

# **TECH POINT I**

**RARE 30,000 SF OWNER/OCCUPANT OPPORTUNITY IN CENTRAL FLORIDA RESEARCH PARK**

ORLANDO, FLORIDA

**EXECUTIVE SUMMARY**



# TECH POINT I

## The Investment Opportunity

Jones Lang LaSalle (“JLL”) is pleased to present the exclusive opportunity to acquire Tech Point I (the “Property”), a rare 30,000 square foot owner/user opportunity strategically positioned within Orlando’s highly coveted Central Florida Research Park. The Property will become available in November 2026 following the US Army Corps of Engineers’ vacate after 16 years of occupancy. Built in 1986 with an exceptional 4.4 per 1,000 SF parking ratio, the Property represents one of only three privately owned assets within the Force Protection Zone, alongside Tech Point II and Research Commons.

Tech Point I benefits from unparalleled positioning for government and defense contractor operations through its exclusive Force Protection Zone access and premium security infrastructure. GSA-approved security fencing encompasses the Property, along with existing SCIF infrastructure meeting stringent government security requirements. Dedicated pedestrian gates provide immediate access to the Naval Support Activity Center, delivering exceptional convenience for operations requiring direct NAVAIR access. This rare combination of security clearance, strategic positioning, and government-ready infrastructure creates a turnkey solution for specialized operations.

The Property’s location within Florida’s largest research park and the nation’s fourth largest provides access to an unmatched ecosystem of innovation and collaboration. Internationally recognized as the “World Capital of Modeling and Simulation,” Central Florida Research Park benefits from strategic proximity to the University of Central Florida, located less than one mile away. As the nation’s second-largest university with a top-ranked computer science program, UCF provides direct access to an exceptional talent pipeline that feeds directly into the park’s specialized industries. Tech Point I presents an outstanding acquisition opportunity for an owner/user seeking a highly specialized asset with premium government infrastructure in one of Florida’s most dynamic research environments.

### Tech Point I Overview

Address	3045 Technology Pky
Submarket	University Area / Research Park
Building Size (RSF)	30,000
Floors	2
Year Built	1986
Parking Ratio	4.4 / 1,000 SF

**30,000**  
Total SF

**Owner/User**  
Sale Opportunity

**Central Florida**  
Research Park

**1986**  
Year Built

**4.4 / 1,000 SF**  
Parking Ratio

**CELESTE**  
THE CELESTE HOTEL



OVER 69,000  
ENROLLED STUDENTS

**Addition Arena**  
FINANCIAL



DOUBLE TREE  
BY HILTON



ACRISURE®  
BOUNCE HOUSE



tropical CAFE  
SMOOTHIE



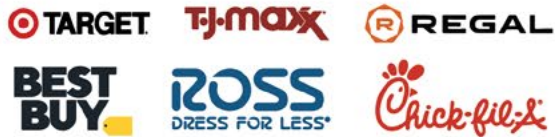
BLAZE PIZZA  
nature's table



NAVAL SUPPORT ACTIVITY  
(NAVAIR) ORLANDO & PEO STRI

**TECH POINT I**

WATERFORD LAKES TOWN CENTER  
967K SF OF SPECIALTY RETAIL



POP STROKE  
EAT. PUTT. DRINK.



**TECH POINT I**

# Investment Highlights



## RARE OWNER/USER OPPORTUNITY IN CENTRAL FLORIDA RESEARCH PARK

The Property will be available as of November 2026 following the US Army Corps of Engineers' vacate after occupying the building since 2010. This presents a rare opportunity for an owner/user to acquire a highly specialized office building in Central Florida Research Park.



## EXCLUSIVE FORCE PROTECTION ZONE ACCESS

One of only three privately owned assets within the Force Protection Zone, alongside Tech Point II and Research Commons (separately offered by JLL). This rare positioning provides substantial competitive advantages for attracting and retaining government and defense contractor tenants.



## DIRECT NAVAIR ACCESS

Dedicated pedestrian gates provide immediate access to the Naval Support Activity Center, delivering unparalleled convenience for tenants requiring convenient access.



## PREMIUM SECURITY INFRASTRUCTURE

GSA-approved security fencing encompasses the Property, along with existing SCIF infrastructure, meeting stringent government security requirements and enhancing tenant appeal.



## STRATEGIC PROXIMITY TO UCF

Located less than one mile from the nation's second-largest university, UCF provides direct access to an exceptional talent pipeline, particularly through its top-ranked computer science program that feeds directly into the park's modeling and simulation industry.



## PREMIER CENTRAL FLORIDA RESEARCH PARK LOCATION

Situated within Florida's largest research park and the fourth largest in the nation, internationally recognized as the "World Capital of Modeling and Simulation."



MAIN CONFERENCE 158



# Modeling, Simulation and Training Capital of the World

Recognized as the modeling, simulation and training capital of the world, Orlando has become the premier hub where government agencies, defense contractors, technology companies, and academic institutions deploy and advance simulation-based technologies.

With the defense budget expected to nearly double from \$901 billion in FY 2026 to a proposed \$1.5 trillion in FY 2027, defense-related modeling and simulation programs will receive substantial additional funding, benefiting tenants in and around the Property.

## Naval Air Warfare Center Training Systems Division (NAWCTSD)

Develops training systems, simulators, and instructional technology for Navy and Department of Defense personnel under NAVAIR (Naval Air Systems Command)



## Air Force Agency for Modeling and Simulation (AFAMS)

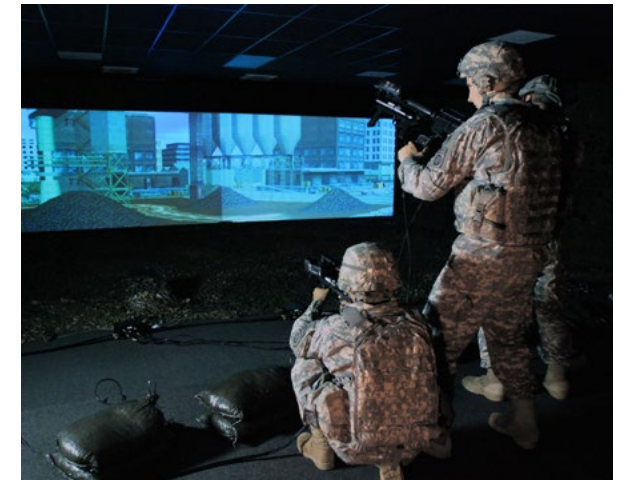
Provides modeling and simulation capabilities supporting Air Force operations, acquisition, and training through analytical tools and combat simulations

Headquartered in Tech Point II

## U.S. Army's Program Executive Office, Simulation, Training and Instrumentation (PEO STRI)

Manages and develops integrated training environments, virtual simulators, and live-fire ranges supporting soldier skill development

PEO STRI executes a multibillion-dollar program annually, and is staffed by more than 1,200 military, government, and service support contractors



# **\$1.5 TRILLION**

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**U.S. DEFENSE BUDGET EXPECTED TO NEARLY DOUBLE  
NEXT YEAR, GROWING FROM \$901 BILLION IN FY 2026  
TO A PROPOSED \$1.5 TRILLION IN FY 2027**

# Strategic Location in Central Florida Research Park

Central Florida Research Park (CFRP) stands as Florida's largest research park and the fourth largest in the nation. The park houses over 140 companies employing more than 9,500 professionals with an annual payroll exceeding \$1 billion. Tenants within the park benefit from relationships with the University of Central Florida through technology transfer, laboratory facilities, faculty consultations, and employment programs.

CFRP is home to a myriad of multiple Fortune 500 companies, government agencies and contractors, attracting over \$1.4 billion in federal contracts annually for activities in and around the park.



## HUB FOR NATIONALLY RECOGNIZED FIRMS



GENERAL DYNAMICS



**#1**

Largest Research Park in Florida

**#4**

Largest Research Park in U.S.

**68**

Buildings

**1,027**

Acres

**140+**

Companies

**9,500+**

Employees

# Premium Access and Security Infrastructure

**NAVAL SUPPORT ACTIVITY (NSA)  
ORLANDO**  
PROVIDES SUPPORT TO ALL  
DEPARTMENT OF DEFENSE ACTIVITIES  
IN CENTRAL FLORIDA

**DIRECT NAVAIR ACCESS**

**TECH POINT I**

**TECH POINT II**

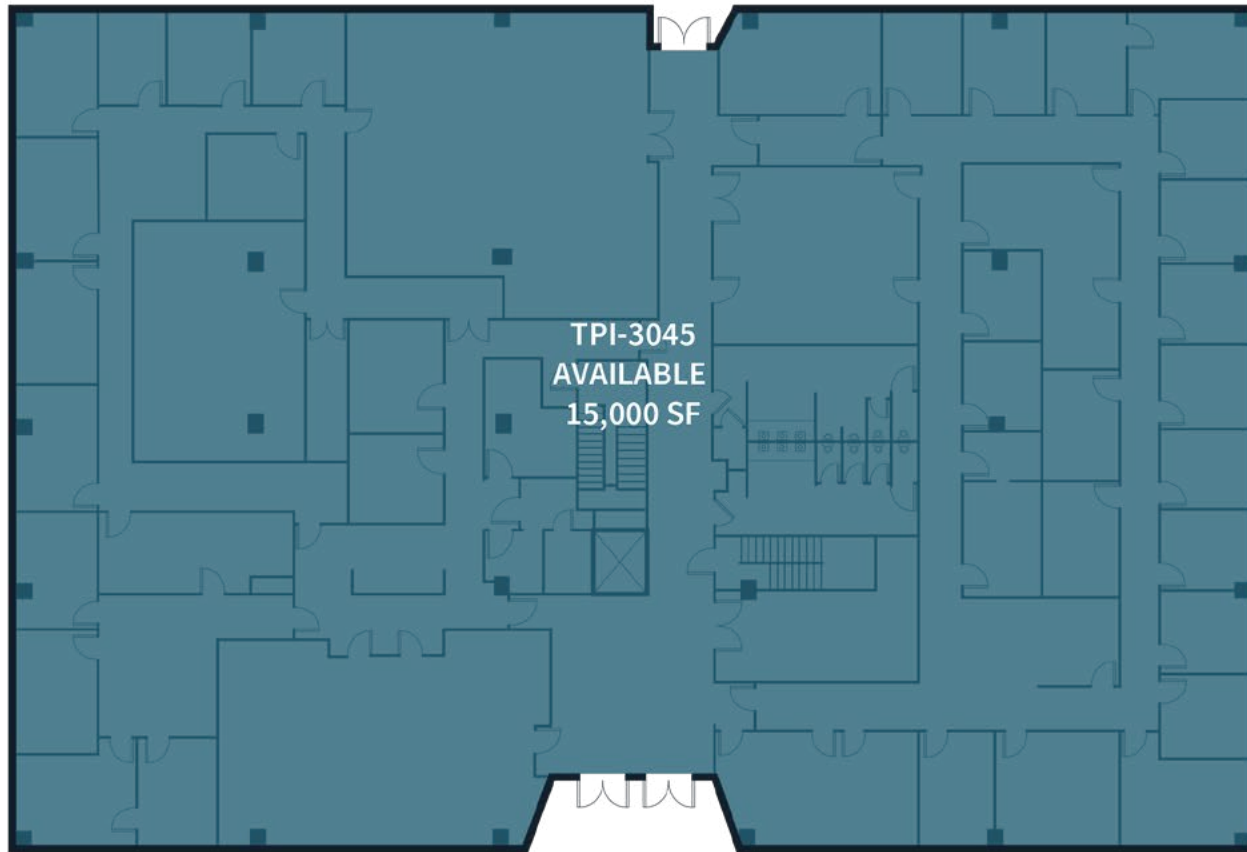
*Separate offering by JLL*

**WITHIN FORCE  
PROTECTION ZONE**  
GSA-APPROVED FENCING  
ENCOMPASSES PROPERTY

*Tech Point II and Research  
Commons (separate offerings by  
JLL) are the only other privately  
owned assets within the FPZ.*

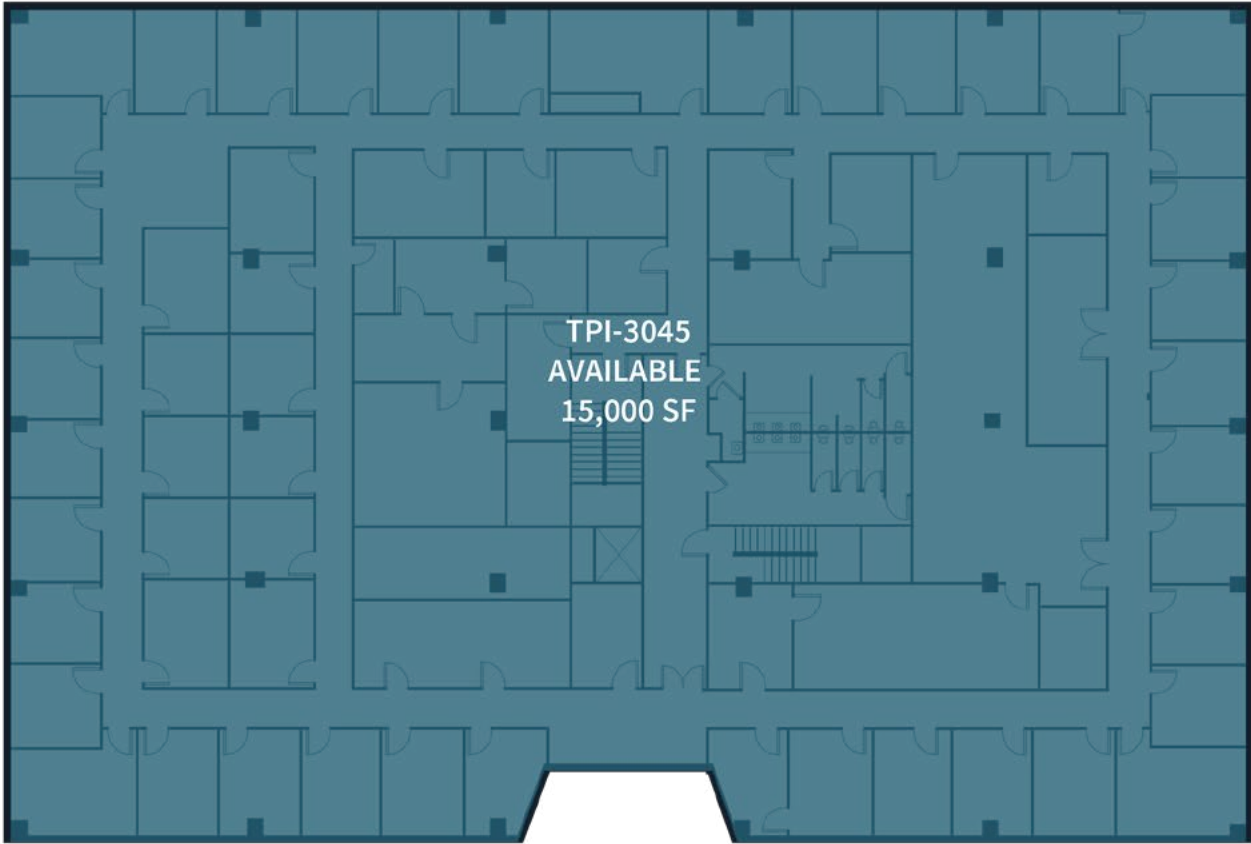
**TECH POINT I**

# 1<sup>st</sup> Floor | 15,000 RSF



*Note: First floor is currently occupied by U.S. Army Corps of Engineers through October 2026.*

# 2<sup>nd</sup> Floor | 15,000 RSF



*Note: Second floor is currently occupied by U.S. Army Corps of Engineers through October 2026.*

# TECH POINT I

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