



**TECHNOLOGY
POINT 1 & 2**

3045 & 3051 Technology Pkwy.,
Orlando, FL 32826



Micah Strader
Managing Director
407.982.8688
micah.strader@jll.com

Madison Kimbell
Vice President
407.982.8580
madison.kimbell@jll.com



Where Innovation Secures



Tech Point 1 & 2 are two, two-story office buildings totaling 58,756 SF in Orlando's Central Florida Research Park. Adjacent to University of Central Florida (UCF) and located within the Force Protection Zone, the building provides critical privacy and security for government or data-sensitive tenants and offers direct connectivity to the Naval Support Activity Center (NAVAIR).

The building features updated amenities and offers exceptional access to major Orlando thoroughfares.

Position your business in this strategic, security-enhanced office within the Central Florida Research Park.



BUILT IN 1986



FORCE PROTECTION ZONE POSITION



24/7 BUILDING SECURITY



TRANSPORTATION ACCESSIBILITY



4.5 / 1,000 SF PARKING RATIO



FLEXIBLE FLOOR PLATES



Tech-Focused, Regionally Connected

Technology Point 1 & 2 offer tenants access to nearly 40 restaurants and 18 hotels within a five-mile radius, while maintaining proximity to major transportation hubs including Orlando Executive Airport (12 miles), Downtown Orlando (15 miles), Orlando International Airport (16 miles), and Sanford International Airport (20 miles).



STAY

1. La Quinta Inn & Suites
2. Homewood Suites
3. Double Tree
4. Courtyard
5. Hilton Garden Inn



DINE & SHOP

1. Tropical Smoothie Cafe
2. 4 Rivers
3. Starbucks
4. Lazy Moon Pizza
5. Kobe Japanese Steakhouse
6. Cheddar's Scratch Kitchen
7. Chick-Fil-A
8. Blaze Pizza



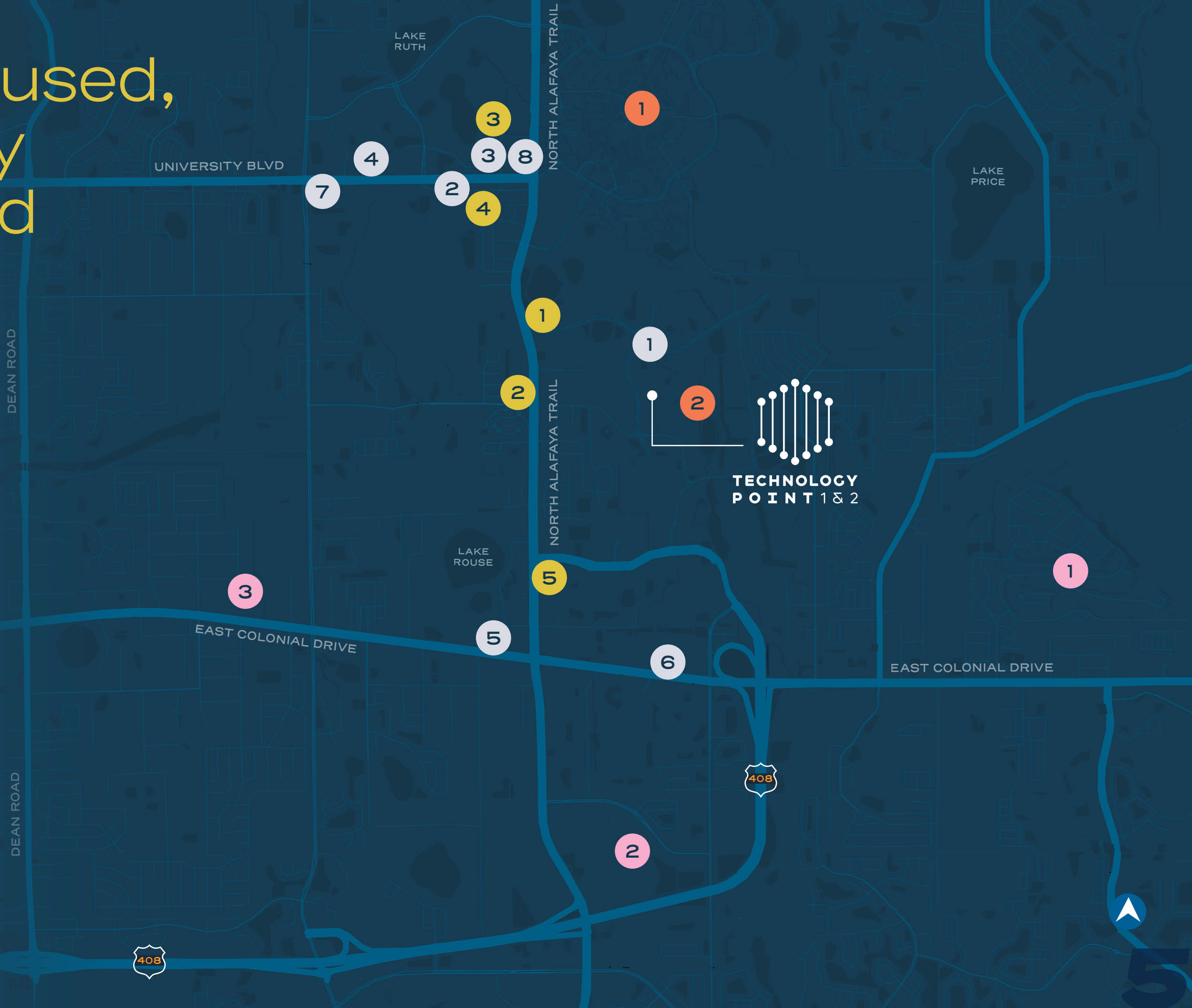
RECREATION

1. Fairways Country Club
2. Waterford Lakes Town Center
3. Boardwalk Bowl Entertainment Center



INSTITUTION

1. University of Central Florida
2. NAVAIR



Orlando Business Growth Surges

As the 20th-largest metropolitan area in the United States and the third-largest MSA in the state, Orlando is home to a wide range of industries, from science, technology and bio-medical research to digital media and advanced manufacturing.

The dynamic lifestyle offers something to enjoy every day; the perfect breeding ground for businesses looking to grow and thrive.



TALENT POOL

- CONCENTRATION OF ABUNDANT AND HIGHLY SKILLED LABOR
- DIVERSITY OF AGES AND BACKGROUNDS
- SUSTAINED POPULATION GROWTH AND IMMIGRATION



AFFORDABILITY

- LOWER COST OF DOING BUSINESS
- LOWER COST OF LIVING
- INCENTIVE PACKAGES
- RIGHT-TO-WORK LAWS



QUALITY OF LIFE

- WARMER CLIMATE
- NATURAL AMENITIES
- AIR, ROAD, AND RAIL CONNECTIVITY
- SAFETY



BRIGHTLINE

\$5 BILLION RAILWAY EXTENSION CONNECTING MIAMI TO ORLANDO INTERNATIONAL AIRPORT'S TERMINAL C, PROJECTING 8 MILLION ANNUAL PASSENGERS.



I-4 ULTIMATE

\$2.3 BILLION RENOVATION COMPLETED ON 21-MILE STRETCH OF INTERSTATE-4

ACCOMMODATES CONTINUED GROWTH THROUGHOUT THE REGION WITH 15 MAJOR INTERCHANGES, WIDER BRIDGES, REWORKED EXITS, FOUR NEW EXPRESS LANES IN THE CENTER OF I-4 AND OTHER IMPROVEMENTS.

Source: JLL Orlando Spotlight; Esri

126,096
Total Businesses

1.3M
Total Employees

2.9M
Orlando Residents

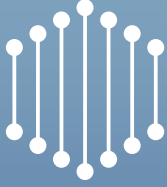
Florida's Tax Advantage

37.4%
Population Growth
Since 2010

Florida's tax advantages and affordability consistently draw firms from diverse industries.

- No corporate income tax on limited partnerships or S-corps and no state income tax
- Florida offers Targeted Industry and Workforce Training incentives that provide tax credits or refunds for jobs created within the state
- Sale and Use Tax exemptions on machinery, R&D labor, electricity used for manufacturing, aerospace and more

5.2M
Projected Residents
by 2030



**TECHNOLOGY
POINT 1 & 2**

3045 & 3051 Technology Pkwy.,
Orlando, FL 32826

**FOR LEASING
INFORMATION:**

Micah Strader

Managing Director
407.982.8688
micah.strader@jll.com

Madison Kimbell

Vice President
407.982.8580
madison.kimbell@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.