



ORLANDO, FLORIDA

Orlando's Next Generation of Mixed-Use.

WORLD GATEWAY

At the convergence of the two main routes from MCO to the World of Disney lies the heart of Orlando's tourist corridor, World Gateway. Within this 464 acre (152 usable) district will rise an Orlando first, a Lifestyle Center, with offerings running the full range of best in class retail soft goods, food and beverage, multi-family, boutique office, entertainment, and DOCECA.

OFFERINGS:

160,000 SF Retail Soft Goods, Services, Fitness

140,000 SF Entertainment Concepts

120,000 SF Food & Beverage Concepts

44,000 SF Boutique Office, Medical

350 Luxury Apartments

250 Luxury Hotel Keys, **23,000** SF Amenity and Meeting Space





WORLD
GATEWAY

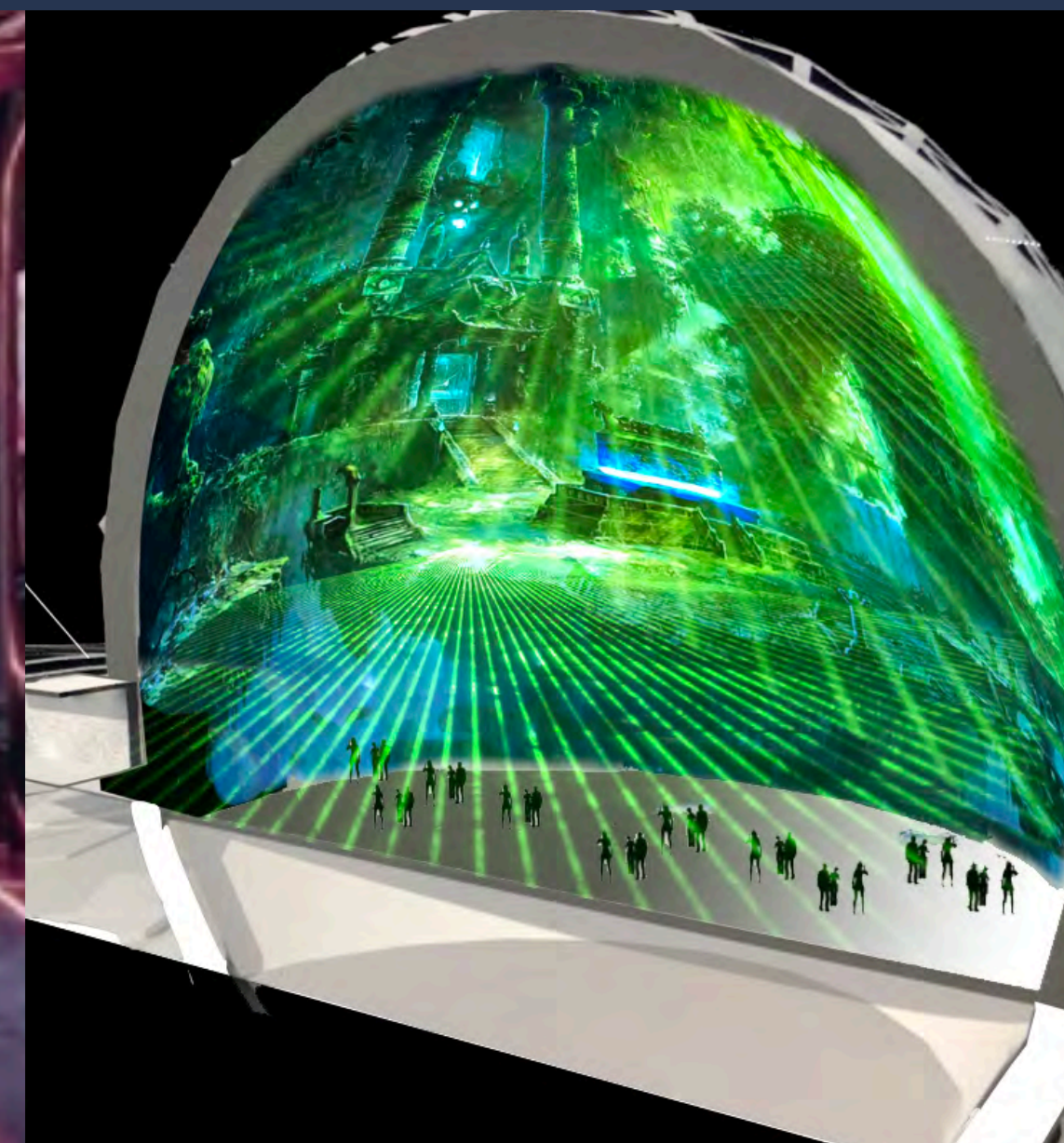
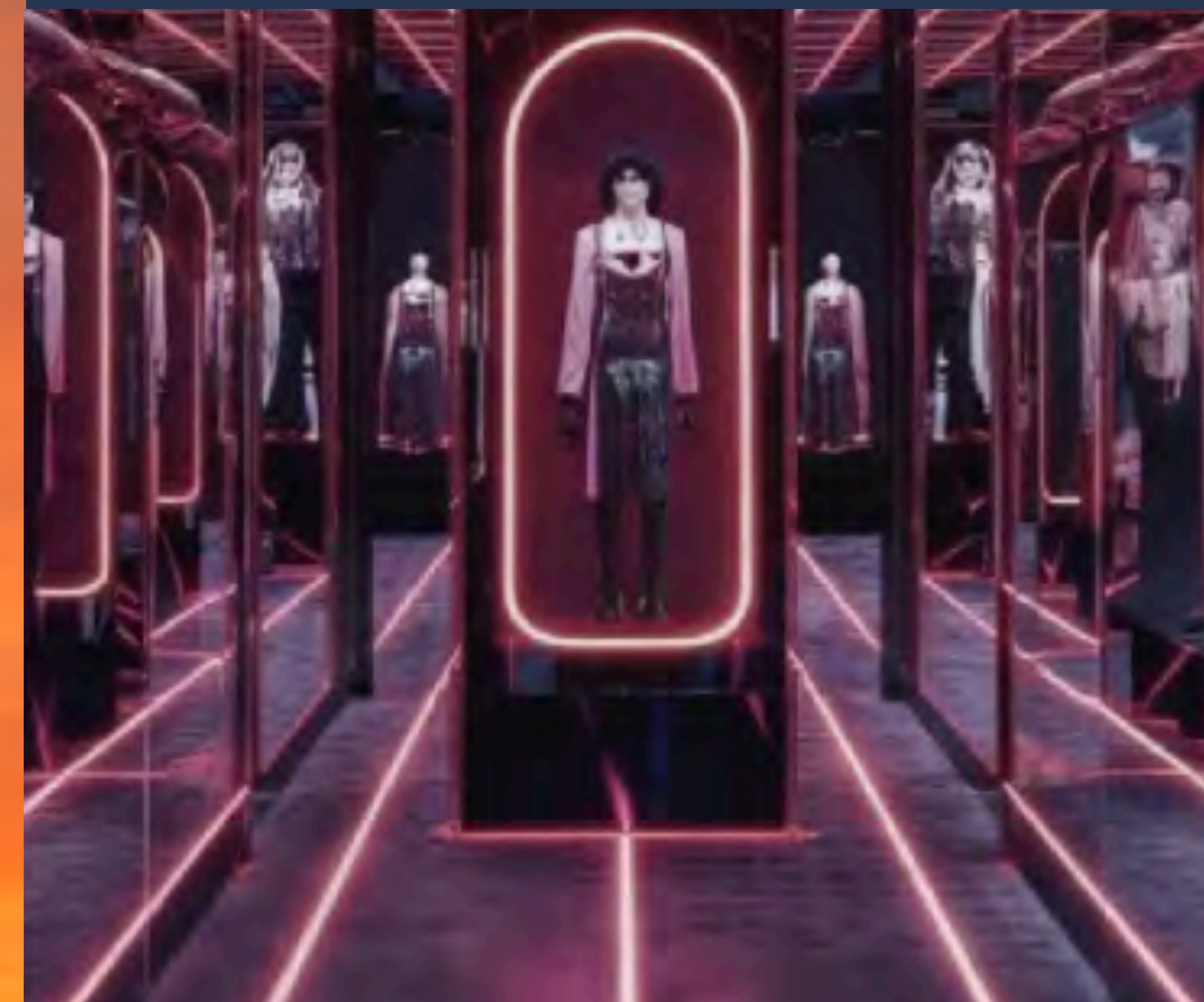
ORLANDO, FLORIDA





DODECATM

AT WORLD GATEWAY



THE REGION

2024 MSA POPULATION 2,940,513
10% POPULATION GROWTH SINCE 2020

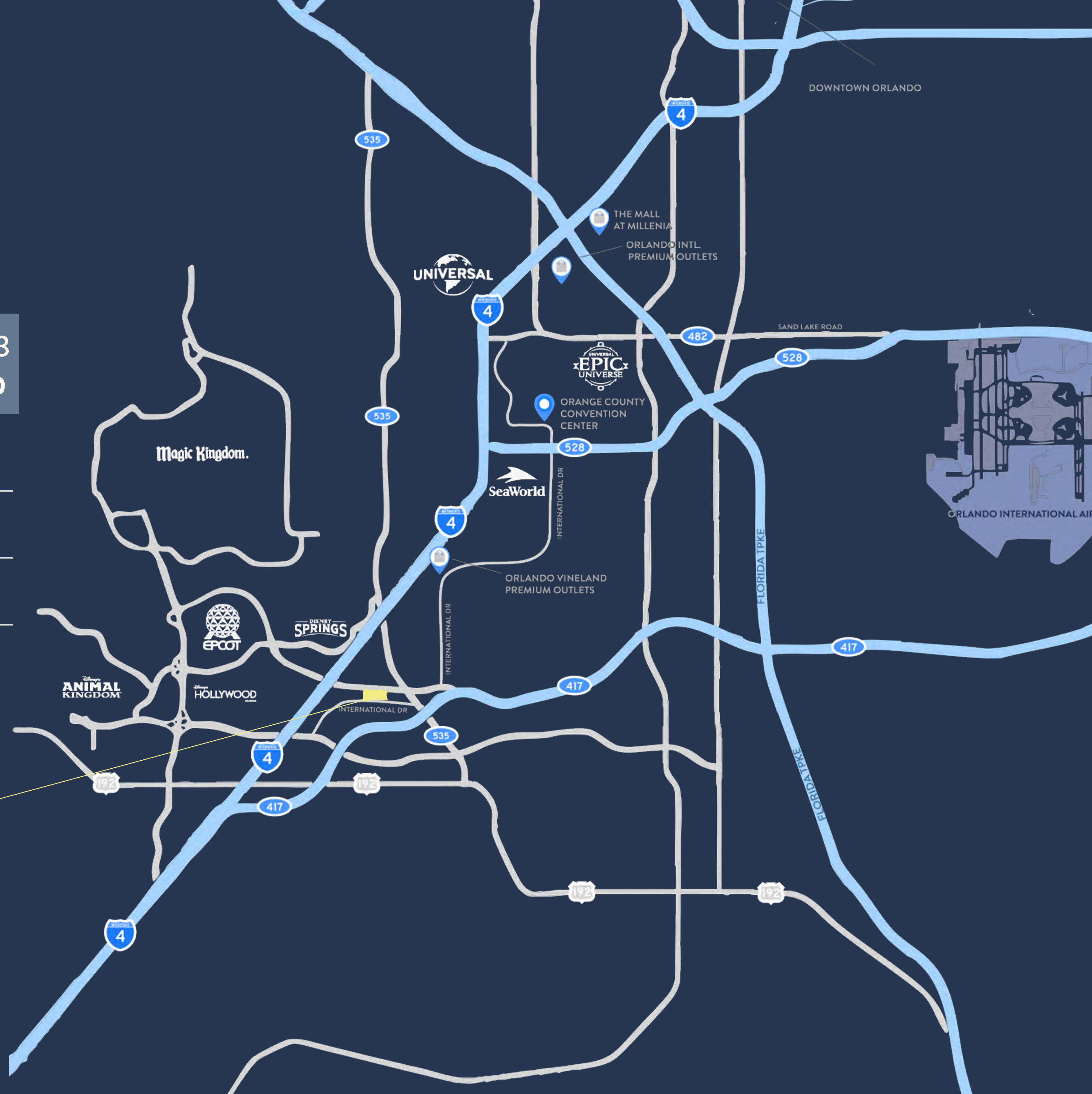
"The Most Visited Destination in the USA"

74,000,000+ ANNUAL VISITORS

92% DOMESTIC

1,744,000+ CONVENTION ATTENDEES

WORLD
GATEWAY
SITE



WORLD GATEWAY

ORLANDO MSA

74M
ANNUAL VISITORS



130K
Hotel Rooms
Across **480+**
HOTELS

brightline

Connection from Miami to
Orlando (3–3.5 hrs)



**5 RETAIL
CENTERS**

in Orlando generate
over **\$1,000/SF** in
sales revenue



TYPICAL STAY IS
6–7 DAYS

— DISNEY —
SPRINGS

\$1,600
PSF SALES



World Gateway Is Less than a mile from
Disney Springs and 2.1 miles from
Orlando Vineland Premium Outlets.

RETAIL METRICS

\$1,000
PSF SALES
AVERAGE

DISNEY
SPRINGS
0.943 miles

<3%
VACANCY

Vineland Outlet Mall
2.1 miles

DISNEY
SPRINGS
<1%
VACANCY

Orlando Premium Outlets
8.5 miles

Mall at Millenia
10 miles







Marriott
ORLANDO WORLD CENTER
2,010 ROOMS

H Holiday Inn
777 ROOMS

OVERLAY AERIAL





UNILINK

AERO

EDGE 1.0

ARTIZIA

illusions

Book Ends

Blue Sky

SITE PLAN

PARCEL A

IMMERSIVE ENTERTAINMENT AND RETAIL PASEO

RETAIL	49,600 SF
ENTERTAINMENT	13,800 SF
STRUCTURED PARKING	800 SPACES

PARCEL B

DODECA

RETAIL	39,800 SF
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PARCEL C

FOOD HALL AND CENTRAL LAWN

RETAIL	31,000 SF
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PARCEL D

MULTI FAMILY

RETAIL	27,000 SF
RESIDENTIAL	350 UNITS
STRUCTURED PARKING	480 SPACES

PARCEL E

HOSPITALITY AND BOUTIQUE OFFICE

RETAIL	34,700 SF
HOSPITALITY	250 KEYS
OFFICE	19,000 SF
STRUCTURED PARKING	410 SPACES

PARCEL F

SMALL FORMAT GROCER ANCHORED

RETAIL	30,000 SF
STRUCTURED PARKING	240 SPACES

PARCEL G

PARKING FIELD, PADS, EXTENDED STAY

RETAIL	8,000 SF
HOSPITALITY	120 KEYS

PARCEL H

PARKING	1,000 SPACES
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SITE PLAN

PARCEL A

IMMERSIVE ENTERTAINMENT AND RETAIL PASEO

RETAIL 37,200 SF

ENTERTAINMENT 48,500 SF

PARCEL B

DODECA

RETAIL 35,600 SF

ENTERTAINMENT 30,500 SF

PARCEL D

MULTI FAMILY

RETAIL 28,000 SF

PARCEL E

HOSPITALITY AND BOUTIQUE OFFICE

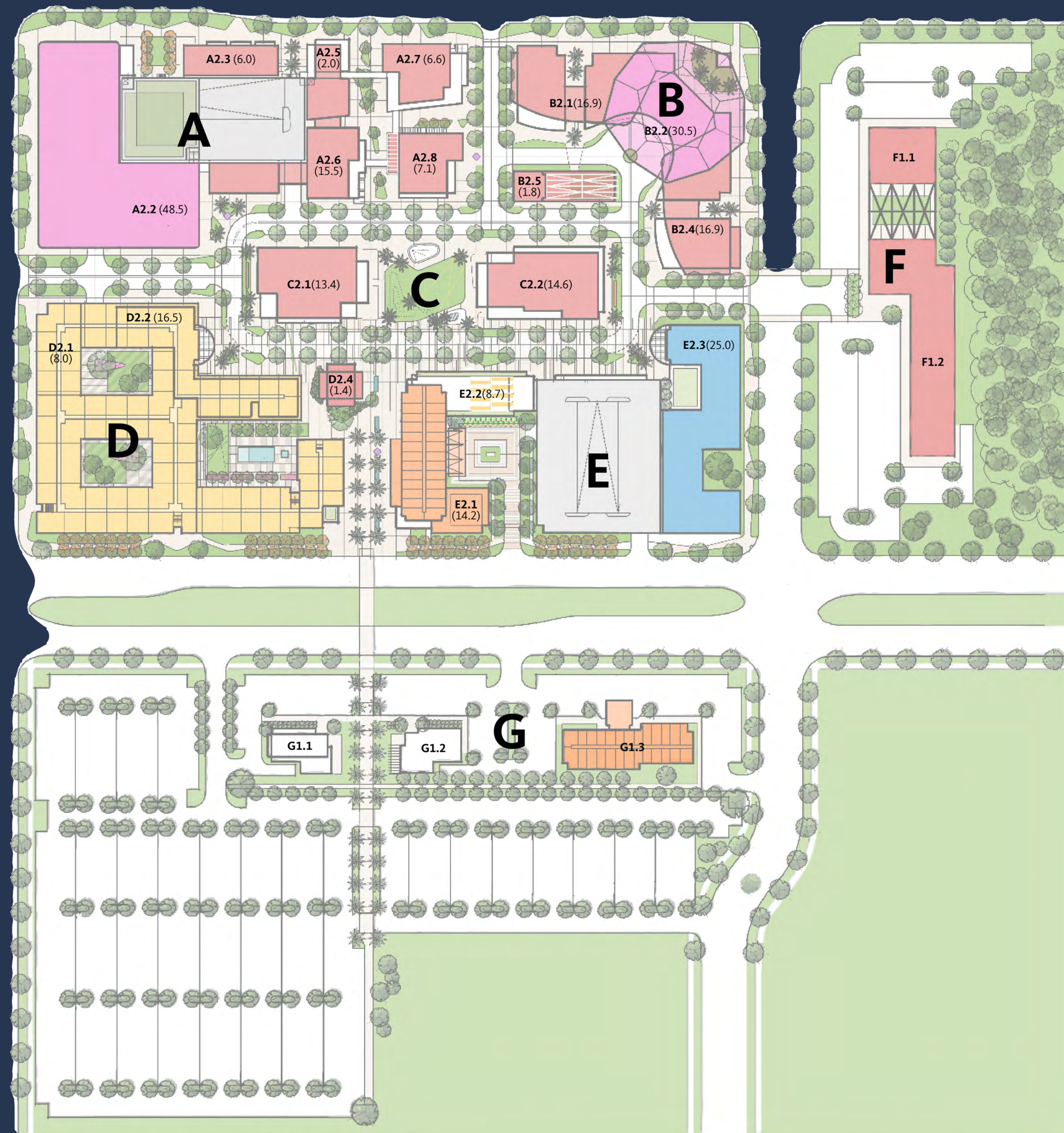
RETAIL 1,400 SF

PARCEL F

SMALL FORMAT GROCER ANCHORED

RETAIL 8,700 SF

HOSPITALITY 25,000 SF









50K SQ FT
OF AMENITIES



450 SPACE
PARKING DECK



MULTI-FAMILY



350 UNITS
PLANNED



MULTI-FAMILY





HOSPITALIT





DODECATM

WORLD GATEWAY

THE FUTURE OF IMMERSIVE RETAIL AND INNERTAINMENT



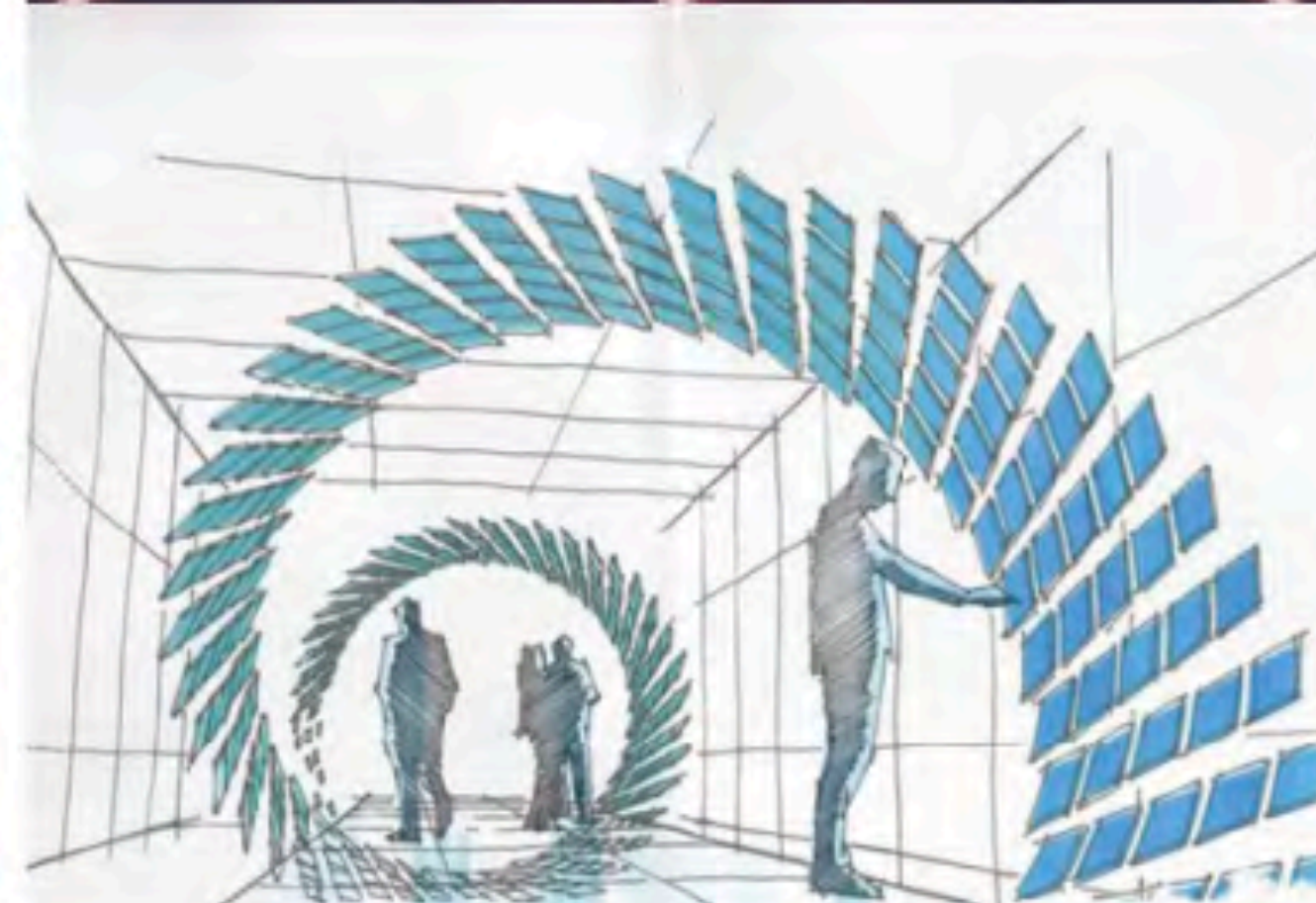
DODECATM + LIGHTSHIPTM

Strategically placed at the northeast signaled hard corner of the project, DODECA will encompass Lightship, an approximately 31,000 sq ft Immersive Art Theater with ancillary galleries immersed within a rooftop environment and 75,000 sq ft of retail on two levels. Co-tenancy in DODECA will be a curatorial approach, with a focus on The Future of Things – the future of immersive retail, wellness, bio-hacking, space exploration, the future of art, and the future of travel.



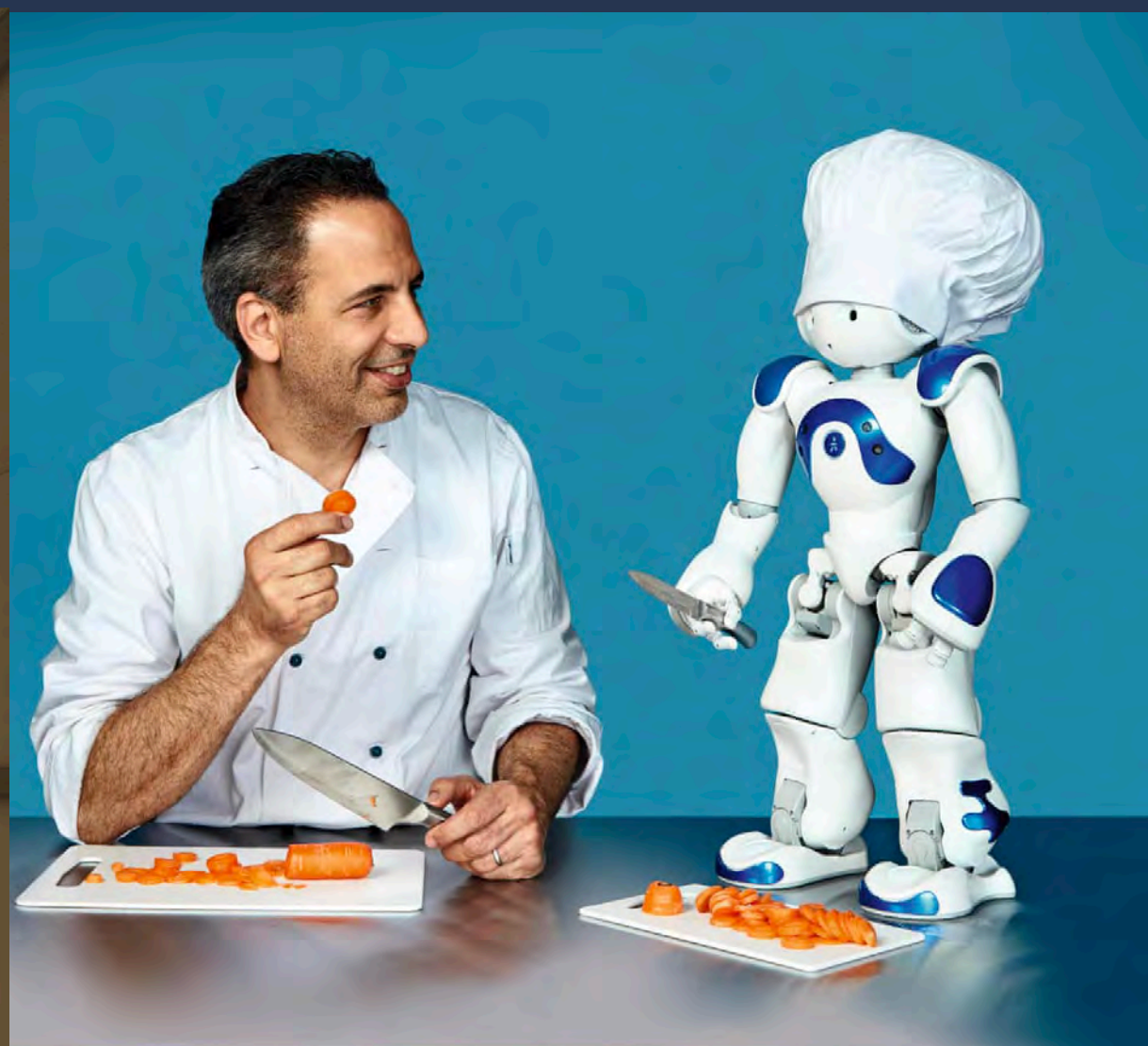
DODECA

FUTURE OF SHOPPING



DODECA

FUTURE OF THINGS



INNERTAINMENT

Immersive Storytelling - Narratives that guide participants through internal landscapes

Participatory Design - Interactive elements where audience members contribute to the experience, perhaps through movement, sound, or digital inputs.

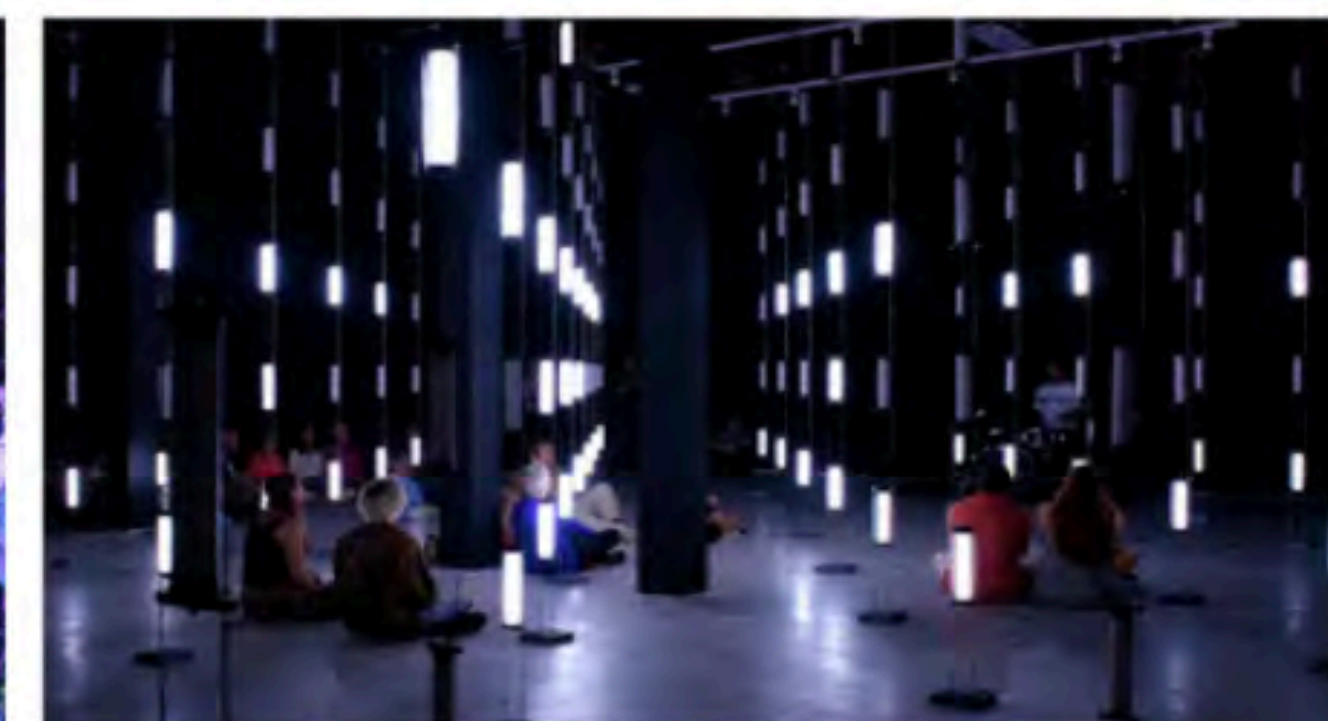
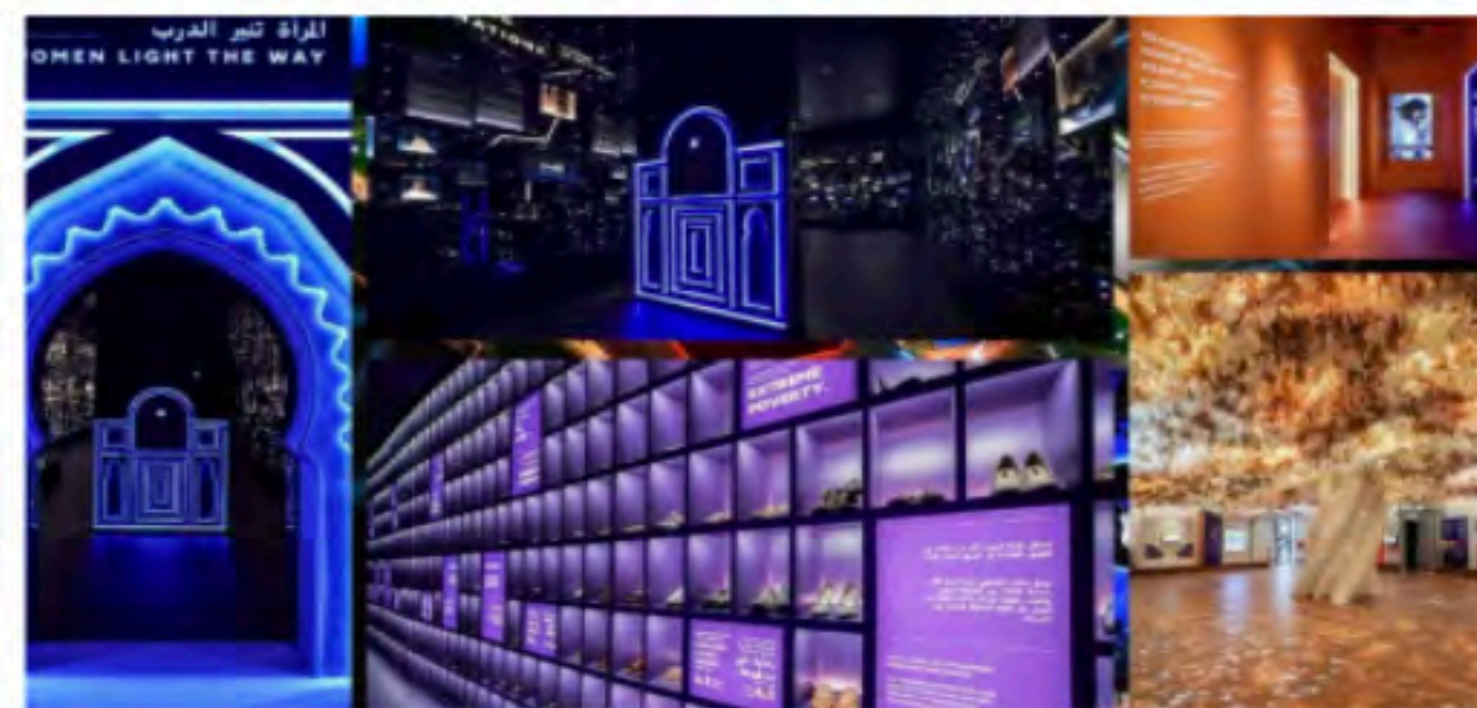
Technology Integration - Using advanced projection, sound design, and perhaps subtle biofeedback to create responsive environments that feel alive to participants' energy

Interpersonal Connection - Facilitated moments for authentic human connection before, during, or after experiences via multi-modal channels.



Retail Customers Embrace Multi-Sensory Storytelling Cinematic and VR experiences that move the shopping experience beyond the transactional towards it being an emotion-led journey of discovery to deliver true escapism in retail.

For 72% of Gen Zers and Millennials, traveling is core to their identity and part of how they express themselves, while 77% choose travel experiences based on their personal interests, not the destination. They are seeking experiences that chime with their beliefs and help to strengthen their bonds with different cultures and communities. The inward journey and personal transformation that comes with it is as important as the location itself. The goal is not only to expand their horizons but to grow from what they have experienced.



LIGHTSHIP™

THE NEXT DIMENSION IN EXPERIENTIAL INNERTAINMENT

LIGHTSHIP™ revolutionizes the entertainment landscape as a visionary 360° immersive spherical theater housed within a magnificent dodecahedron structure—a deliberate architectural choice that bridges ancient wisdom and cutting-edge science. **LIGHTSHIP™** transcends mere entertainment to become **INNERtainment**—immersive journeys that engage all senses while establishing a new paradigm where art, science, and the human spirit converge in spectacular harmony.

COMPONENT 1 MULTI USE FACILITY

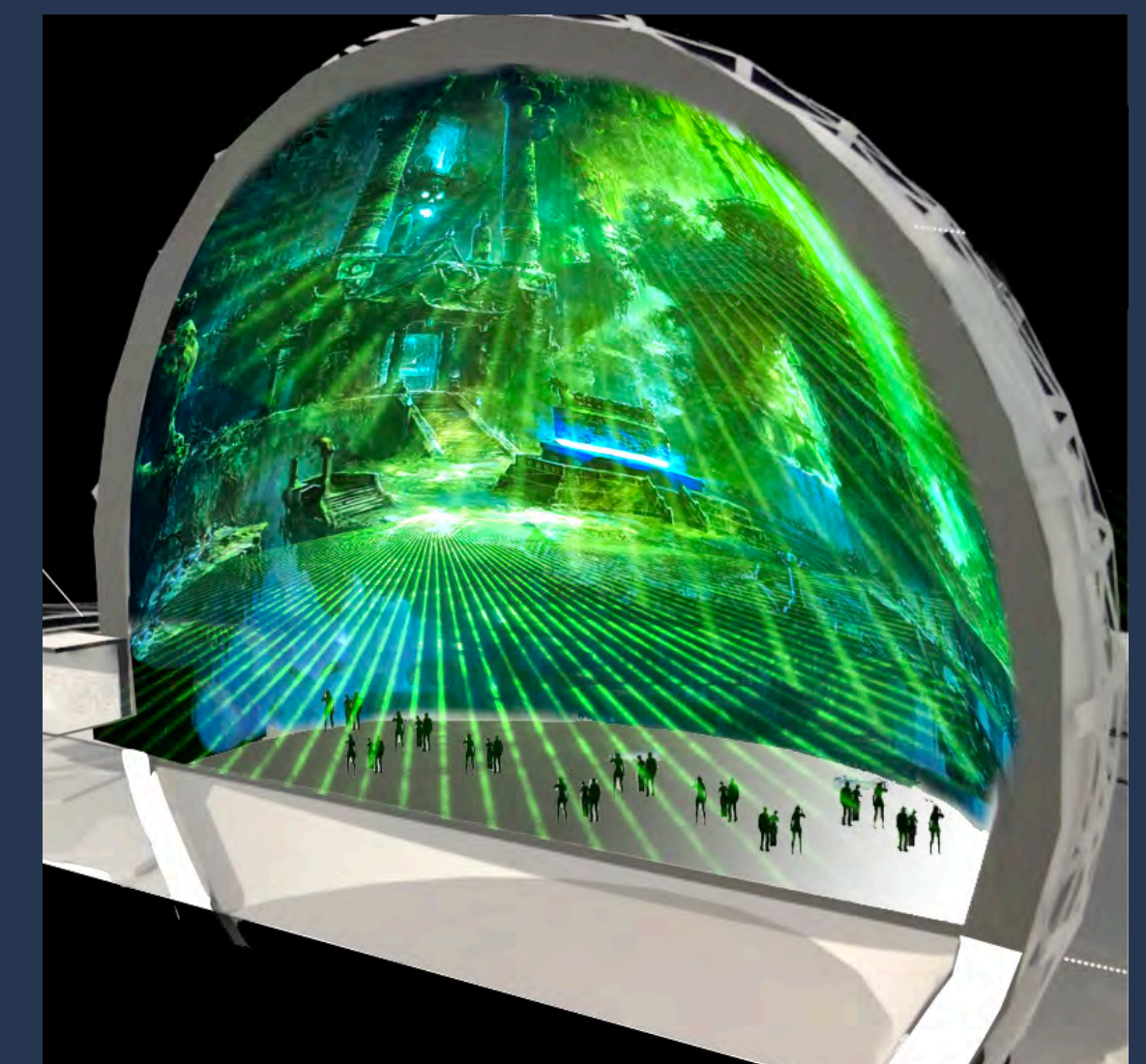
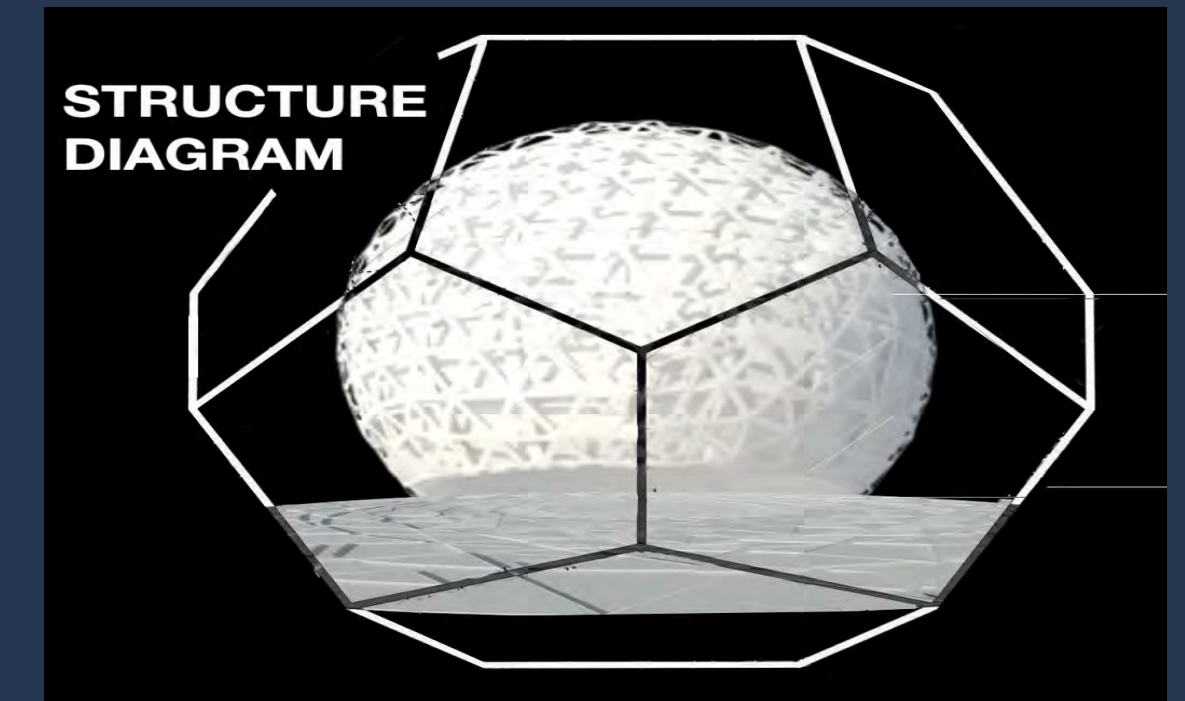
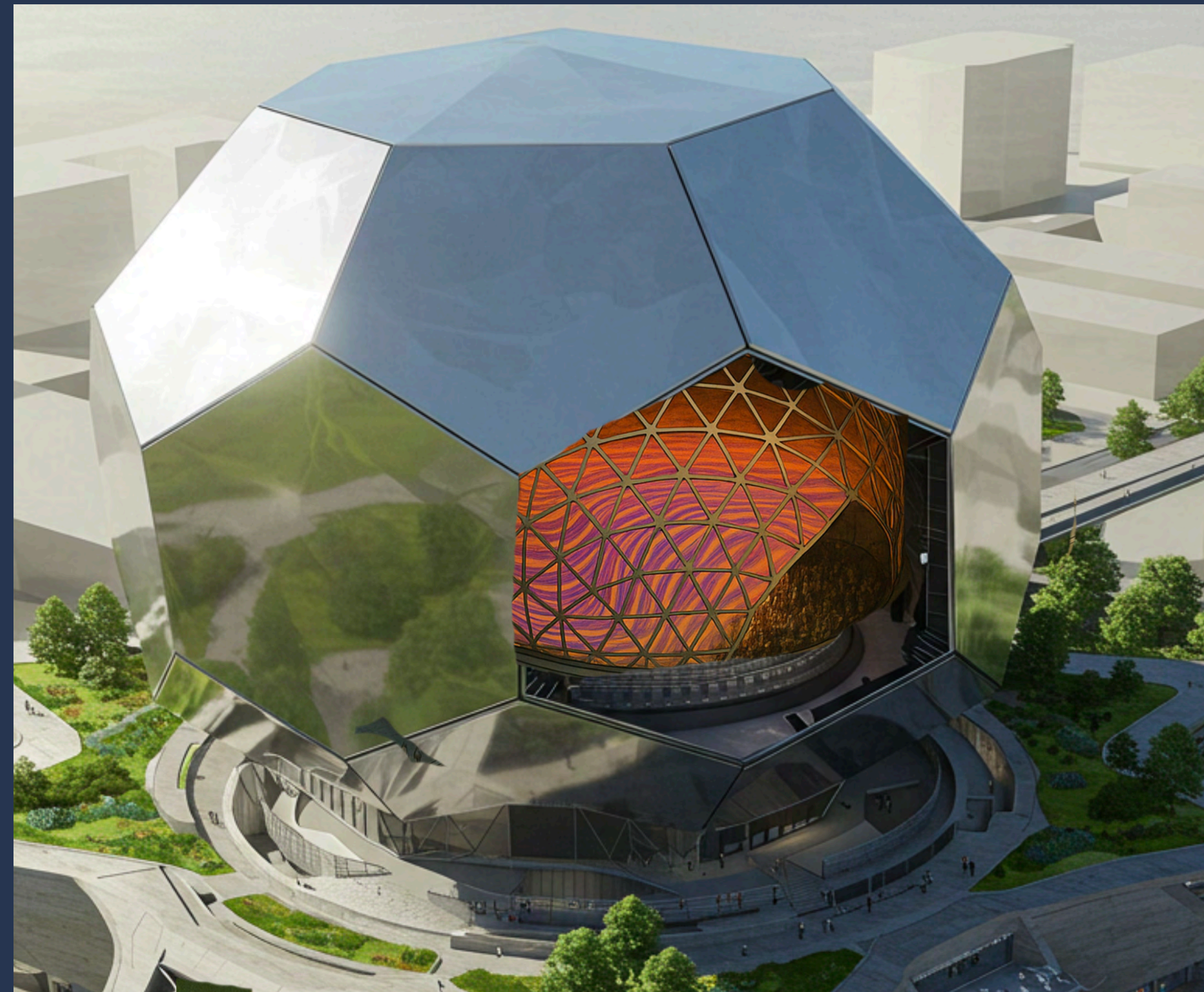
IMMERSIVE ART THEATER

Internally Created content
Curated best-in-class digital experience by the Lightship Team

Externally Created content
Music-based events, concerts Corporate Retreat/Meeting
Space

COMPONENT 2 ART EXPERIENCE

Bookended Art experience in ancillary gallery domed
structures all atop the roof in a design-forward
environment



LIGHTSHIPTM TEAM

The LIGHTSHIP Team, pioneers in immersive technology, visionary team behind the world's first 360-degree dome display for Cartier and David Lynch in 2008, and co-developers of the foundational technology behind the MSG/ Sphere in Las Vegas, continue to push the boundaries of technology, entertainment, and audience engagement, redefining what's possible in the immersive space.





Gensler



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PROPERTY
ADVISORS**

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