

**FINFROCK®**

# Solutions

**SIMPLIFY AND PROFIT:  
THE ALL-IN-ONE SOLUTION FOR DEVELOPERS**

— CITY CENTER AT O-TOWN WEST

**FLORIDA'S LEADER IN DESIGN-BUILD**



# DELIVERING UNMATCHED VALUE FOR UNICORP: A SUCCESS STORY



When Unicorp National Developments, Inc. secured one of the region's largest office lease agreements with Marriott Vacations Worldwide (MVW), they knew this project required more than just a construction partner. They needed a trusted advisor who could deliver a premier headquarters for MVW within a tight timeframe and strict budget constraints. Unicorp turned to FINFROCK, confident in our ability to meet their needs with precision and efficiency.

## Why Unicorp Chose FINFROCK

From the beginning, Unicorp recognized that choosing the right partner would be critical to the success of this ambitious project. They needed a team capable of creating a high-quality, flexible space for MVW, while staying on schedule and within budget. By selecting FINFROCK, they gained more than a contractor—they gained a partner committed to their vision and business objectives.

Our phased construction approach was key to delivering for Unicorp and MVW. While other sections of the building were still under construction, work on interior spaces and common areas began early, accelerating the overall project timeline. This approach allowed MVW to plan their occupancy more effectively, minimizing disruption and maximizing the efficiency of the entire process.

## Delivering Flexibility and Long-Term Value

One of the key benefits to our clients is the flexibility we build into every project. For MVW's headquarters, we integrated our proprietary DualDeck® system, allowing for efficient floor space and future adaptability. This means the office space will not only meet their immediate needs but will also offer the flexibility to evolve with them over time. For Unicorp, this adaptability ensures the building remains a valuable asset, ready to accommodate future tenant demands or potential changes in use.

## A Seamless Partnership with Unicorp and MVW

Unicorp's decision to rely on FINFROCK as a full-service design-build partner simplified the development process and minimized risks. Our phased approach and ability to manage complex projects allowed work to progress smoothly. By focusing on the core and shell construction of the 9-story office building and its adjoining 8-story parking garage, we enabled MVW's interior spaces to take shape even as exterior work continued. The collaboration with DPR Construction on the interior fit-out was seamless, demonstrating how multiple teams can work side-by-side without delays or disruptions.

The attached parking garage, with over 2,000 stalls, supports not only MVW's headquarters but also future developments in the City Center area. This garage is more than just a place for cars—it houses a central energy plant that optimizes energy usage for the entire site, providing long-term operational savings for Unicorp and future developers.

## Looking Ahead: Continued Success for Unicorp and MVW

For Unicorp and MVW, this project is just the beginning. As they move forward with new hotel concepts and other developments, they can continue to rely on FINFROCK's expertise and partnership. The success of MVW's headquarters illustrates the tangible benefits of choosing a construction partner who not only delivers on time and on budget, but also brings long-term value to the project.

At FINFROCK, we measure success not by the services we provide but by the value and results we deliver to our clients. For Unicorp and MVW, that meant creating a space that exceeds their expectations today, while remaining flexible for tomorrow's needs. We're proud to be their partner and look forward to continuing to bring their visions to life.



**FINROCK**

# SIMPLIFY AND PROFIT:

## MAXIMIZE YOUR ROI

In commercial real estate, success comes down to efficiency, cost control, and timely delivery. FINROCK's all-in-one solution streamlines your entire project, giving you upfront cost certainty, faster construction, and a quicker return on investment.

Our vertically integrated model means everything—design, engineering, manufacturing, and construction—happens under one roof. The result? Seamless coordination, fewer delays, and a smoother path to project completion.

➤ **Cost Certainty:**

With upfront, transparent pricing, you avoid unexpected costs and keep your budget on track.

➤ **Faster Delivery:**

Integrated design and construction cut down project timelines, allowing you to move from groundbreaking to revenue generation faster.

➤ **Maximized Profitability:**

Early project completion means quicker occupancy and faster returns, helping you stay competitive and profitable.

**FINROCK simplifies the process, giving you more control and a better bottom line. Let's turn your vision into reality—profitably and efficiently.**



### SUSTAINABILITY AND FUTURE-READY DESIGN

As part of our commitment to sustainable building practices, FINROCK's design incorporated green initiatives that aligned with the developer's goals. By thoughtfully designing the building and parking garage, we maximized available space while leaving room for future development, ensuring that Unicorp's master plan could continue to grow without unnecessary disruption.

### WHERE SOPHISTICATION MEETS MAGIC

City Center is a part of O-Town West, one of the Orlando region's most exciting mixed-use developments. Spanning 86 acres between Walt Disney World and Universal Orlando, this \$1 billion project is redefining commercial space with four unique developments.

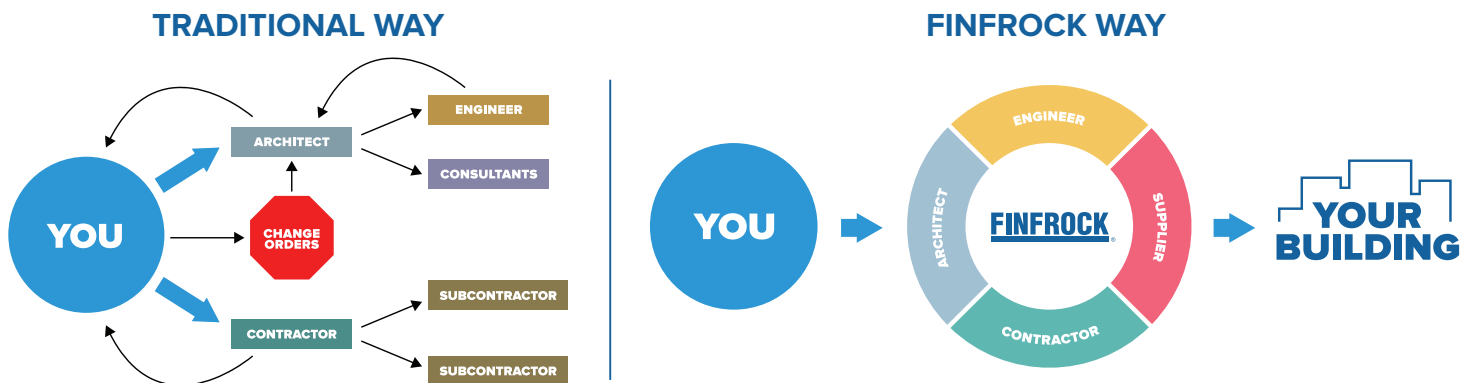


# SET YOUR NEXT PROJECT UP FOR SUCCESS WITH FINFROCK

Before embarking on your next construction project, it's crucial to determine its feasibility and ensure a smooth journey from start to finish. That's why we encourage you to talk to us first.

At FINFROCK, we take pride in working with customers on every step of the building process, from concept to completion. Our in-house team consists of award-winning architects, engineers, manufacturing crews, and construction experts all working under one roof to deliver exceptional value and results.

Our approach minimizes risks, reduces costs, and accelerates the timeline to bring your investment to life.



By functioning as the first and last step in getting the building you want, FINFROCK minimizes client responsibility and risk as the sole point of contact throughout your building journey.



For additional information about our company, successful projects and our process, visit [www.finfrock.com](http://www.finfrock.com).

EXPERIENCE  
A NEW WAY TO BUILD

MIXED USE

OFFICE

STUDENT HOUSING

HOTELS

MULTI-UNIT RESIDENTIAL

PARKING STRUCTURES

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