



UNIVERSITY TECH CENTER

12501 & 12565 Research Pkwy.,
Orlando, FL 32826



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Versatile Technology Park

University Tech Center is a two-story 83,454-SF flex park leveraged toward innovation and technology within Orlando's prestigious Central Florida Research Park. Located at Research Parkway and Libra Drive, the building offers exceptional visibility and access to major Orlando thoroughfares. With versatile space configurations, grade-level roll-up doors for flex, warehouse, light manufacturing, and laboratory uses, the highly-enabled facility powers the most creative and innovative research facilities in the Central Florida Research Park.

Position your business in this institutional-quality industrial/flex park within the dynamic Central Florida Research Park.



BUILT IN
1998



FLEXIBLE
CONFIGURATIONS



BROAD-USE
FUNCTIONALITY



4.9 / 1,000 SF
PARKING
RATIO



ROLL-UP
DOORS



PROMINENT
CORNER
LOCATION

Innovation & Technology Corridor

University Tech Center's location offers 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 (11 miles), Downtown Orlando (15 miles), Orlando International Airport (20 miles), and Sanford International Airport (18 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



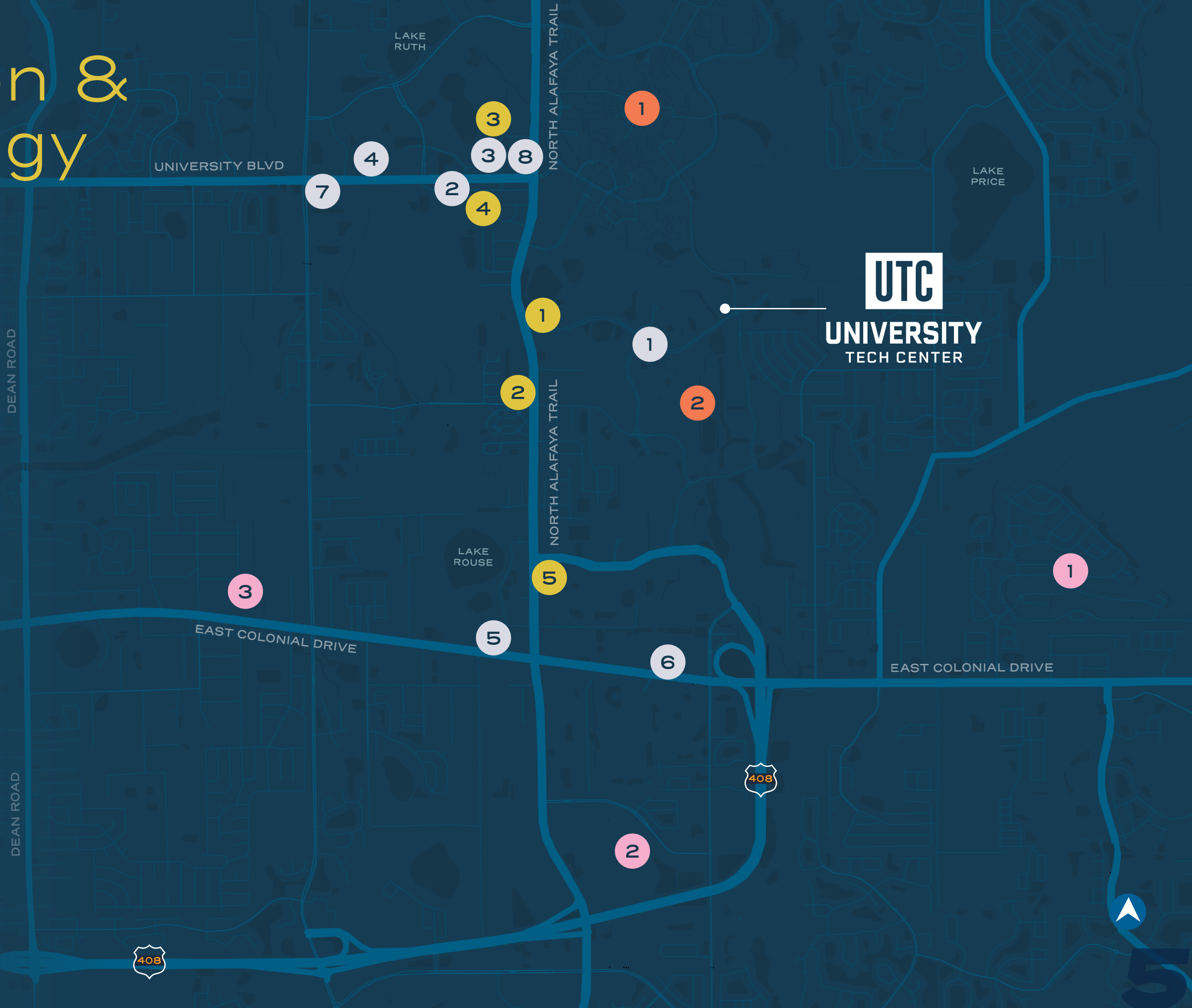
RECREATION

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

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

37.4%
Population Growth
Since 2010

5.2M
Projected Residents
by 2030



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