

EAST ORLANDO'S
PREMIER OFFICE PARK

3505



UNIVERSITY PARK



UNIVERSITY PARK

OFFICE SPACE AVAILABLE NOW

FEATURES

- Numerous walkable amenities
- Tech focused workforce
- Five building campus totaling +/-386,400 RSF
- Available offices starting at 1,000 SF up to 25,000 SF+
- On-site property management and engineering
- Shower & locker facilities
- Common conference room
- Flexible lease terms and floor plans
- Mature landscaping with outdoor seating
- Card access systems & evening security patrol
- TOBY Award Winner
- New UP charging stations 200 building and 500 building



BUILDING 100 3452 LAKE LYNDA DRIVE



BUILDING 200 3504 LAKE LYNDA DRIVE



BUILDING 300 3505 LAKE LYNDA DRIVE



BUILDING 400 11301 CORPORATE BOULEVARD



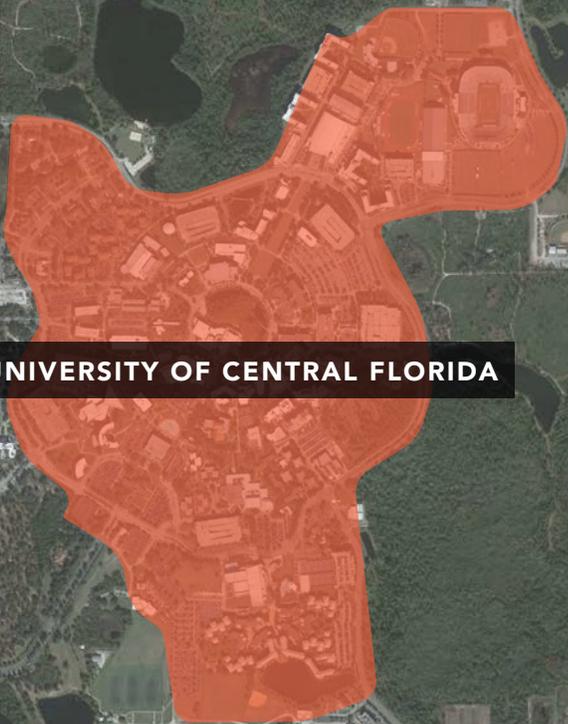
BUILDING 500 11315 CORPORATE BOULEVARD

AREA HIGHLIGHTS

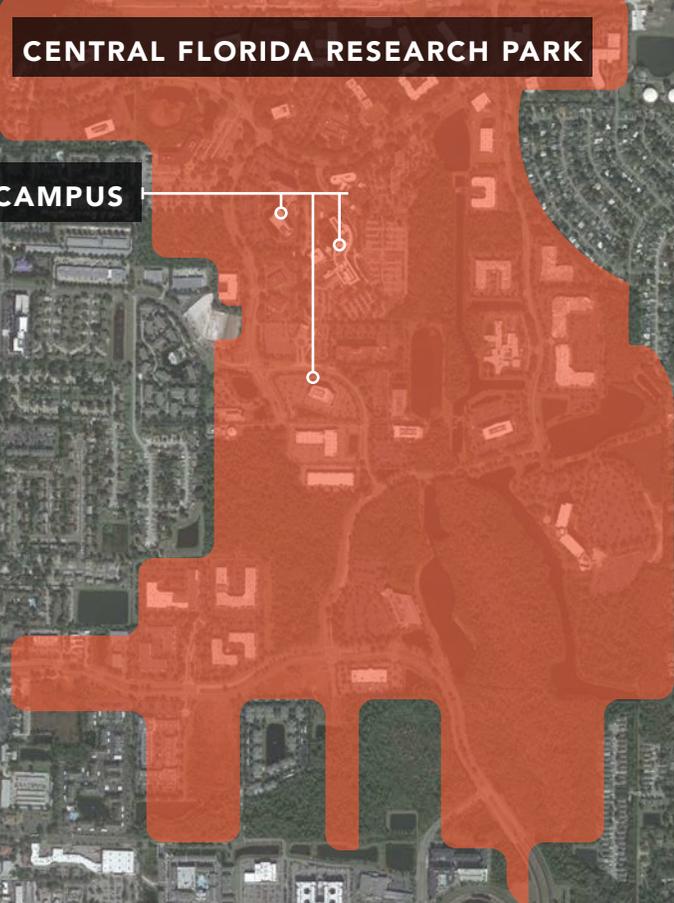
UNIVERSITY PARK



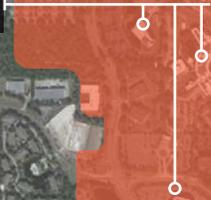
UNIVERSITY OF CENTRAL FLORIDA



CENTRAL FLORIDA RESEARCH PARK



ARMED FORCES SIMULATION OPERATION CAMPUS



UCF/CFRP

UCF STATS

-  \$204.5M Research Funding
-  70,000+ Students
-  103 Majors
-  13 Colleges
-  #1 workforce supplier of graduates to aerospace and defense industries

Central Florida Research Park

CFRP STATS:

- Nation's 6th largest research park
- 1,027 acre campus-like office park
- Employs more than 10,000 employees
- 145 companies
- 65 buildings
- 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



ORLANDO HIGHLIGHTS

Orlando's growth rate is the 2nd fastest of the US's 30 largest cities, and for good reason. Orlando is a place where people want to live. The combination of affordable living, restaurants, arts, culture, professional sports and endless outdoor activities have made Orlando a desirable place for workers from all over the U.S.

RECRUITMENT OPPORTUNITY

Surrounding by over 35 colleges, universities, and technical schools and anchored by the University of Central Florida (UCF), the immediate Orlando area has more than 140,000 students enrolled in higher educational institutions. 500,000 students currently enrolled within a 100 mile radius of Orlando.



No. 1 for STEM Job Growth in the U.S. (Forbes 2018)



Orlando ranks #1 for best places to work in tech (Yahoo Finance, 2021)



Orlando is recognized as the Modeling, Simulation & Training (MS&T) capital of the world About \$6 billion in MS&T contracts flow through the region annually, with many commissioned for the military command centers in Orlando (Orlando Economic Partnership)



Venture capital funding through the first half of 2022 is almost 2.5x greater than all of 2021 with \$820M raised (JLL Research, Crunchbase)



Orlando ranked #2 in the US for number of start-ups, averaging about 4,861 annually (Source: Roofstock)



38,000+ Qualified Tech Workers in Orlando (JobsEQ, 2020)



Greater Orlando ranks No. 1 in fastest growing cities for entrepreneurs (LinkedIn News, 2021)



The nation's Army, Navy, Air Force, and Marine's simulation operations are based in Central Florida's Research Park

ORLANDO STATISTICS

AMENITY MAP



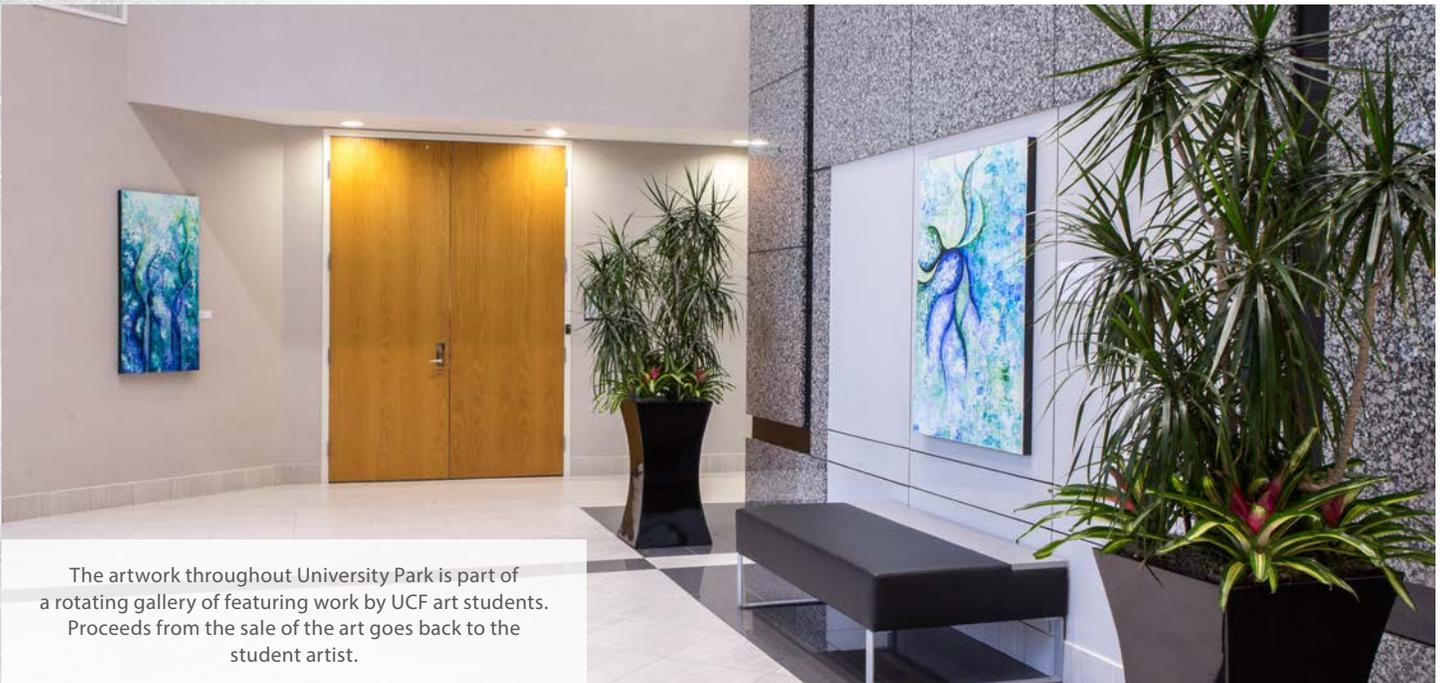
University Park Amenity Map

Walkable

1. University Park
2. Fairfield Inn & Suites by Marriott Orlando East/UCF Area
3. Home2 Suites by Hilton Orlando Near UCF
4. Soupa Saiyan 3
5. Ice & Bites Café
6. Lazy Moon Pizza
7. Residence Inn by Marriott Orlando East/UCF Area
8. Hampton Inn & Suites Orlando/East UCF Area
9. Wendy's
10. Chick-fil-A
11. Buffalo Wild Wings
12. Panera Bread
13. Zaxby's Chicken Fingers & Buffalo Wings
14. Chipotle Mexican Grill
15. Steak 'n Shake
16. First Watch
17. Tropical Smoothie Cafe
18. IHOP
18. Metro Diner

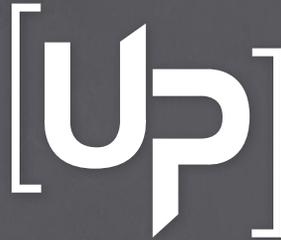
Neighborhood

19. 4 Rivers Smokehouse
20. Del Taco
21. Kung Fu Tea
22. Sushi B Hibachi Grill
23. Starbucks
24. DoubleTree by Hilton Hotel Orlando East-UCF Area
25. TownePlace Suites by Marriott Orlando East/UCF Area
26. McDonald's
27. Blaze Pizza
28. Bar Louie - Plaza on University
29. University of Central Florida
30. BurgerFi
31. Island Wing Company
32. Omelet Bar



The artwork throughout University Park is part of a rotating gallery of featuring work by UCF art students. Proceeds from the sale of the art goes back to the student artist.

EAST ORLANDO'S
PREMIER OFFICE PARK



UNIVERSITY
PARK

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