

UNIVERSITY CORPORATE CENTER I

3501 QUADRANGLE BOULEVARD | ORLANDO, FL 32817

CLASS A OFFICE SPACE
FOR LEASE

 **JLL** SEE A BRIGHTER WAY

HIGHLIGHTS



Located in Orlando's Quadrangle Business Park, one of the region's premier business parks



129,087 SF Class A office building
45,000± SF Floorplates



LEED certified property



Spec Suite program



Training rooms and lab space available



Ideal for high-tech & heavy power uses



Parking ratio of 4/1,000 SF including EV charging stations



Upgraded and tech-equipped conference/training facility (fits 50)



Adjacent to the UCF & Central Florida Research Park



Covered outdoor seating areas



Numerous walkable amenities and hotel options



Ownership creating a mixed-use environment



Tenant Amenity Center: Fitness, Showers, Locker Room, Coffee Bar & Tenant Lounge



Signage available

CONFERENCE FACILITY



LOBBY



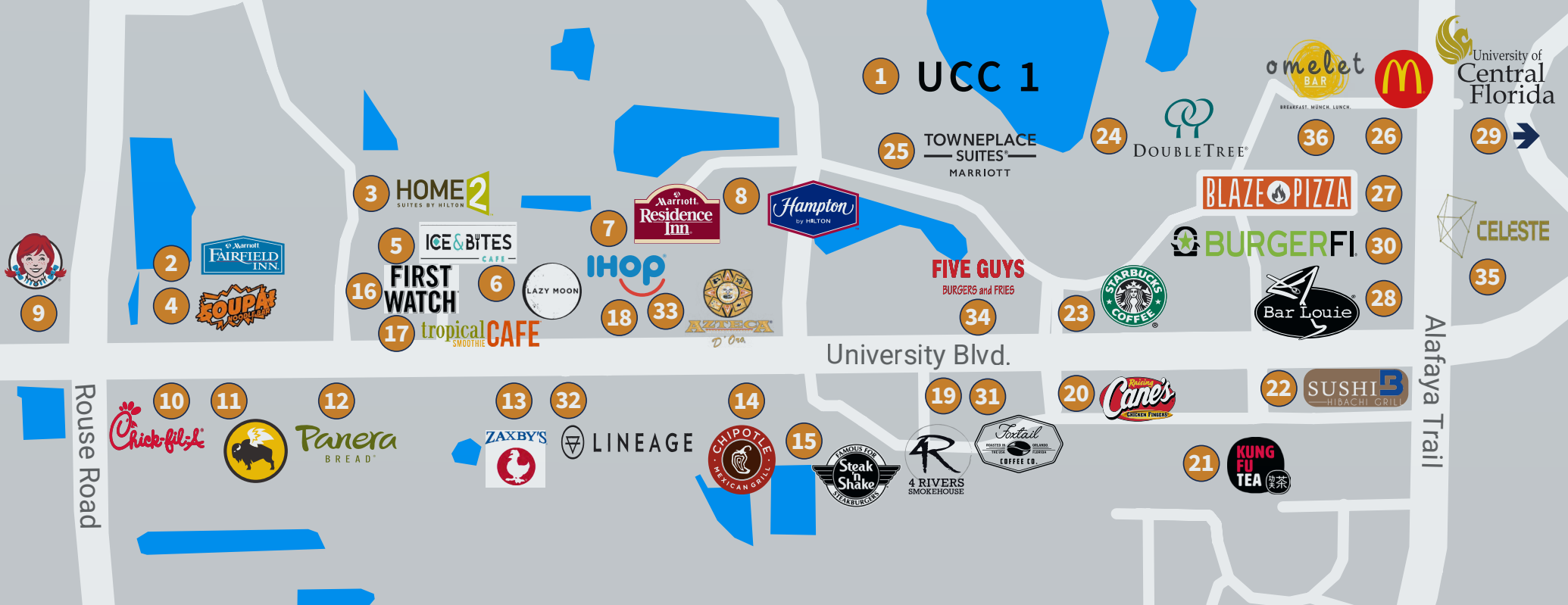
CONFERENCE FACILITY



OUTDOOR SEATING



AREA AMENITIES MAP



- | | | |
|--|--------------------------------------|--------------------------------------|
| 1. University Corporate Center I | 13. Zaxby's Chicken & Wings | 25. TownePlace Orlando East/UCF Area |
| 2. Fairfield Inn Orlando East/UCF Area | 14. Chipotle Mexican Grill | 26. McDonald's |
| 3. Home2 Suites Orlando Near UCF | 15. Steak 'n Shake | 27. Blaze Pizza |
| 4. Soupa Saiyan 3 | 16. First Watch | 28. Bar Louie - Plaza on University |
| 5. Ice & Bites Café | 17. Tropical Smoothie Cafe | 29. University of Central Florida |
| 6. Lazy Moon Pizza | 18. IHOP | 30. BurgerFi |
| 7. Residence Inn Orlando East/UCF Area | 19. 4 Rivers Smokehouse | 31. Foxtail Coffee |
| 8. Hampton Inn Orlando/East UCF Area | 20. Raising Cane's | 32. Lineage Coffee |
| 9. Wendy's | 21. Kung Fu Tea | 33. Azteca D' Oro Mexican |
| 10. Chick-fil-A | 22. Sushi B Hibachi Grill | 34. Five Guys |
| 11. Buffalo Wild Wings | 23. Starbucks | 35. The Celeste Hotel |
| 12. Panera Bread | 24. DoubleTree Orlando East-UCF Area | 36. Omelet Bar |



AREA HIGHLIGHTS

UNIVERSITY CORPORATE CENTER I

UNIVERSITY OF CENTRAL FLORIDA

CENTRAL FLORIDA RESEARCH PARK

ARMED FORCES SIMULATION OPERATION CAMPUS

UCF & CFRP

UCF STATS



\$204.5M Research Funding



103 Majors



#1 workforce supplier of graduates to aerospace and defense industries

CFRP STATS



Nation's 4th largest research park



1,027 acre campus-like office park



Employs more than 9,500 employees



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



70,000+ Students



13 Colleges



140+ Companies



68 Buildings



Direct access to SR-408

UCC I FEATURES



Campus setting with professional atmosphere



Expanded on-site amenities



Improved pedestrian connectivity (tenants value walkability)



Prioritized safety with 24-hour on-site security



Enhanced site functionality



Aesthetic appeal



Expanded parking options (surface & structured)



Owners continuous capital investment = long term commitment to the property



Talent pipeline at tenants' fingertips



CREATING A THRIVING MIXED USE DESTINATION

THE BENEFITS

- **Enhanced Daily Amenities** - Immediate access to expanded dining, retail, and service options
- **Vibrant, Active Environment** - The mixed-use campus maintains activity throughout the day and evening, creating a safer, more engaging atmosphere
- **Long-Term Dedication to Tenants' Interests** - The owner's substantial capital commitment to ongoing development demonstrates long-term dedication to the property
- **Superior Infrastructure** - Upgrades required for the student housing complex—including utilities, landscaping, parking expansion, and pedestrian connectivity
- **Campus Energy and Innovation** - The integration of academic energy with professional enterprise fosters a collaborative atmosphere where innovation thrives






FOR MORE INFORMATION, CONTACT

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