

UCC II

2,000- 72,000 SF AVAILABLE FOR LEASE

ADJACENT TO RESEARCH PARK



GREATER ORLANDO

Class-A Office in a First-Class City

IN EAST ORLANDO'S QUADRANGLE BUSINESS PARK

UCC II is strategically located In East Orlando near University of Central Florida's Research Park, one of the largest in the nation.

PROPERTY BASICS

Year Built	2003
No. of Stories	3
Floor Plates	±36,000 SF
Parking Ratio	4.5/1,000 RSF (surface)
Site Size	6.3 acres

UCC II is an excellent choice for companies seeking to relocate their HQ to a top-of-the-line location.

#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 CITY BEAUTIFUL

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)



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.

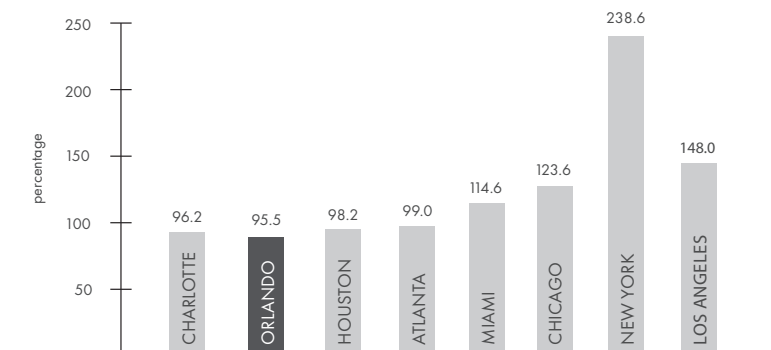


RECREATION/ENTERTAINMENT

- #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)

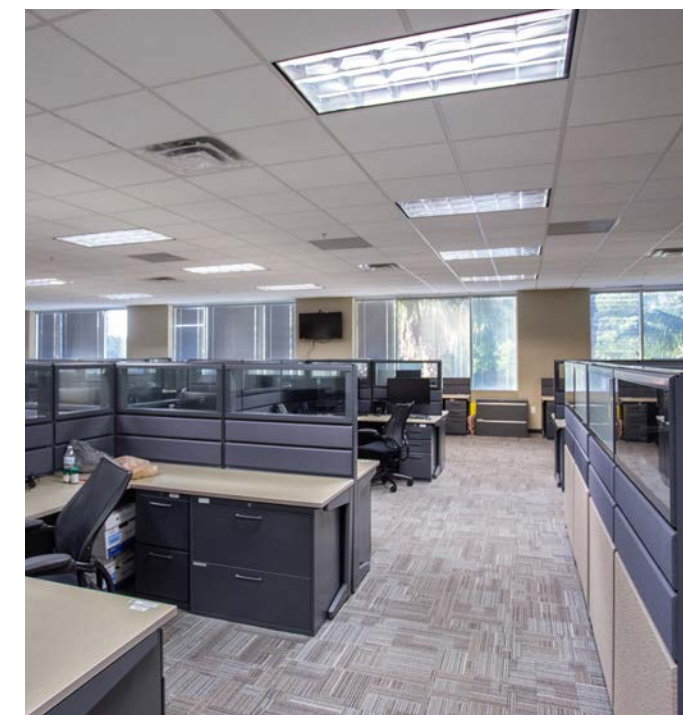


COST OF LIVING INDEX



FEATURES & AMENITIES

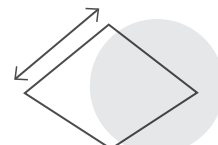
- ✎ **Adjacent to University of Central Florida** - the nation's 2nd largest university with more than 68,000 students
- ✎ Over 1.2 million square feet of hotel, restaurant and retail amenities **within 10 minutes of the property**
- ✎ Waterford Lakes Town Center is located near the property, offering **dozens of additional restaurants and entertainment options**
- ✎ Interior features a **marble and glass lobby**
- ✎ **UCC II offers corner spaces** with full height glass
- ✎ **Planned renovations** to elevator cabs and restrooms



104,582 Sq. Ft.
of rentable space



4.5/1,000 RSF
surface parking ratio



6.3 ACRE
campus



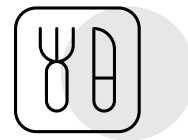
On-site
engineering team



Common Breakroom
available



Corporate Neighbors
include Siemens, Northrop
Grunman, and Lockheed
Martin



Walkable
restaurants nearby



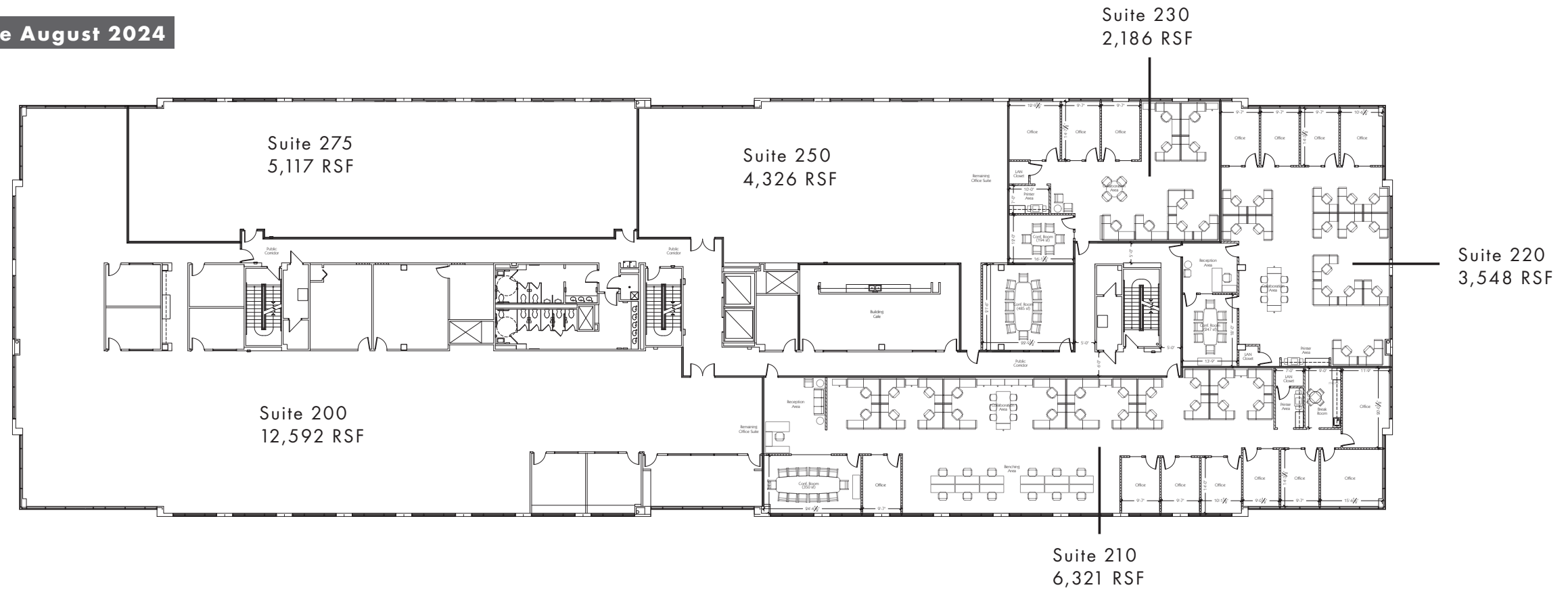
Conference Room
in building

FLOOR PLANS

UCC II

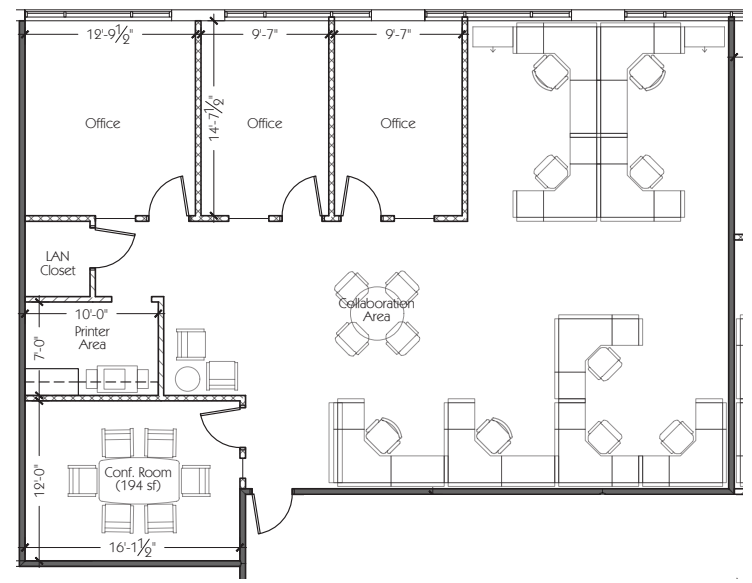
2nd Floor

2,186 - 34,090 RSF Available August 2024

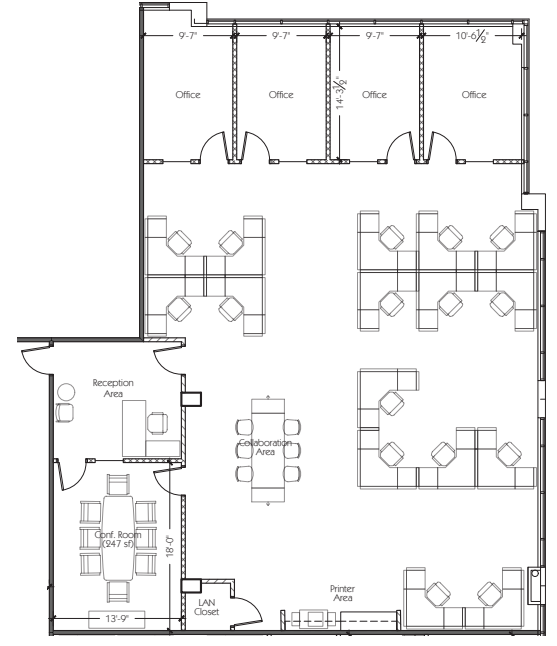


Planned Spec Suites

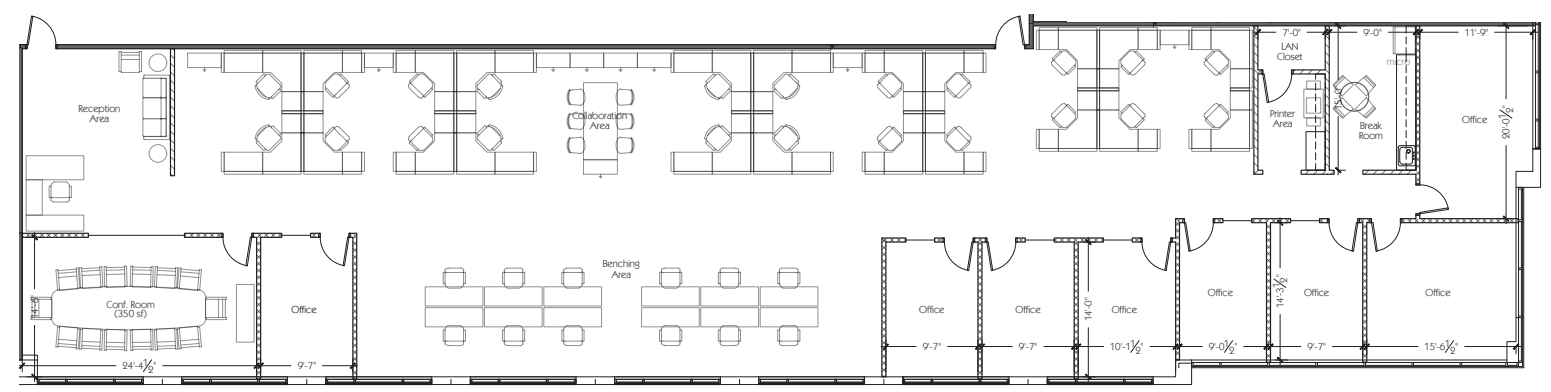
Suite 230



Suite 220



Suite 210

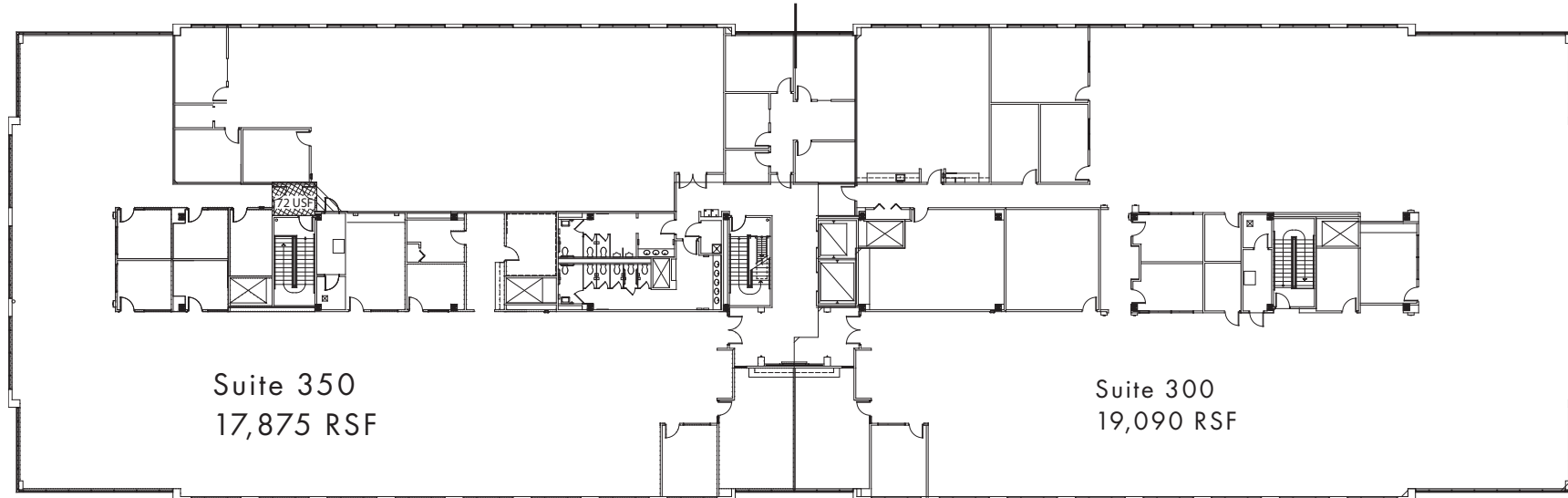


FLOOR PLAN

3rd Floor

1,102 - 38,067 RSF Available August 2024

Suite 320
1,102 RSF



Suite 350
17,875 RSF

Suite 300
19,090 RSF



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 25 minutes away.

RESTAURANTS

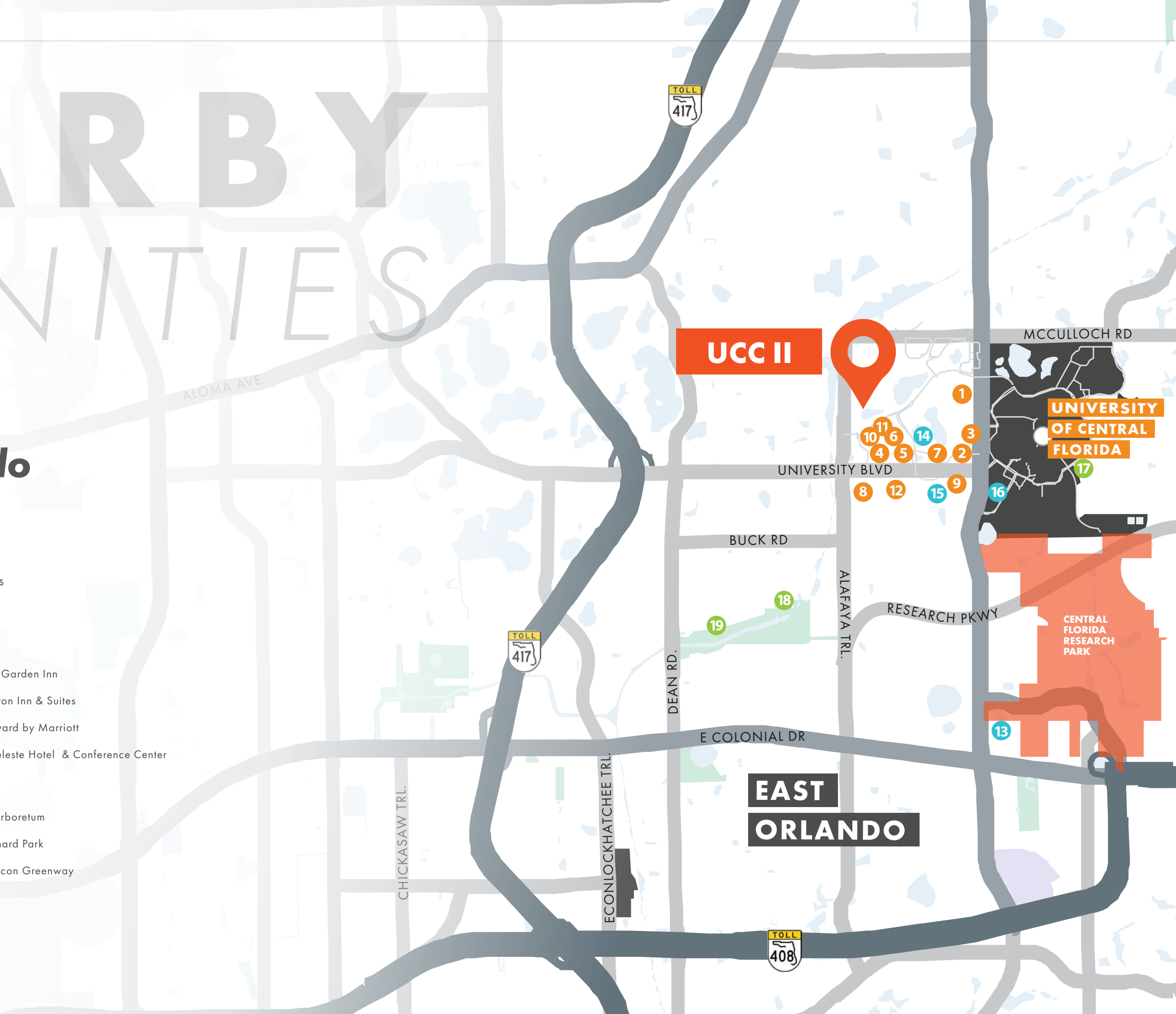
- 1 Spice Indian Grill
- 2 Bento Cafe
- 3 Blaze Pizza
- 4 World of Beer
- 5 Azteca D'Oro
- 6 Lazy Moon Pizza
- 7 Bar Louie
- 8 Chick-fil-A
- 9 4 Rivers Smokehouse
- 10 First Watch
- 11 Tijuana Flats
- 12 Lineage Cafe and Bakery

HOTELS

- 13 Hilton Garden Inn
- 14 Hampton Inn & Suites
- 15 Courtyard by Marriott
- 16 The Celeste Hotel & Conference Center

PARKS

- 17 UCF Arboretum
- 18 Blanchard Park
- 19 Little Econ Greenway



UCC II



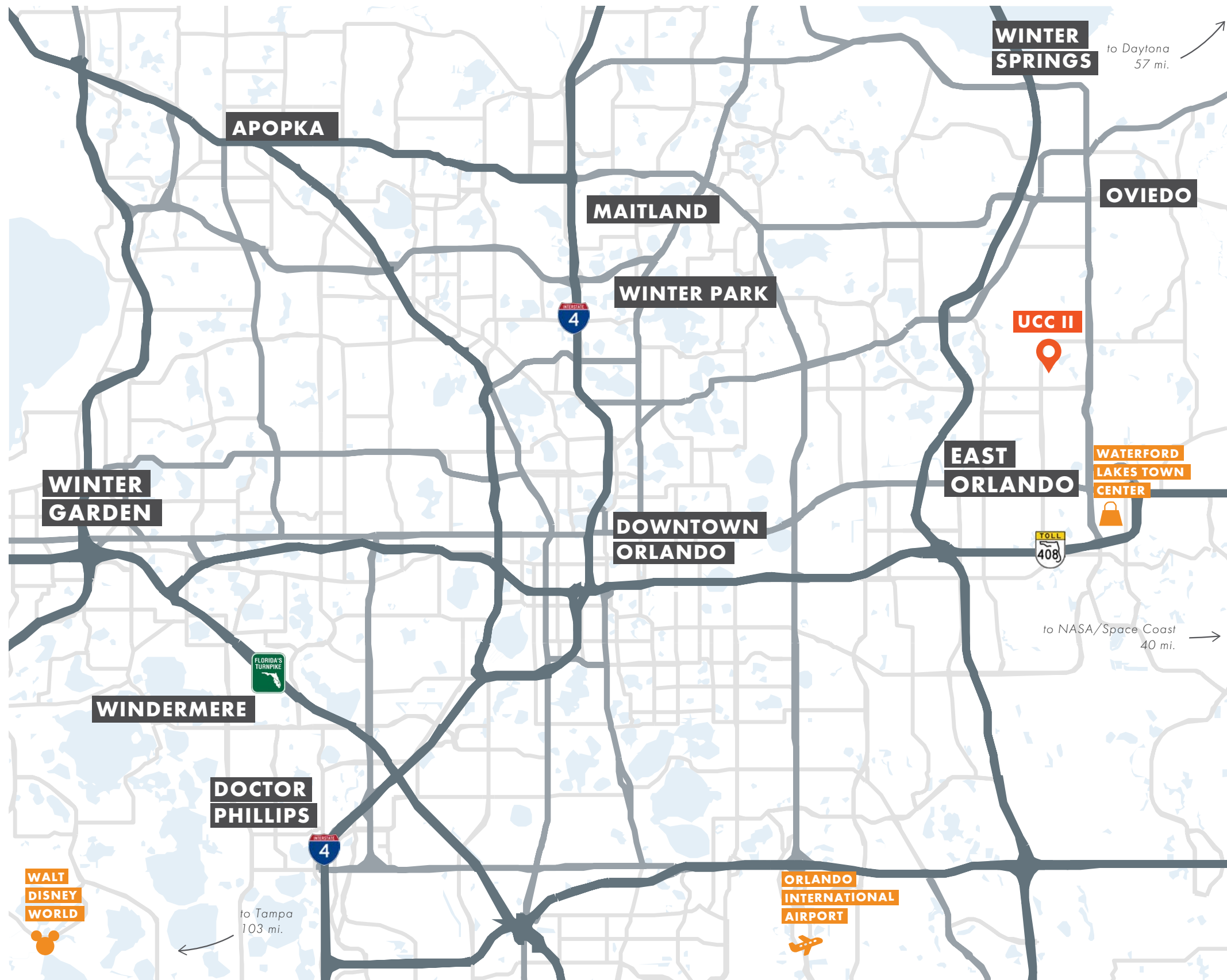
UNIVERSITY OF CENTRAL FLORIDA

CENTRAL FLORIDA RESEARCH PARK

EAST ORLANDO

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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COMMERCIAL

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