



WATERFORD
PARK



12301 LAKE UNDERHILL RD | ORLANDO, FLORIDA 32828

3 Office Suites For Lease

From 950 SF to 4,991 SF



Available Space at East Orlando's Best Office & Retail/Medical Location

A full amenity styled development located directly on the corner of Lake Underhill Rd and Alafaya Trail at the entrance of Waterford Lakes. Also serving Avalon Park, Stoneybrook, Eastwood and Oviedo. Close to 408 and 4 miles from UCF.

OFFERED BY:



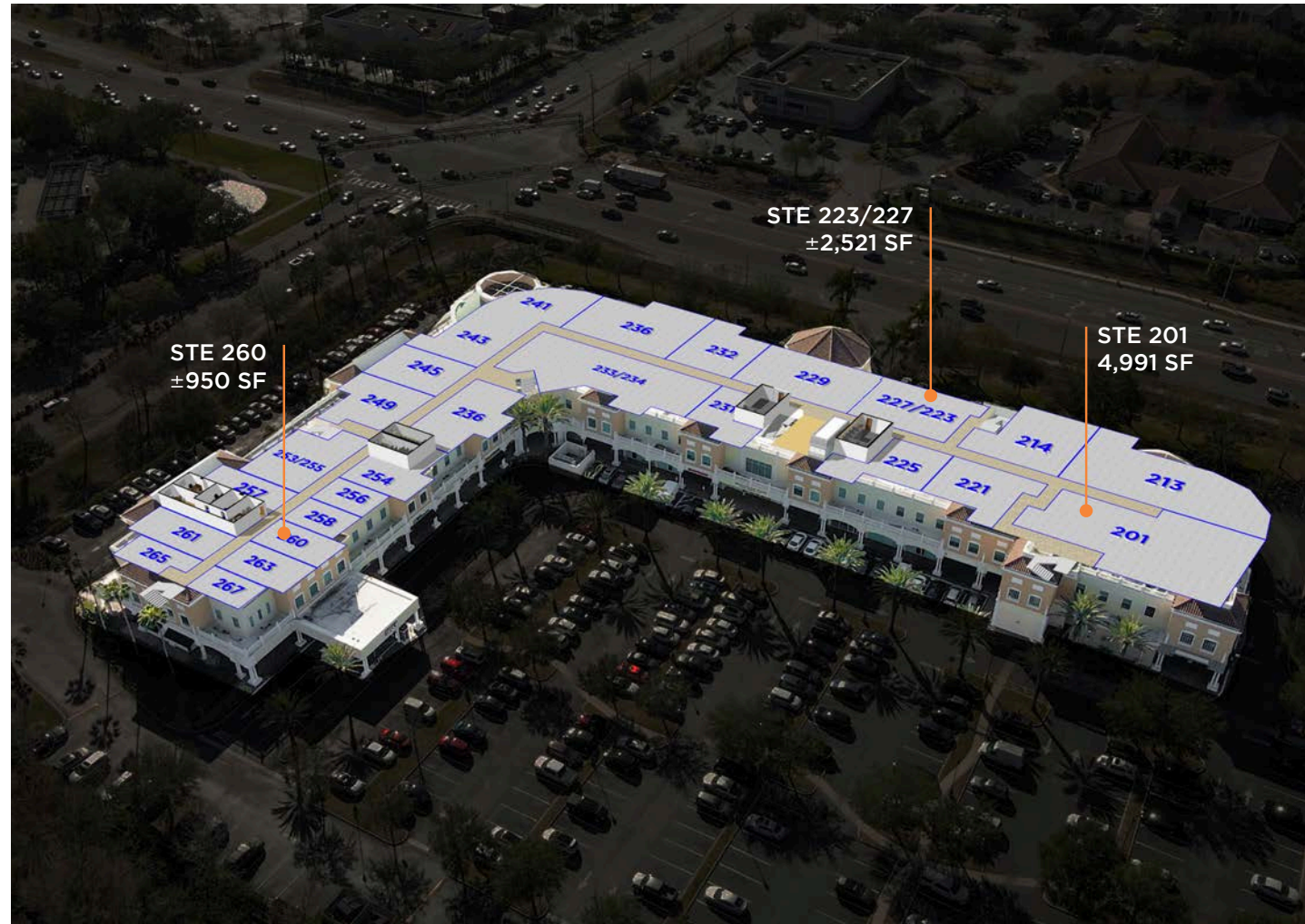
GARRETT GLEITER
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407.539.4514

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AVAILABLE SUITES

FROM 950 TO 4,991 SF



SECOND FLOOR

Suite 201	4,991 SF Available 2-1-2025
Suite 213	The Orlando Law Group
Suite 215-219	Primary Cares of Central Florida
Suite 221	First American Title
Suite 223-227	2,521 SF Available Now
Suite 225	Primary Care of Central Florida
Suite 229	Keller Williams
Suite 231	Meridian Consulting Engineers
Suite 232	Keller Williams
Suite 233-34	Atkins Global
Suite 236	Visual Health
Suite 237	Specified Sales Associates
Suite 241-243	Dave Schmitt Engineering
Suite 245	E. Orlando Chamber of Com.
Suite 249	Therapy Essentials
Suite 247-51	Gravitational Marketing
Suite 253-255	Anchored Therapeutic Services
Suite 254-256	22 Health
Suite 257	Anchored Therapeutic Services
Suite 258	Fairway Mortgage
Suite 259	Pearl Time
Suite 260	950 SF Available 3-1-2025
Suite 261	The Thompson Agency
Suite 263	Eminent Valuations
Suite 265	Wander and Lust Jewelry
Suite 267	Anchored Therapeutic Services

FIRST FLOOR

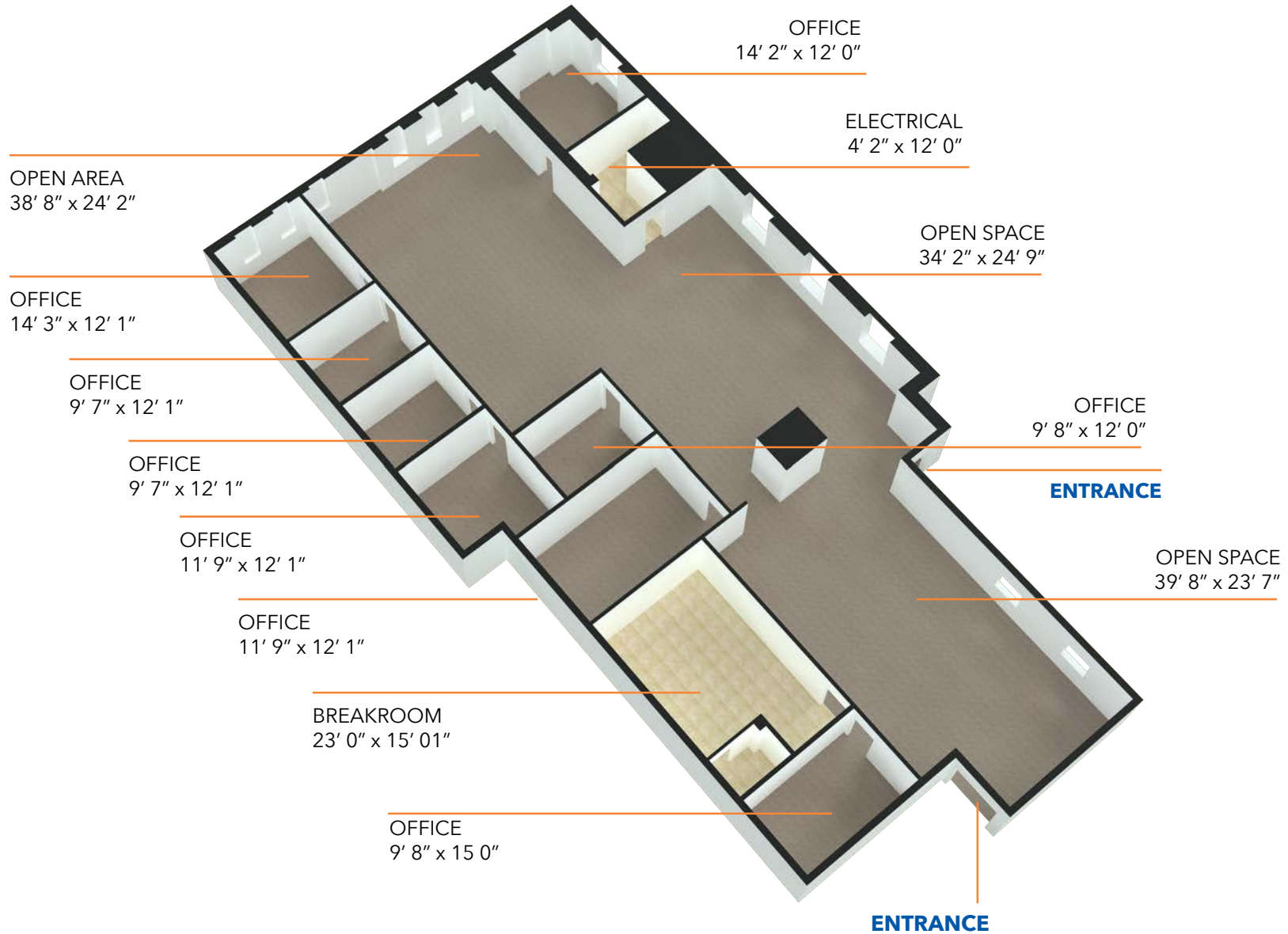
Suite 101-103	Bonefish Grill
Suite 104	Orlando Endontics
Suite 105	Aesthetics Lounge
Suite 106	Prime IV Hydration & Wellness
Suite 107/108	Orlando Periodontics
Suite 109/110	Be Yip: Eyecare Reimagined
Suite 111	Keller Williams
Suite 112	Fidelity Title
Suite 113-116	Florida Radiology Imaging
Suite 118	Mini ER
Suite 121	Harmony Tea
Suite 122-123	Orange Theory Fitness
Suite 125	Hand and Foot Spa
Suite 127	Salon Lofts
Suite 128-30	Space Coast Credit Union

FEATURED
TENANTS



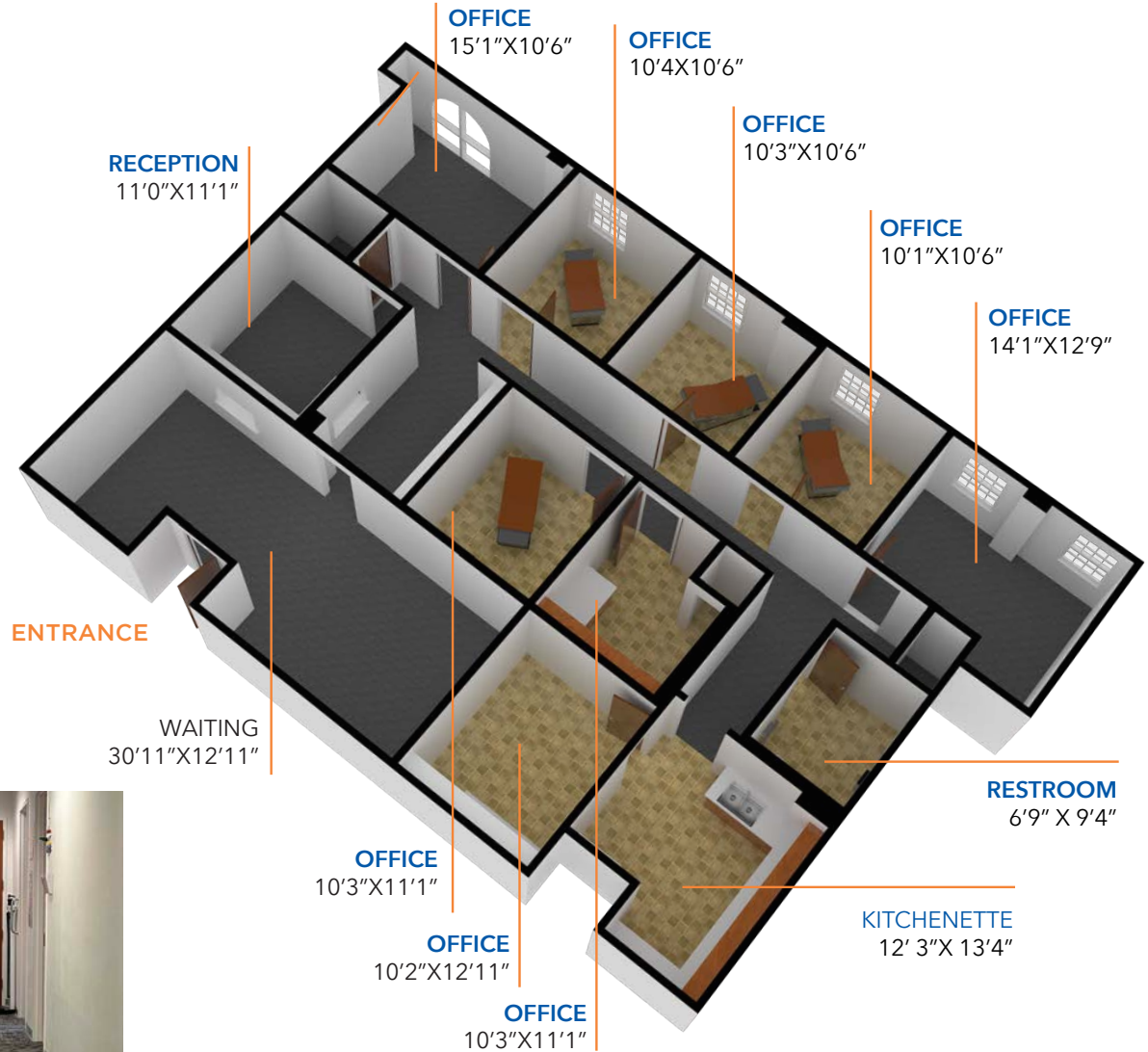
SUITE 201

2ND GEN OFFICE ±4,991



SUITE 223/227

2ND GEN MED OFFICE ±2,521

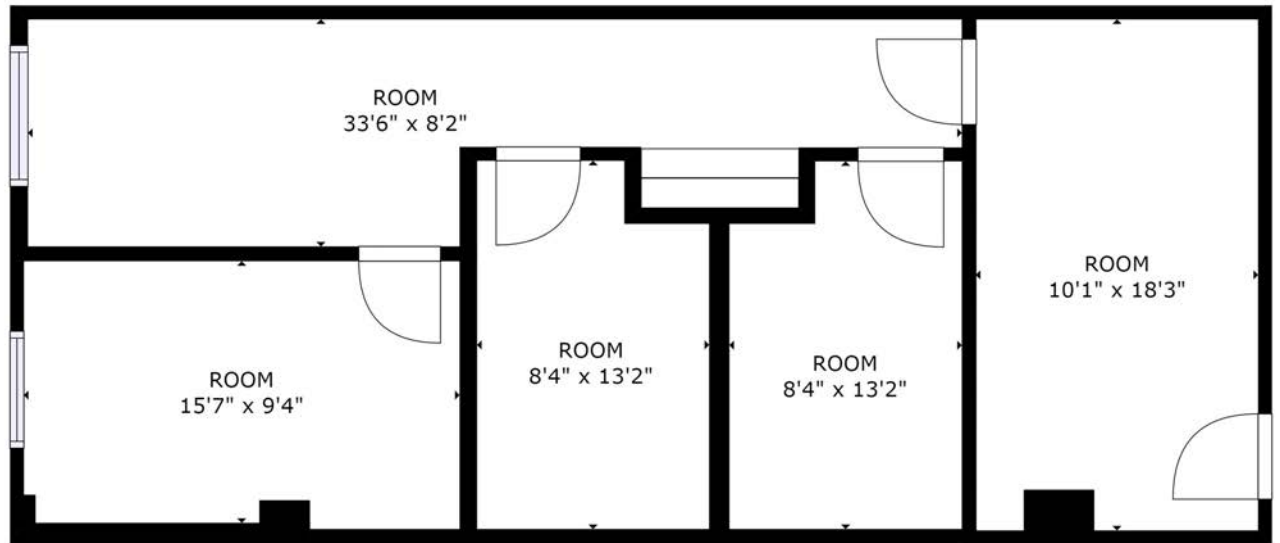


SUITE 260

2ND GEN OFFICE
±950 SF



ENTRANCE



NEARBY POINTS OF INTEREST

WATERFORD LAKES TOWN CENTER

STARBUCKS	TJ MAX
CALIFORNIA PIZZA KITCHEN	REGAL WATERFORD LAKES STADIUM 20
CHICK-FIL-A	OLD NAVY
TGI FRIDAYS	IN STYLE HAIR
DUFFY'S SPORTS GRILL	LONGHORN STEAKHOUSE
THE BRASS TAP	LA FITNESS
SMOKEY BONES	JO-ANN FABRIC
TARGET, TILLY'S	MASSAGE ENVY
BEST BUY	PIZZA HUT
WAHLBURGERS	PET SMART
SWEET BY HOLLY	MILLER'S ALE HOUSE

TRAFFIC COUNTS

ALAFAYA TRAIL
50,000 AADT

LAKE UNDERHILL RD
27,500 AADT

COMBINED
77,500 AADT





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