



BUILDING 100



BUILDING 200



UNIVERSITY PARK

ORLANDO, FL

**RARE OPPORTUNITY TO ACQUIRE 5-BUILDING 389K SF
OFFICE PARK IN HIGH PERFORMING SUNBELT MARKET**



BUILDING 300



BUILDING 400



BUILDING 500

CONFIDENTIAL OFFERING MEMORANDUM



THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to present an exclusive acquisition opportunity for the University Park Portfolio (the “Park” or “Properties”), a premier Class A office park comprising 388,907 rentable square feet across five buildings in Orlando, Florida. Currently 83.9% occupied, the Park boasts a curated tenant mix with a 3.5 year Weighted Average Lease Term (WALT) and 9.2 year Weighted Average Tenant Tenure (WATT), demonstrating both stability and enduring cash flow potential. The Park has demonstrated exceptional resilience since COVID-19, completing more than 70 lease transactions and achieving over 11% growth in average starting rents.

The Properties benefit from their strategic positioning within the Quadrangle Corporate Park, just a quarter of a mile from the University of Central Florida, the nation’s second-largest university. With over 150,000 square feet of leasing activity within the past 24 months, University Park demonstrates exceptional market momentum and sustained tenant demand in Orlando’s University submarket. The Park’s tenant roster reflects exceptional stability, with 41% of current tenancy occupied by investment-grade tenants, providing reduced collection risk and predictable cash flows.

Recent capital improvements totaling \$5 million have enhanced the Properties’ competitive position, with additional value-add opportunities available to future investors through strategic enhancements and modernization initiatives. Anchored by its proven track record of high credit tenant retention, strategic location advantage, and demonstrated leasing velocity, University Park stands as a rare opportunity to acquire a strong performing, value-add asset with substantial growth prospects in one of Orlando’s most dynamic office submarkets.

UNIVERSITY PARK					
	Building Address	Year Built	Building Size (RSF)	Occupancy	WALT (Yrs)
100 Bldg	3452 Lake Lynda Dr	1988	91,645	95.0%	4.1
200 Bldg	3504 Lake Lynda Dr	1989	94,855	64.3%	3.8
300 Bldg	3505 Lake Lynda Dr	1999	72,986	94.2%	4.0
400 Bldg	11301 Corporate Blvd	2001	64,973	81.0%	2.6
500 Bldg	11315 Corporate Blvd	2001	64,448	88.3%	2.4
Total/Avg			388,907	83.9%	3.5

388,907
Square Feet

9.2 **3.5**
Year WATT Year WALT

41%
Investment-Grade
Tenants

83.9%
Occupied

4.2/1,000 SF
Parking Ratio

Addition Arena
FINANCIAL

10,000 seating capacity
300+ Events per Year



45,000 seating capacity
Home to UCF Football



Over 69,000 students
enrolled

**Central Florida
Research Park**

N Alafaya Rd

Corporate Blvd

University Blvd



Lake Lynda Dr

Rouse Rd

OFFERING HIGHLIGHTS

SECURE CASH FLOW WITH 41% OF OCCUPIED SPACE LEASED TO COMMITTED INVESTMENT-GRADE TENANTS

Approximately 41% of University Park's current tenancy is occupied by several U.S. Government agencies alongside investment-grade corporate tenants such as Apple, Abbott, and Siemens Energy. With a WATT of 15.4 Years amongst its credit-rated tenants, the Park demonstrates superior credit quality and minimal rollover risk for investors.

ADJACENT TO 2ND LARGEST UNIVERSITY IN THE COUNTRY

The Park is strategically positioned within Orlando's coveted University / Research submarket, directly adjacent to UCF, the nation's 2nd-largest university. This prime location provides tenants with direct access to a continuous pipeline of young, educated talent and academic resources.

EXTRAORDINARY LEASING MOMENTUM WITH OVER 150,000 SF OF RECENT ACTIVITY

Benefiting from nearly \$5 million in recent capital upgrades, University Park has demonstrated exceptional leasing velocity with recent new leases and renewals totaling over 150,000 SF in the past 24 months. 62% of the available suites at University Park are less than 5,000 square feet, which represents the highest-in-demand leasing space in the market.





EXCEPTIONAL NOI GROWTH TRAJECTORY WITH \pm 38% UPSIDE POTENTIAL OVER FIVE YEARS

The Park is positioned to deliver significant income growth with projected NOI increasing 38% over the next 5 years. This dramatic growth is driven by market-to-market opportunities and the lease-up of 62,611 SF of available space.

DIVERSIFIED, STICKY TENANCY WITH EMBEDDED UPSIDE

The highly diverse tenant roster at University Park consists of national, multinational, and local tenants that provide secure, long-term cash flow while proving commitment to the Park with a historical occupancy of 82% since 2020, 9.2 years of WATT and 3.5 years of WALT. No single tenant dominates the Park, with the largest occupying only 7% of total RSF.

STRATEGIC LOCATION NEAR CENTRAL FLORIDA RESEARCH PARK (CFRP)

University Park is strategically located just 1.5 miles from CFRP, the largest research park in Florida and the fourth largest in the U.S. Widely recognized as the “World Capital of Modeling and Simulation,” CFRP is home to the U.S. Army’s multi-billion dollar annual simulation program, PEO STRI.

OFFERED AT A SIGNIFICANT DISCOUNT TO REPLACEMENT COST

The Park is being offered at a significant discount to estimated replacement cost of \$400/SF, providing an attractive cost basis to a future owner.

UNIVERSITY OF CENTRAL FLORIDA

With more than 69,000 students, UCF is the second-largest university in the country. UCF has rapidly emerged as a top-tier research institution, consistently ranking among the nation's most innovative universities while maintaining strong programs in business, medicine, and hospitality.



2ND LARGEST UNIVERSITY IN THE COUNTRY



UCF BY THE NUMBERS

245+
Degrees
Offered

13.1K
Employees


1,415
Acres


69K+
Students Enrolled
(Fall 2025)

63%
20 Year Population
Growth

FACILITIES


263
Buildings on main
campus


12,280
Beds (Includes affiliated)
in Student Housing


45,000
Seat Capacity at the
Bounce House


10,000
Seat capacity at Addition
Financial Arena



ANNUAL DEGREES AWARDED

6,807
Year 2000

18,125
Year 2024

**166%
INCREASE**
In annual degrees
awarded compared
to 2000

AMENITY RICH: SURROUNDING RESTAURANTS

UNIVERSITY BLVD CORRIDOR
30+ DINING OPTIONS



FLORIDA - SURGING GROWTH



TOP STATES BY DOMESTIC NET MIGRATION

	Net Migration 2024	Population Change 2023-2024
Florida	372,870	2.0%
Texas	315,301	1.8%
North Carolina	126,712	1.5%
South Carolina	91,853	1.7%
Georgia	88,325	1.1%

Source: National Association of Realtors

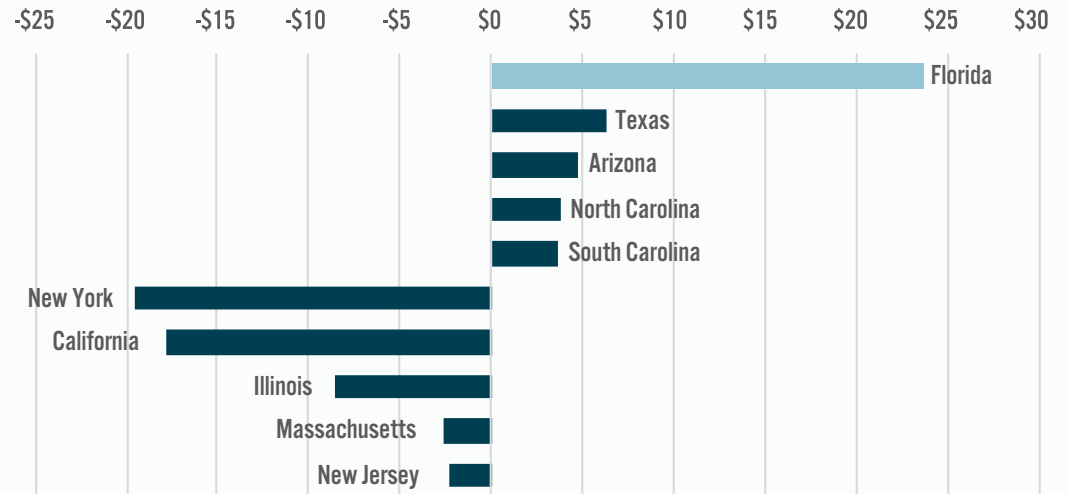
#1 STATE FOR FUTURE JOB GROWTH
Source: Lightcast

#4 LARGEST STATE BY GSP
Source: U.S. Bureau of Labor Statistics

#3 LARGEST WORKFORCE IN THE US
Source: U.S. Bureau of Labor Statistics

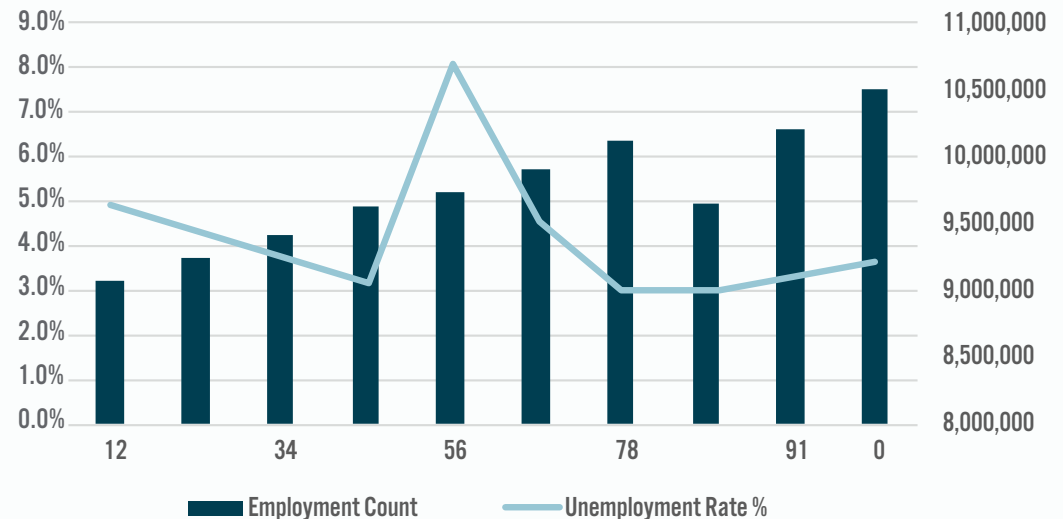
#3 BEST STATE FOR BUSINESS
Source: CNBC

DOMESTIC WEALTH MIGRATION (BILLIONS)



Source: Wall Street Journal

FLORIDA EMPLOYMENT GROWTH



Source: U.S. Bureau of Labor Statistics

ORLANDO

2.9 Million
Residents

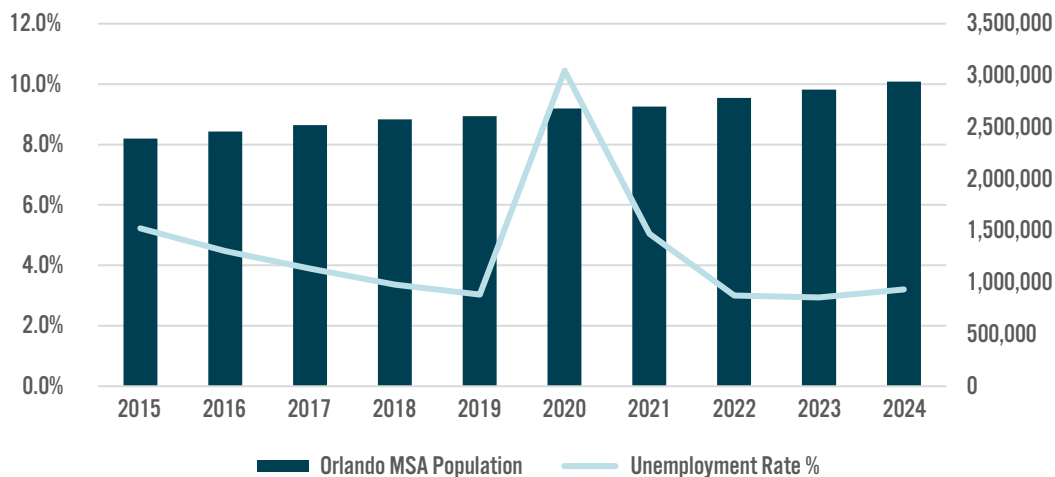
37.4%
Growth since
2010

#4
Best Market by
Net Migration

EMPLOYMENT

Orlando is a dynamic metro with many driving forces. A leading region in infrastructure, the area is surging in growth with emerging tech and medical hubs. While Orlando is the world's tourism mecca, 80% of employment in the metro comes from outside of the industry. Projected percent growth over the next 5 years, Orlando ranks 2nd in office-using employment gains.

ORLANDO POPULATION & EMPLOYMENT GROWTH %



Source: FRED

TOP 10

FASTEST GROWING US
METRO BY GDP % GROWTH

#1

FASTEST-GROWING MARKET
AMONG TOP 30 U.S. REGIONS

YOY JOB GROWTH RATE

Rank	MSA	% Change	Job Growth
1	Orlando	2.50%	37,500
2	Austin	2.11%	28,500
3	San Antonio	1.99%	23,400
4	Washington	1.86%	62,400
5	Seattle	1.75%	37,300

Source: U.S. Bureau of Labor Statistics



UNIVERSITY PARK

OFFICE TEAM

Matt McCormack
Senior Director
+1 305 421 6558
matthew.mccormack@jll.com

Robbie McEwan
Senior Director
+1 407 346 5547
robbie.mcewan@jll.com

Hermen Rodriguez
Senior Managing Director
+1 305 448 1333
hermen.rodriguez@jll.com

Ike Ojala
Managing Director
+1 305 774 6810
ike.ojala@jll.com

Blake Koletic
Associate
+1 786 532 2353
blake.koletic@jll.com

Jesse Jones
Analyst
+1 407 982 8666
jesse.jones@jll.com

Hunter Smith
Analyst
+1 305 704 1330
hunter.smith@jll.com

FINANCING TEAM

Mike DiCosimo
Senior Director
+1 305 421 6545
michael.dicosimo@jll.com

LEASING TEAM

Micah Strader
Managing Director
+1 407 982 8688
micah.strader@jll.com