new prospects soon as we begin construction on this exciting project.”

About CNL Commercial Real Estate

CNL Commercial Real Estate offers a full range of commercial real estate services, including leasing and management, tenant representation, project management, facilities management and brokerage services, as well as a development and investment platform. It operates in all sectors of commercial real estate, including office, retail, industrial and multifamily. For more information, visit www.cnl.com/commercial.

About CNL Financial Group

CNL Financial Group (CNL) is a leading private investment management firm providing global real estate and alternative investments. Since inception in 1973, CNL and/or its affiliates have formed or acquired companies with more than \$26 billion in assets. CNL is headquartered in Orlando, Florida. For more information, visit www.cnl.com.

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