

EAST ORLANDO'S  
PREMIER OFFICE PARK

3505



UNIVERSITY  
PARK



# UNIVERSITY PARK

## OFFICE SPACE AVAILABLE NOW

### FEATURES

- Numerous walkable amenities
- Tech focused workforce
- Five building campus totaling +/-386,400 RSF
- Available offices starting at 1,000 SF up to 25,000 SF+
- On-site property management and engineering
- Shower & locker facilities
- Common conference room
- Flexible lease terms and floor plans
- Mature landscaping with outdoor seating
- Card access systems & evening security patrol
- TOBY Award Winner
- New UP charging stations 200 building and 500 building



**BUILDING 100** 3452 LAKE LYNDA DRIVE



**BUILDING 200** 3504 LAKE LYNDA DRIVE



**BUILDING 300** 3505 LAKE LYNDA DRIVE



**BUILDING 400** 11301 CORPORATE BOULEVARD



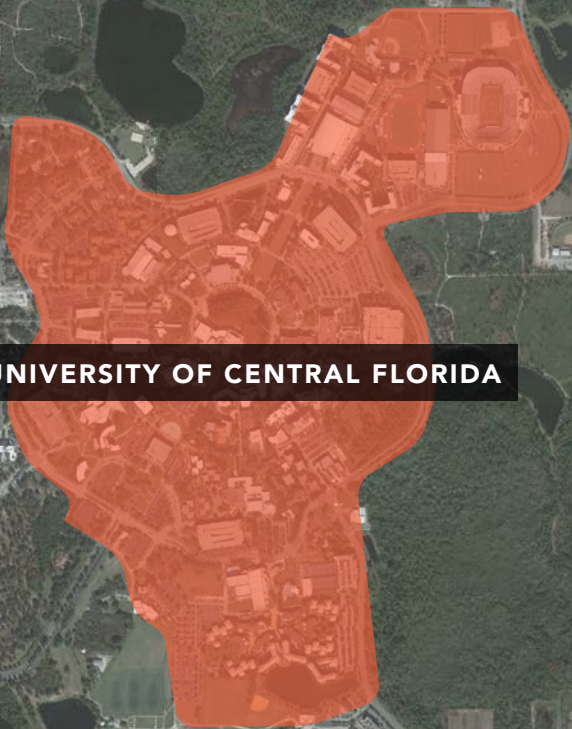
**BUILDING 500** 11315 CORPORATE BOULEVARD

# AREA HIGHLIGHTS

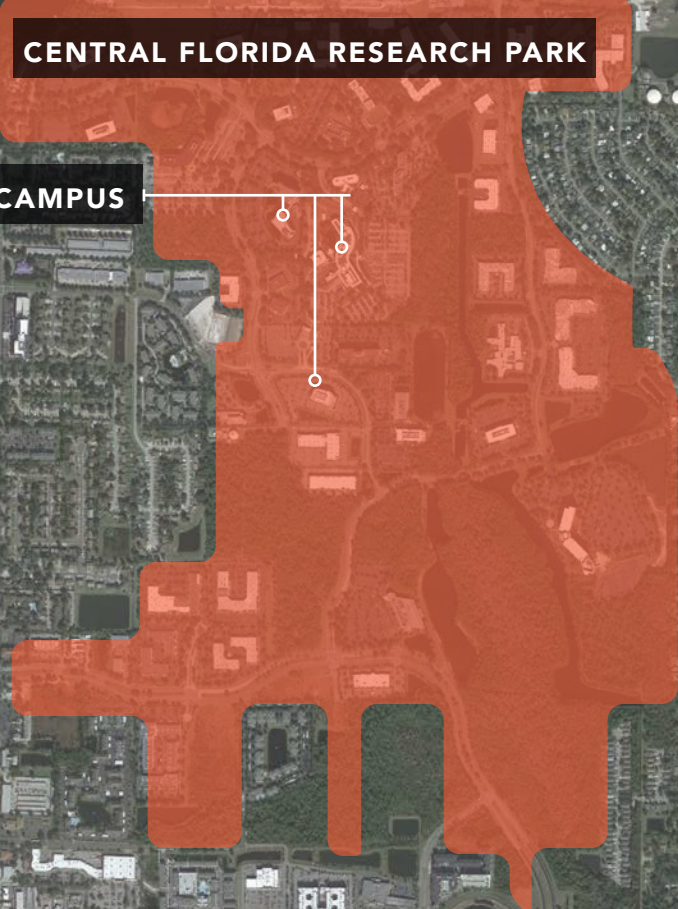
**UNIVERSITY PARK**



**UNIVERSITY OF CENTRAL FLORIDA**



**CENTRAL FLORIDA RESEARCH PARK**






**ARMED FORCES SIMULATION OPERATION CAMPUS**



# UCF/CFRP

## UCF STATS

-  \$204.5M Research Funding
-  70,000+ Students
-  103 Majors
-  13 Colleges
-  #1 workforce supplier of graduates to aerospace and defense industries

## Central Florida Research Park

## CFRP STATS:

- Nation's 6th largest research park
- 1,027 acre campus-like office park
- Employs more than 10,000 employees
- 145 companies
- 65 buildings
- Home to the nation's Army, Navy, Airforce and Marines simulation operations
  - National Center for Simulation
  - Naval Support Activity of Orlando
  - PEO STRI
  - Air Force Agency for Modeling and Simulation
  - ACC Orlando
  - Mission Support Orlando
  - Defense Contract Management Agency



# ORLANDO HIGHLIGHTS

Orlando's growth rate is the 2nd fastest of the US's 30 largest cities, and for good reason. Orlando is a place where people want to live. The combination of affordable living, restaurants, arts, culture, professional sports and endless outdoor activities have made Orlando a desirable place for workers from all over the U.S.

## RECRUITMENT OPPORTUNITY

Surrounding by over 35 colleges, universities, and technical schools and anchored by the University of Central Florida (UCF), the immediate Orlando area has more than 140,000 students enrolled in higher educational institutions. 500,000 students currently enrolled within a 100 mile radius of Orlando.



No. 1 for STEM Job Growth in the U.S. (Forbes 2018)



Orlando ranks #1 for best places to work in tech (Yahoo Finance, 2021)



Orlando is recognized as the Modeling, Simulation & Training (MS&T) capital of the world About \$6 billion in MS&T contracts flow through the region annually, with many commissioned for the military command centers in Orlando (Orlando Economic Partnership)



Venture capital funding through the first half of 2022 is almost 2.5x greater than all of 2021 with \$820M raised (JLL Research, Crunchbase)



Orlando ranked #2 in the US for number of start-ups, averaging about 4,861 annually (Source: Roofstock)



38,000+ Qualified Tech Workers in Orlando (JobsEQ, 2020)



Greater Orlando ranks No. 1 in fastest growing cities for entrepreneurs (LinkedIn News, 2021)



The nation's Army, Navy, Air Force, and Marine's simulation operations are based in Central Florida's Research Park

ORLANDO STATISTICS

# AMENITY MAP



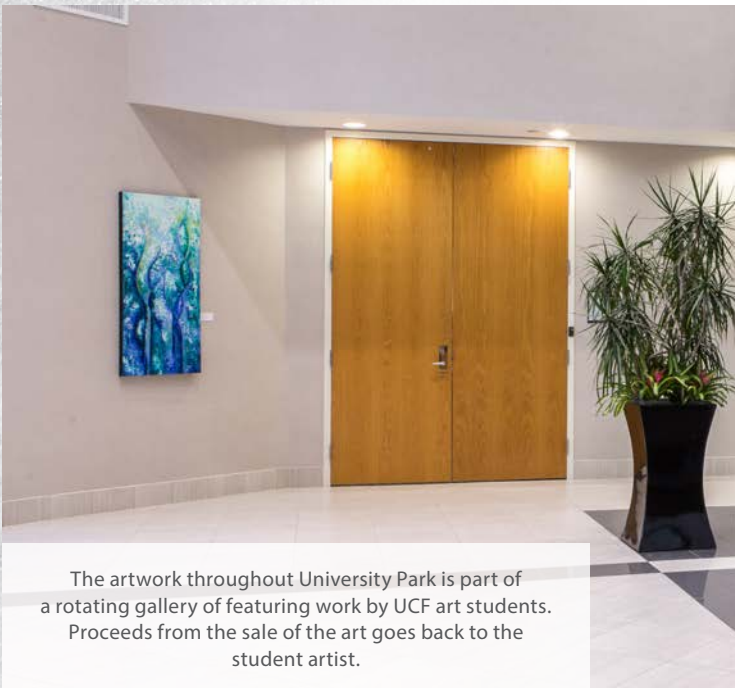
## University Park Amenity Map

### Walkable

1. University Park
2. Fairfield Inn & Suites by Marriott Orlando East/UCF Area
3. Home2 Suites by Hilton Orlando Near UCF
4. Soupa Saiyan 3
5. Ice & Bites Café
6. Lazy Moon Pizza
7. Residence Inn by Marriott Orlando East/UCF Area
8. Hampton Inn & Suites Orlando/East UCF Area
9. Wendy's
10. Chick-fil-A
11. Buffalo Wild Wings
12. Panera Bread
13. Zaxby's Chicken Fingers & Buffalo Wings
14. Chipotle Mexican Grill
15. Steak 'n Shake
16. First Watch
17. Tropical Smoothie Cafe
18. IHOP
18. Metro Diner

### Neighborhood

19. 4 Rivers Smokehouse
20. Del Taco
21. Kung Fu Tea
22. Sushi B Hibachi Grill
23. Starbucks
24. DoubleTree by Hilton Hotel Orlando East-UCF Area
25. TownePlace Suites by Marriott Orlando East/UCF Area
26. McDonald's
27. Blaze Pizza
28. Bar Louie - Plaza on University
29. University of Central Florida
30. BurgerFi
31. Island Wing Company
32. Omelet Bar



The artwork throughout University Park is part of a rotating gallery of featuring work by UCF art students. Proceeds from the sale of the art goes back to the student artist.

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CONTACT

MICAH STRADER  
+1 407 982 8688  
MICAH.STRADER@JLL.COM

MADISON KIMBELL  
+1 407 982 8580  
MADISON.KIMBELL@JLL.COM



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.