

# 49,561 SF CLASS A OFFICE INVESTMENT – NEAR UCF

4715 DATA COURT, ORLANDO, FL 32817

**Trophy Asset For Sale!**

**FULLY LEASED - 44,033 RENTABLE SF - 2.89 ACRE CAMPUS - 175 PARKING SPACES – 5.90% CAP**



KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 3657 MAGUIRE BLVD, ORLANDO FL 32803

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NORTHWEST ORANGE NORTH LAKE GROUP, 112 E. 5<sup>TH</sup> AVE, MOUNT DORA, FL 32757

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ID: 03-22-31-7270-03-001

4715 Data Court is a premier Class A office asset, delivered in 2021 and currently 100% leased to two tenants on a modified triple-net (NNN) basis. The property is anchored by two established U.S. government defense contractors operating under long-term lease agreements, providing stable and predictable income.

The property encompasses 44,033 rentable square feet across two interconnected buildings: a three-story structure (Building I) and a two-story structure (Building II). These are seamlessly joined by a three-story glass atrium that fills the interior with natural light while enhancing the property's modern architectural appeal and professional atmosphere.

Tenancy includes AVT Simulation, occupying approximately 18,500 square feet within the three-story building, and SoarTech, which occupies approximately 15,992 square feet in the adjoining two-story building. The well-established tenants contribute to a strong institutional-quality investment profile.

This Class A office property offers tenants high-end amenities, break areas and a fully equipped on-site fitness center. The 2.89 acre campus provides ample parking and an attractive setting. The modern, professionally maintained facility and creditworthy tenancy position this asset as an attractive, long term investment opportunity for private or institutional investors or family offices.

## Financial Overview

The primary tenant represents 54% of the building has six years remaining on its lease. The second tenant, utilizing 38% of the building, has three years remaining on its initial lease. Each of the tenants have lease extension options. Both tenants pay CAM charges, representing all operating expenses except for capital improvements and structural/building maintenance. After pass-through expenses, the building reports a scheduled net income for 2026 of \$767,596. The projected CAP at the sales price is 5.90%, which is well supported by the strength and creditworthiness of the tenants.

From an investment perspective, office properties near to UCF and within the Quadrangle submarket provide a solid investment portfolio base with quality fundamentals and well-located, high-quality assets.

**PRICE: \$13,000,000.**

**CONSTRUCTED IN 2020 – TWO CONNECTED BUILDINGS – 3 STORY & 2 STORY**

**Confidential Sale: Please do not visit the building or approach tenants or employees without prior authorization!**



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The property is strategically positioned adjacent to the University of Central Florida and within its nationally ranked “Quadrangle Business and Research Park” The area benefits from a highly educated workforce pipeline and a concentration of technology, defense, and engineering firms. The Quadrangle Business Park is one of East Orlando’s most established and institutionally recognized office campuses, encompassing more than 700,000 square feet across multiple Class A and B office buildings within a 130-acre master-planned environment. The park is supported by a robust amenity base, with over 1.2 million square feet of nearby retail, dining, and hospitality options within a 10-minute drive, enhancing tenant retention and leasing demand. Modern buildings within the park include ample parking and services for tenants and employees and modern infrastructure designed to accommodate corporate and institutional users.

From an investment perspective, office properties near to UCF and within the Quadrangle submarket provide a solid investment portfolio base with quality fundamentals and well-located, high-quality assets.

The University of Central Florida (UCF) is a public research university with its main campus less than one mile from the Data Court property. It is part of the State University System of Florida. With 70,674 students as of the fall 2025 semester, UCF has the second largest on-campus student body of any public university in the United States.

The combination of institutional-quality tenancy, proximity to the University of Central Florida, major employers such as Siemens and Northrop Grumman, and access to key transportation corridors positions Quadrangle Business Park as a compelling, income-producing investment opportunity with both stability and upside.

## EAST ORLANDO UNIVERSITY LOCATION



## HIGH TECHNOLOGY, BUSINESS AND RESEARCH AREA



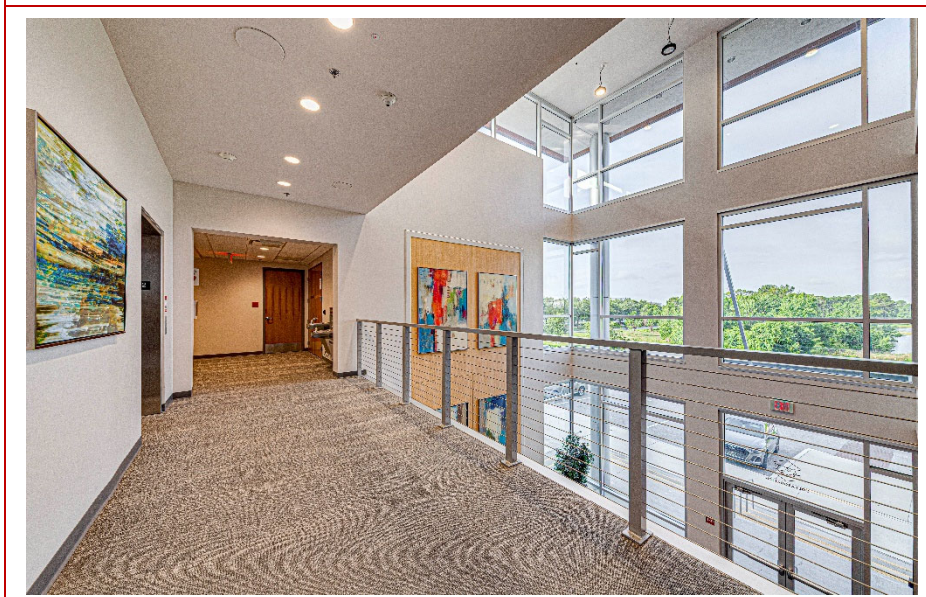
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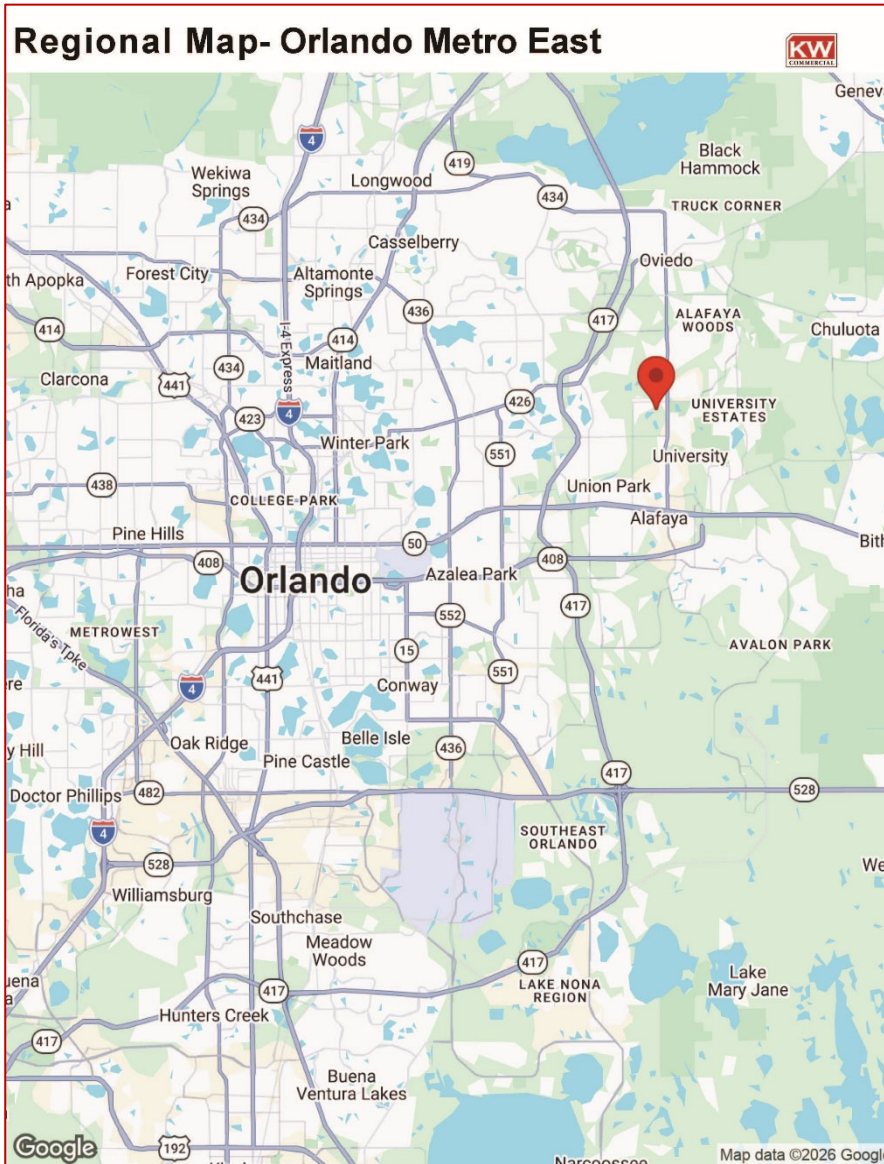
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## FINANCIALS

### 2026 Projected Profit & Loss

#### Income

Rent	\$794,135
CAM - Pass Throughs	\$305,200
<b>Gross Rent</b>	<b>\$1,099,335</b>

#### Operating Expenses

Association Fees	\$3,295
Property Tax	\$195,607
Utilities	\$30,861
Elevator Service	\$4,392
Fire Monitng & Insp Srvc	\$20,919
Grounds Lawn Service	\$13,000
Insurance	\$23,661
HVAC R&M	\$3,600
Pest Control	\$1,252
Maintenance Labor	\$3,385
Management Labor & Fees	\$5,904
Cleaning Srvc & Suppls	\$20,940
Waste Mngt Service	\$4,924
<b>Total Expense</b>	<b>\$331,739</b>

**Net Oporing Income (NOI)** \$767,596

**CAP** 5.90%

## CONSISTENT AND PREDICTABLE RENTAL INCOME

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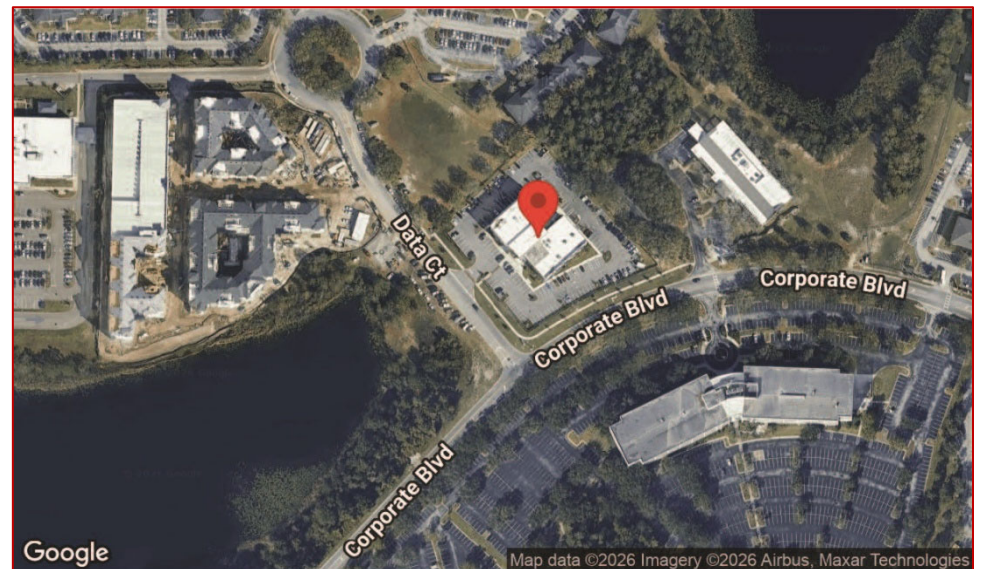


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## FEATURES

Sale Price:	\$13,000,000
Price Per SF:	\$262.30
Lot Size:	2.89 Acres
Building Size:	49,561
Leased Space:	44,033
Floors	3/2
Building Class	A
Construction Date:	2021
Building Use:	Office
Elevators	1
Number of Suites:	2
Number of Parkings:	175
Flood Zone:	X
NOI:	\$767,596.
Cap Rate:	5.9%
Annual Rental Increase	3%



**RECENT CONSTRUCTION – FACILITY / SYSTEMS / EQUIPMENT – EXCELLENT CONDITION!**



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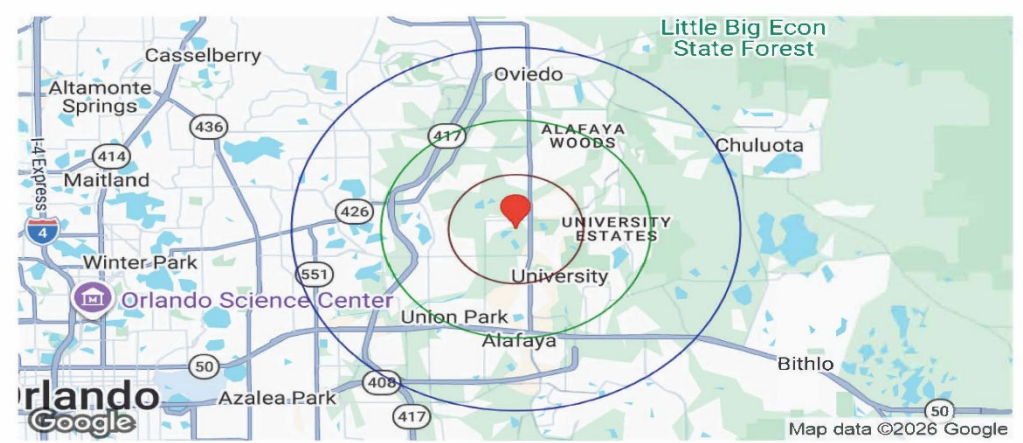
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## DEMOGRAPHICS



Category	Sub-category	1.5 Miles	3 Miles	5 Miles
Population	Male	24,321	60,160	126,423
	Female	9,223	38,732	106,330
	Total Population	33,550	98,932	232,758
Race / Ethnicity	White	18,630	50,446	108,814
	Black	3,754	11,647	27,884
	Am In/AK Nat	27	69	163
	Hawaiian	17	40	93
	Hispanic	7,371	26,371	73,970
	Asian	2,627	7,580	16,177
	Multiracial	966	2,474	5,004
	Other	161	327	628
	Housing	Total Units	9,199	32,733
Occupied		8,630	31,128	82,688
Owner Occupied		2,733	15,190	44,251
Renter Occupied		5,897	15,938	38,437
Vacant		569	1,655	4,156
Age	Ages 0 - 14	2,151	11,210	32,818
	Ages 15 - 24	20,935	39,030	59,709
	Ages 25 - 54	6,170	29,905	86,679
	Ages 55 - 64	1,701	8,355	23,614
	Ages 65+	2,593	10,452	29,937
Income	Median	\$70,584	\$85,125	\$83,942
	Under \$15k	1,659	3,356	7,531
	\$15k - \$25k	655	1,630	3,996
	\$25k - \$35k	491	1,653	4,749
	\$35k - \$50k	383	2,573	7,024
	\$50k - \$75k	1,317	4,970	14,226
	\$75k - \$100k	653	3,409	10,669
	\$100k - \$150k	1,572	6,459	15,955
	\$150k - \$200k	648	2,892	8,308
Over \$200k	1,224	4,185	10,229	

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