



News Release

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**CNL COMMERCIAL REAL ESTATE ANNOUNCES COMPLETION OF
NEW OFFICE BUILDING DEVELOPMENT**

-- Heritage Park opens in Winter Park, Fla. --

(ORLANDO, Fla.) Nov. 6, 2013 — CNL Commercial Real Estate’s newest development, Heritage Park, an 86,000 square foot, Class A+ office project is officially complete. Heritage Park, located in the center of Winter Park, is a ground-up development that began construction in August 2012. The office building is unique to the city of Winter Park, offering large floor plans, abundant parking, high-level finishes and concierge level property management to tenants.

Constructed by Brasfield & Gorrie, this Class A+ office building was designed to maximize efficiencies, which contributes to Heritage Park being one of the nicest, most distinguished office buildings in the core of Winter Park. Heritage Park incorporates lush landscaping and is surrounded by a preserved tree canopy.

“Heritage Park created an opportunity to generate a partnership with the City, allowing us to improve Winter Park without compromising its elegance or integrity,” said Paul Ellis, president of CNL Commercial Real Estate. Because of the size, class and location of the project, the building invites various companies to occupy, or even relocate their offices to Winter Park.

Brasfield & Gorrie was not only the general contractor for the building, but is also its anchor tenant, relocating its Orlando headquarters from Lake Mary to Winter Park.

“Our team is eager to become active members of the Winter Park community and is very proud to be in a landmark office building that we built with a great partner like CNL Commercial Real Estate,” said Tim Dwyer, president of Brasfield & Gorrie.

Additional tenants include HQ Regus, which will occupy 14,000 square feet of executive suites starting Dec.1, 2013.

CNL Commercial Real Estate acquired the Heritage Park site through a land swap with the City of Winter Park in 2011 and transformed the long vacant, Dan T. McCarthy building into a place where professional tenants will want to occupy and operate their businesses. Development lasted 13 months and the building is expected to be 70 percent occupied by the end of the year.

CNL Commercial Real Estate's veteran office leasing team composed of Alex Rosario and J. Paul Reynolds handled the pre-leasing process and will continue to manage the successful lease up of Heritage Park.

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 \$28 billion in assets. CNL is headquartered in Orlando, Florida. For more information, visit www.cnl.com.

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