

11950 CORPORATE BLVD. ORLANDO, FL

FOUNDRY
COMMERCIAL

QUAD II

**FULL BUILDING AVAILABLE
FOR SALE OR LEASE**

226,548 RSF



GREATER ORLANDO

Class-A Campus in a First-Class City

IN EAST ORLANDO'S RESEARCH PARK

Quad II is strategically located in East Orlando near University of Central Florida's Research Park, one of the largest in the nation. As part of the Quadrangle Business Park, the building is one of three office facilities in the campus, totalling over 700,000 square feet.

PROPERTY BASICS

Year Built	2001
No. of Stories	4
Floor Plates	±56,637
Parking Ratio	4.7/1,000 RSF (surface)
Site Size	13.26 acres
Lease Expiration	December 2024

The Quadrangle Business Park is an excellent choice for companies seeking to relocate their HQ to a top-of-the-line location. Design-built for an institutional client, the building has everything a tenant could need from the get go.

#1

FASTEST GROWING
METROPOLITAN
STATISTICAL AREA

#1

CITY FOR JOB
GROWTH

#2

BEST CITY FOR
FUTURE JOB
GROWTH

#3

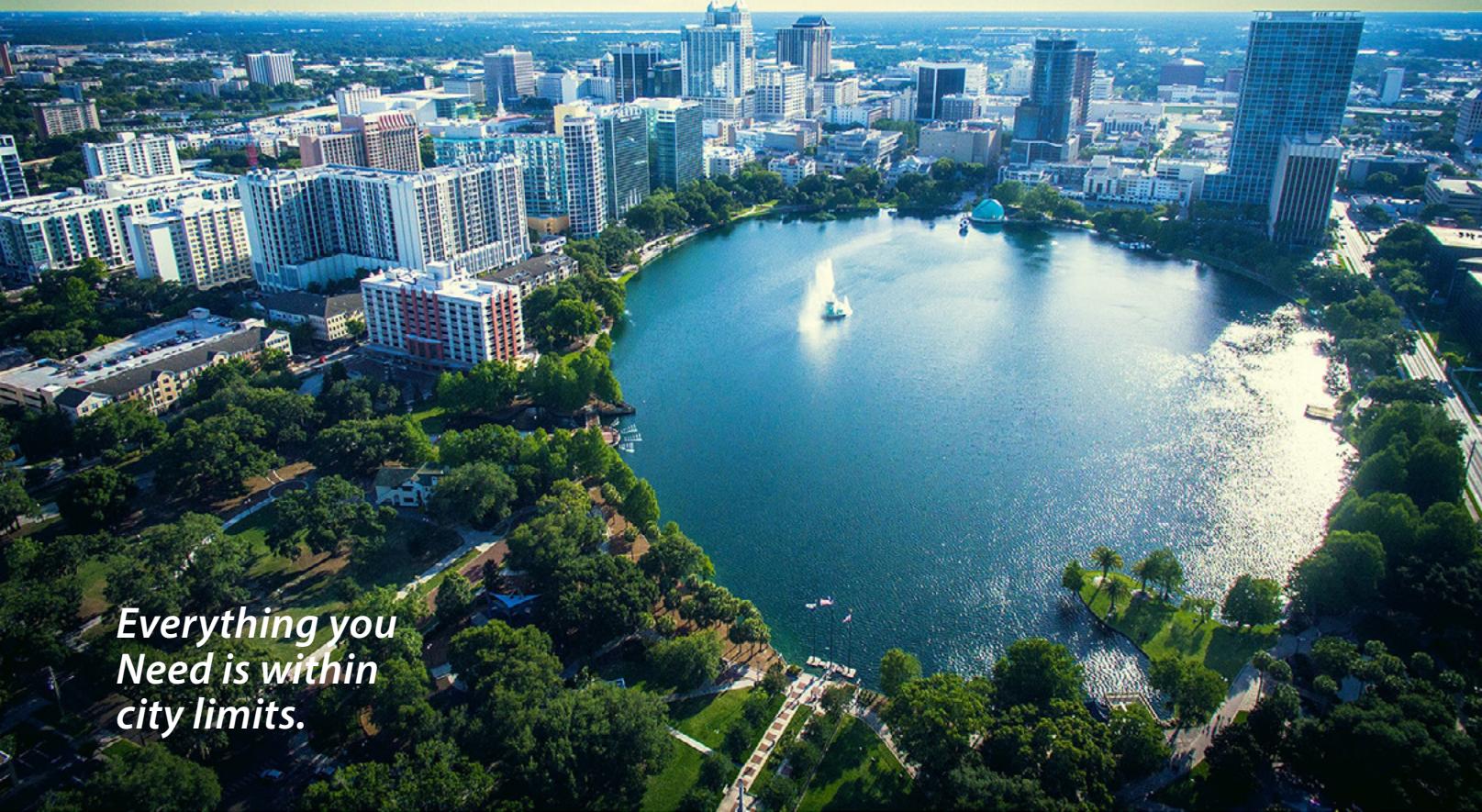
BEST CITY FOR
MILLENNIALS

*The fastest
growing
city in the
U.S.*

approximately
2.6

MILLION
RESIDENTS IN
ORLANDO MSA





*Everything you
Need is within
city limits.*



ORLANDO

THE BETTER CITY

BETTER

A UNIQUELY LIVEABLE COMMUNITY

One significant factor that sets Orlando apart is its remarkable quality of life. Those who venture into Orlando beyond our world-famous tourist attractions, quickly realize that this is a uniquely liveable community. Distinctive, brick streets and tree-lined neighborhoods; year-round outdoor recreation; proximity to beaches, lakes, springs, parks, and trails; worldclass entertainment options; professional sports; cultural events; closets free of winter coats, scarves, and gloves all contribute to an environment that most never want to leave once they've called it home. In fact, companies of all types and sizes find that the unparalleled quality of life enhances employee recruitment and retention.

(Source: Orlando Economic Partnership)

RECREATION/ENTERTAINMENT

- #1 Family travel destination in the world
- 70+ Million visitors annually
- 1,000+ fresh water lakes
- #1 Meetings and conventions destination
- 300+ Golf courses, including Arnold Palmer's Bay Hill
- More theme parks, resorts, and attractions than any place in the world (including Walt Disney World, Universal Orlando Resort, and Seaworld Orlando)



ARTS & CULTURE

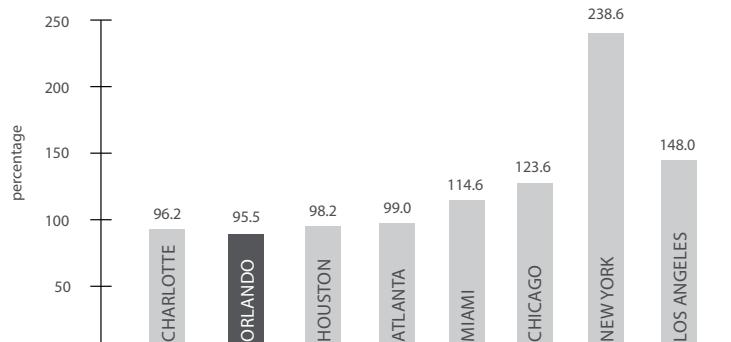
- Dr. Phillips Center for the Performing Arts
- Orlando Philharmonic Orchestra
- Orlando Symphony Orchestra
- Orlando Science Center
- Orlando Ballet
- Orlando Museum of Art
- Morse Museum
- Florida Film Festival



HOUSING Executive housing choices are abundant: from urban historic neighborhoods with winding brick roads, to suburban homes with big backyards, to high-rise condos with bars and restaurants next door, to world renowned golf course communities with famous neighbors.



COST OF LIVING INDEX



FEATURES & AMENITIES

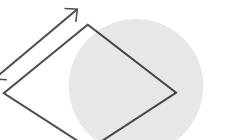
- Adjacent to University of Central Florida - the nation's 2nd largest university with more than 68,000 students
- Over 1.2 million square feet of hotel, restaurant and retail amenities **within 10 minutes of the property**
- Waterford Lakes Town Center is located near the property, offering **dozens of additional restaurants and entertainment options**



226,548 Sq. Ft.
of rentable space



4.7/1,000 RSF
surface parking ratio



130-ACRE
campus



24-hour
manned security



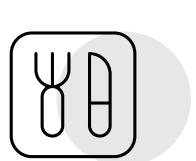
Energy Efficient
new LED lights



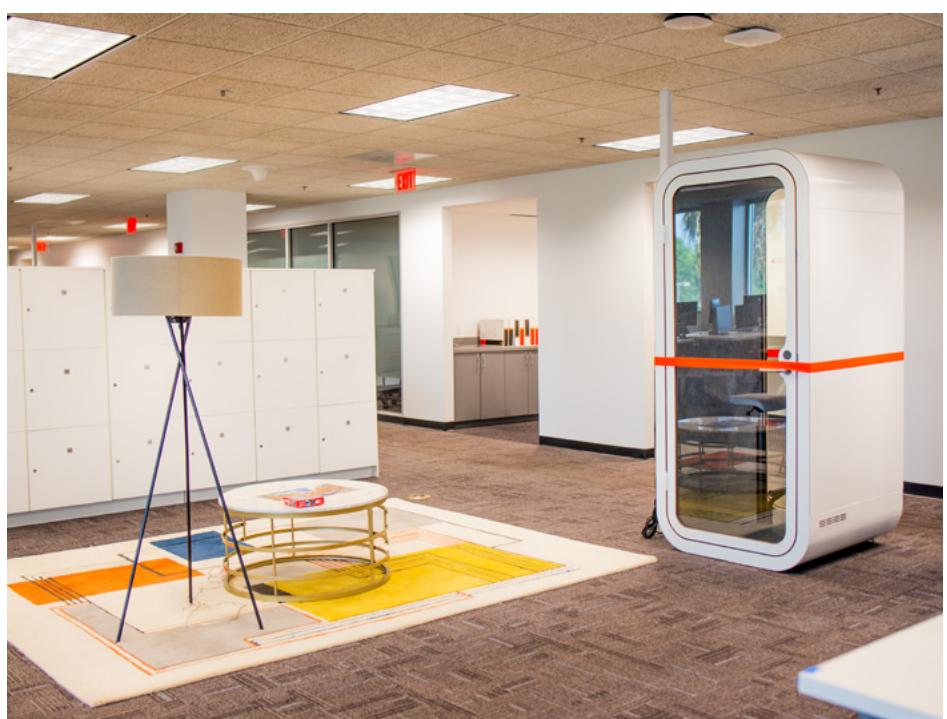
Full-Service Gym
on ground floor



Outdoor Spaces
and ample natural light



On-Site Cafeteria
full-campus service

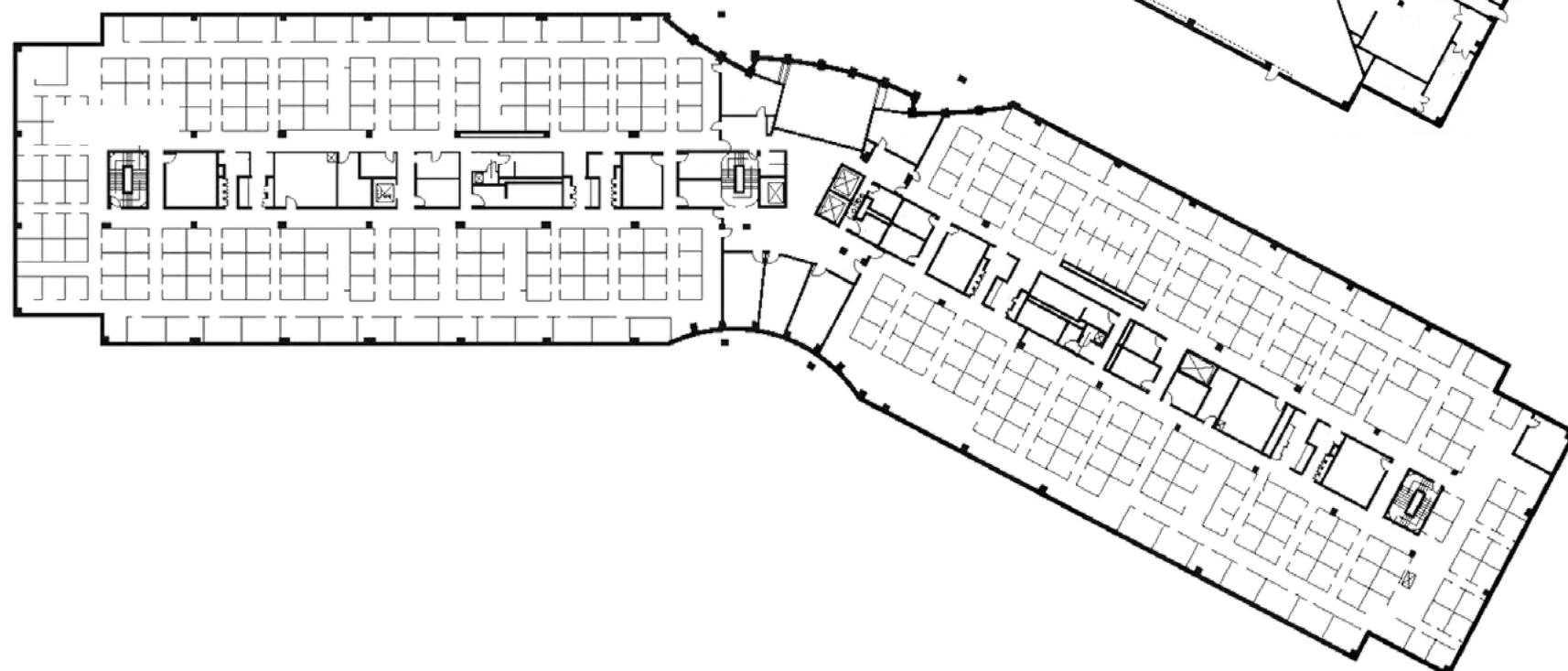


FLOOR PLANS

1st floor 56,637 SF Available



2nd floor 56,637 SF Available

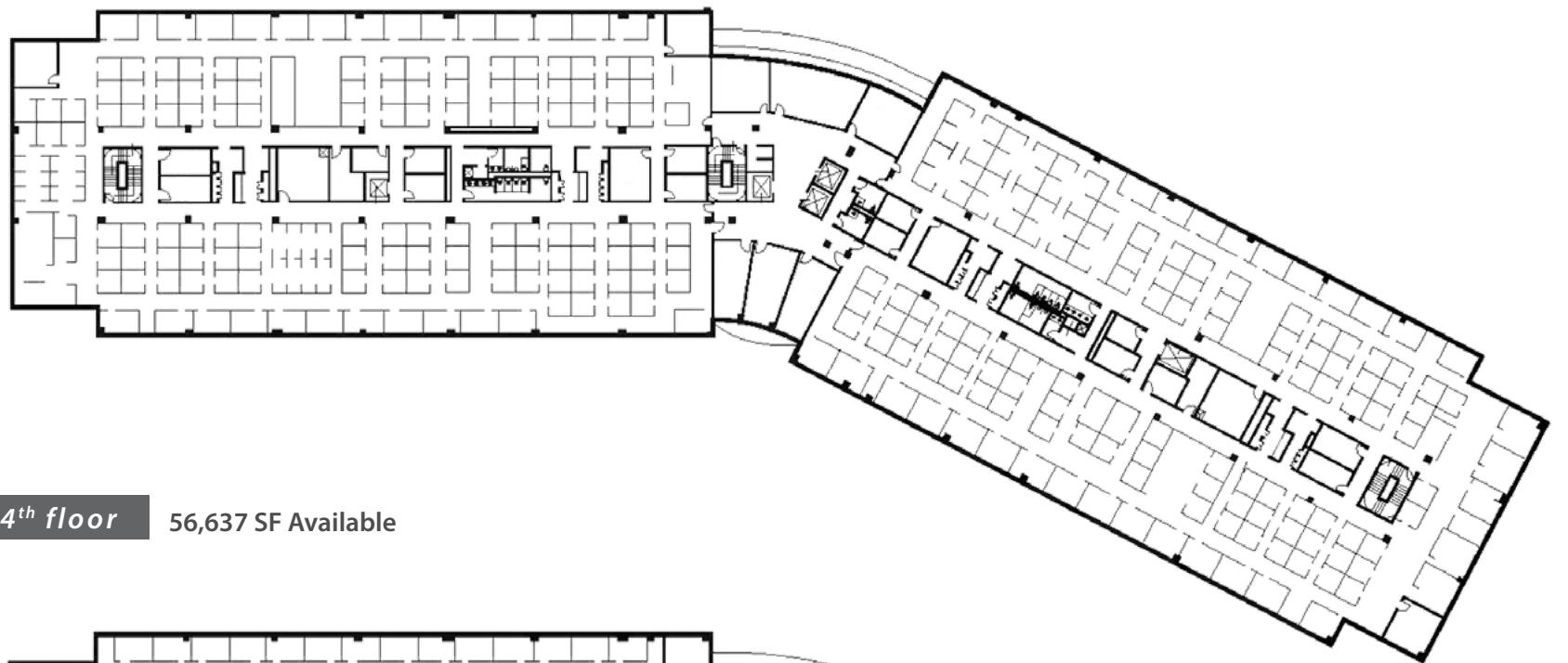


Quad II's design allows for comfortable workstations with ample natural light.

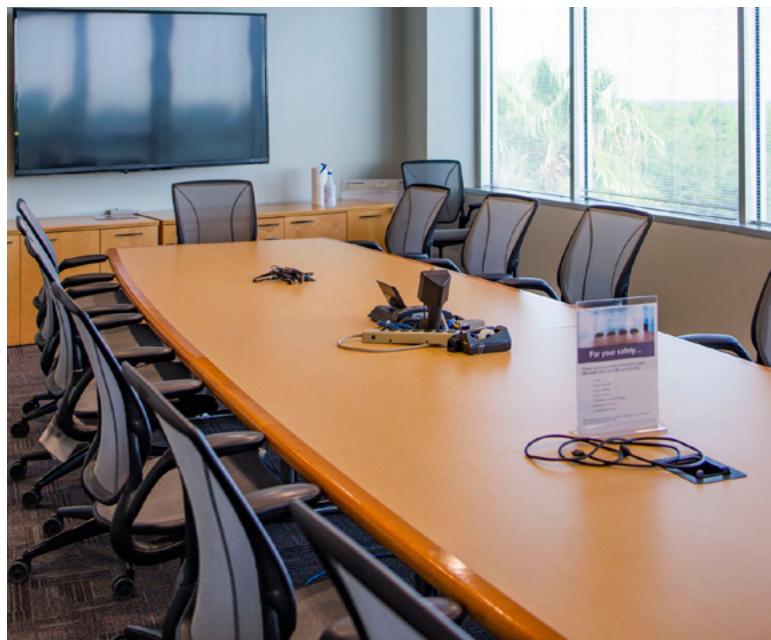
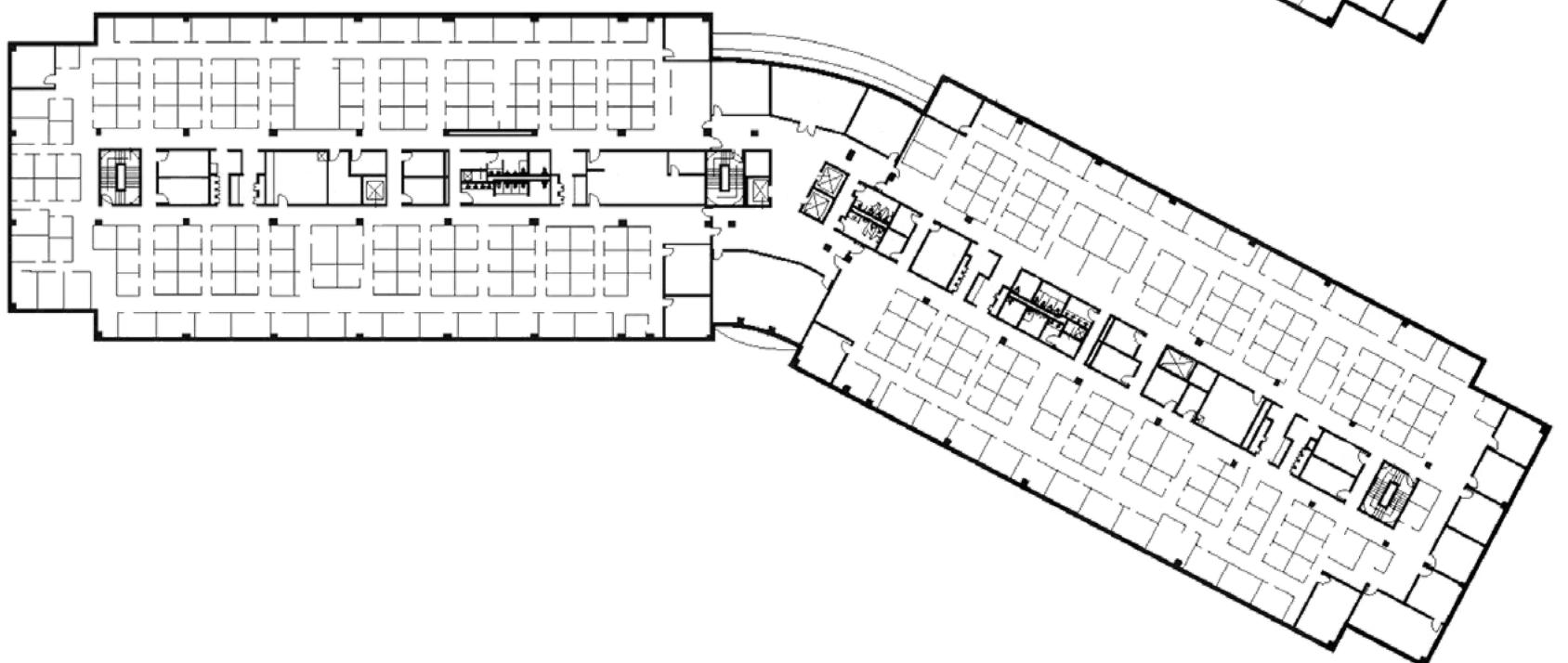


FLOOR PLANS

3rd floor 56,637 SF Available



4th floor 56,637 SF Available



NEARBY AMENITIES

Easily Accessible From Metro Orlando & Beyond

Get to major thoroughfares like SR-417 in under 3 minutes and 408 in under 10 minutes. Downtown Orlando's Central Business District is under 30 minutes away.

RESTAURANTS

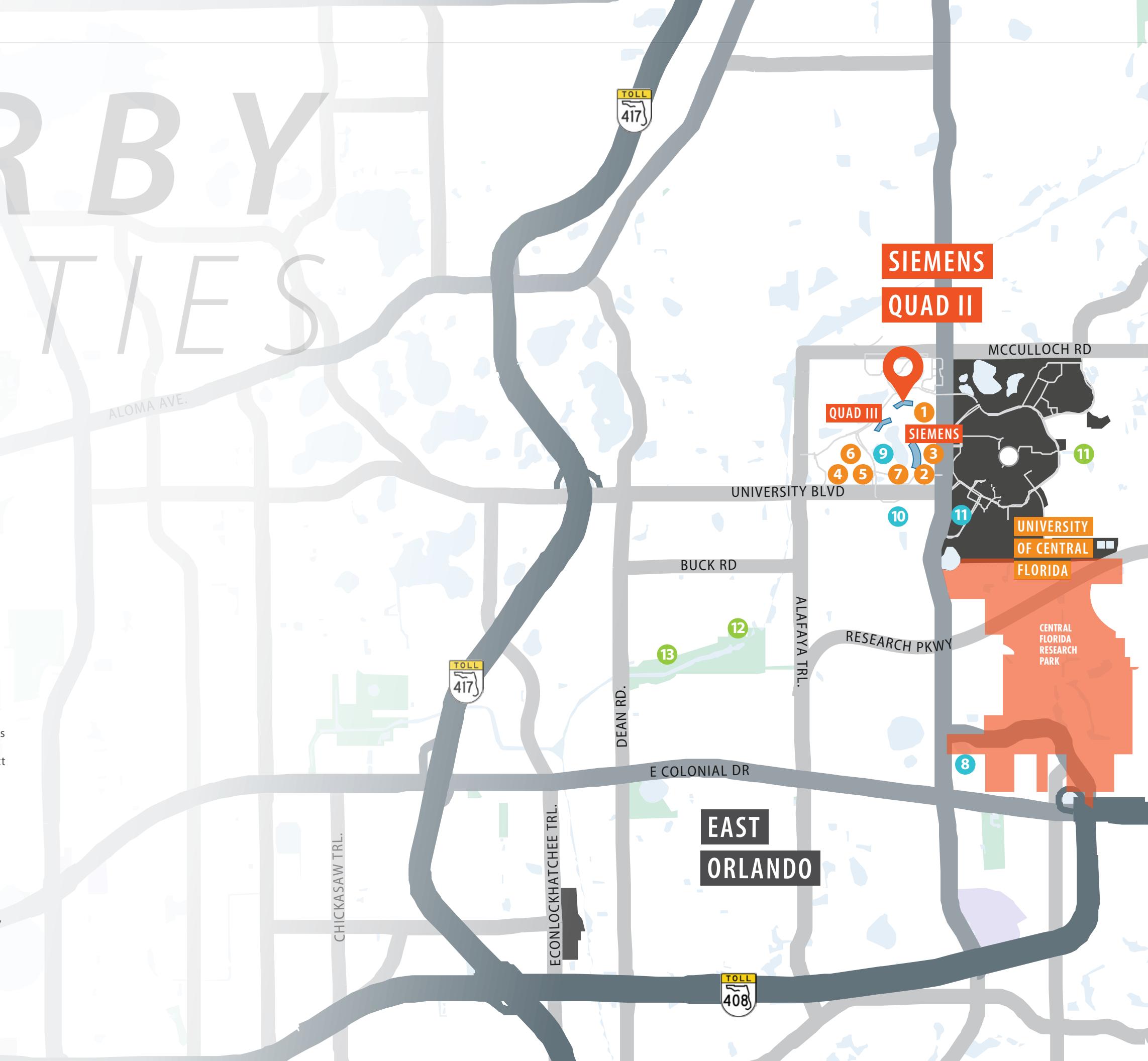
- 1 Spice Indian Grill
- 2 Bento Cafe
- 3 Blaze Pizza
- 4 World of Beer
- 5 Azteca D'Oro
- 6 Lazy Moon Pizza
- 7 Bar Louie

HOTELS

- 8 Hilton Garden Inn
- 9 Hampton Inn & Suites
- 10 Courtyard by Marriott
- 11 The Celeste Hotel & Conference Center

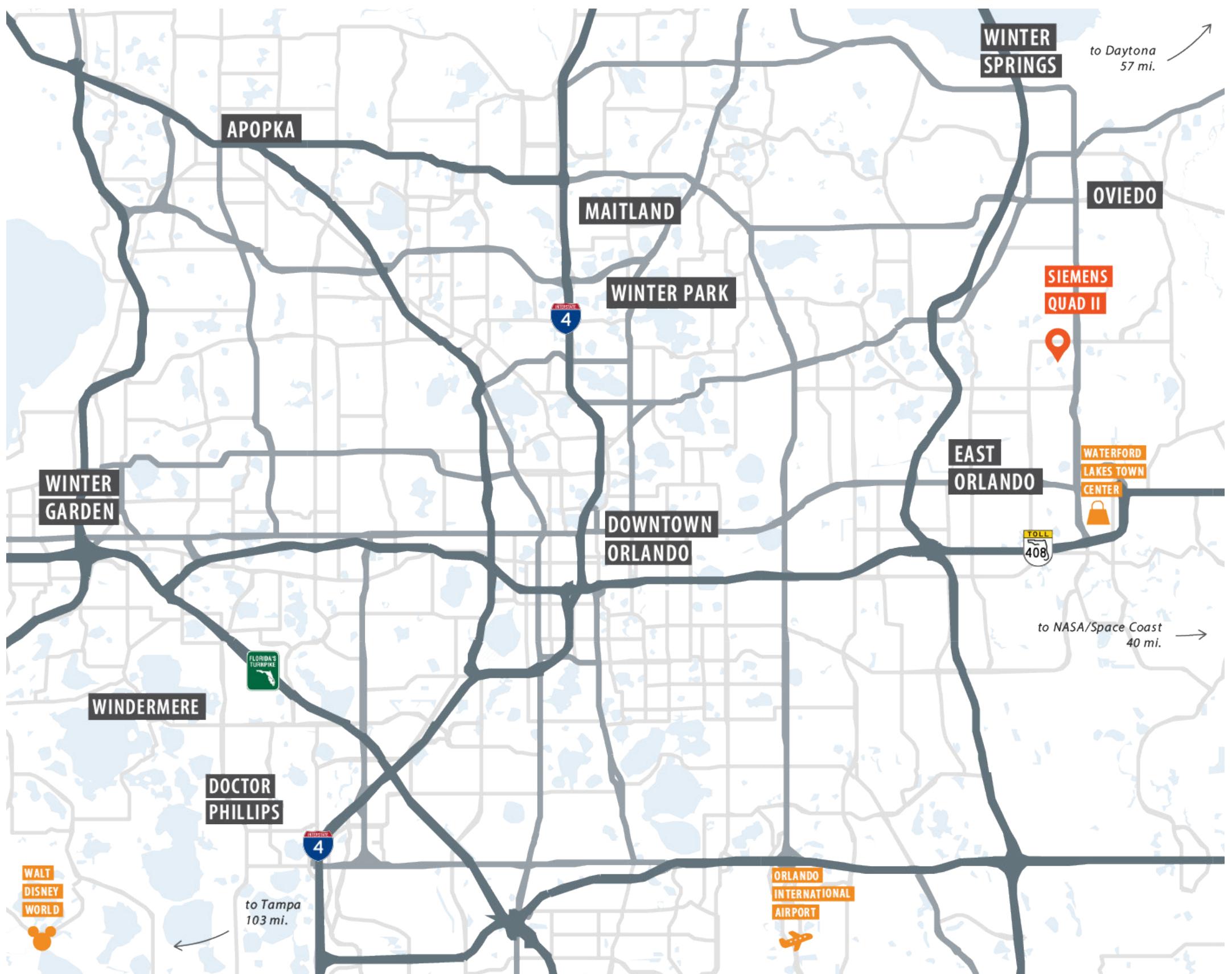
PARKS

- 11 UCF Arboretum
- 12 Blanchard Park
- 13 Little Econ Greenway



GREATER ORLANDO

REGIONAL MAP



DRIVE TIMES

Downtown Orlando	30 mins.
Walt Disney World	49 mins.
Waterford Lakes Town Ctr.	14 mins.
Winter Park/Park Avenue	19 mins.
Daytona Beach	1 hr. 5 mins.
Tampa Bay	2 hrs. 5 mins.
NASA/Space Coast	52 mins.

for more information contact

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