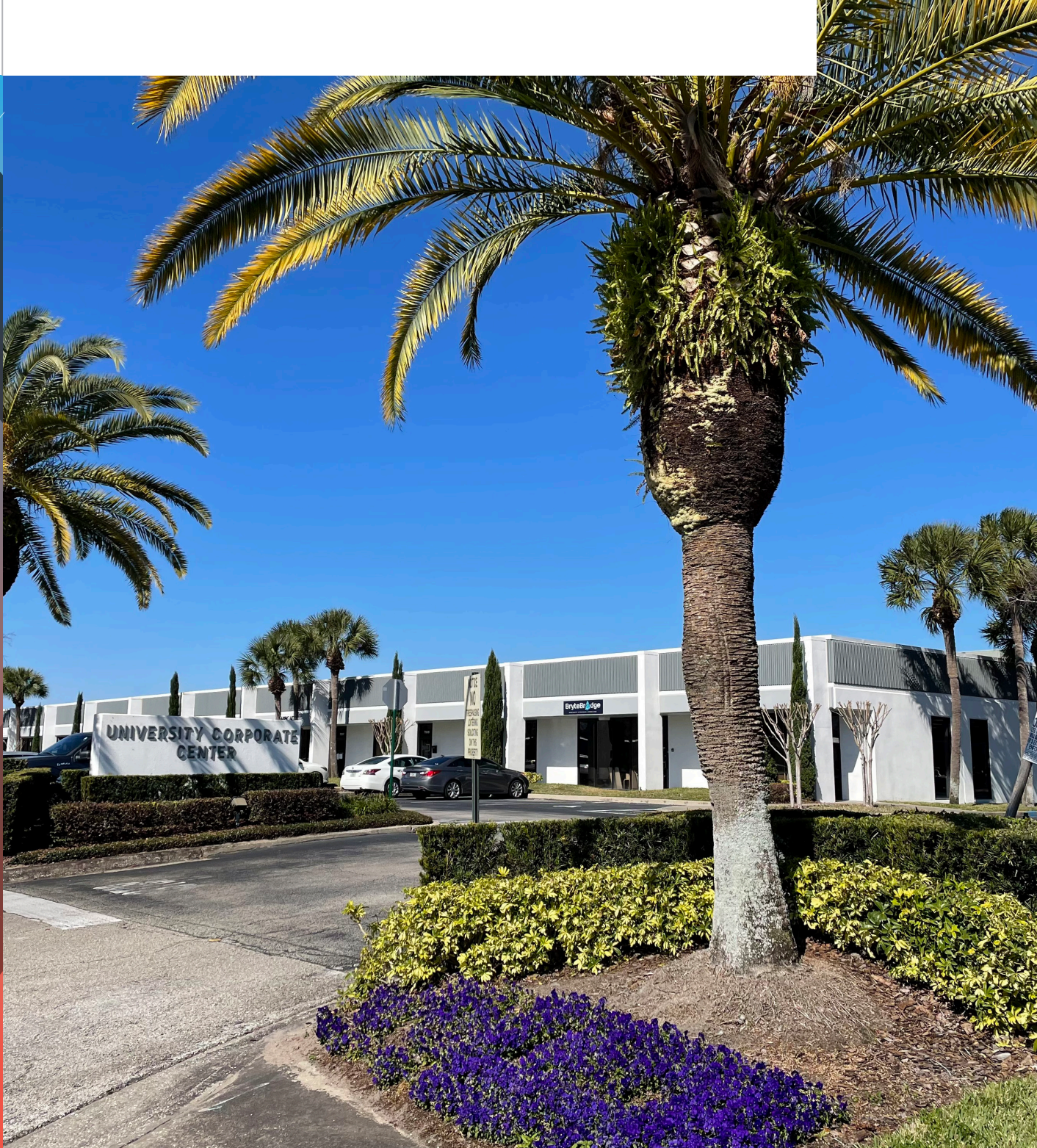
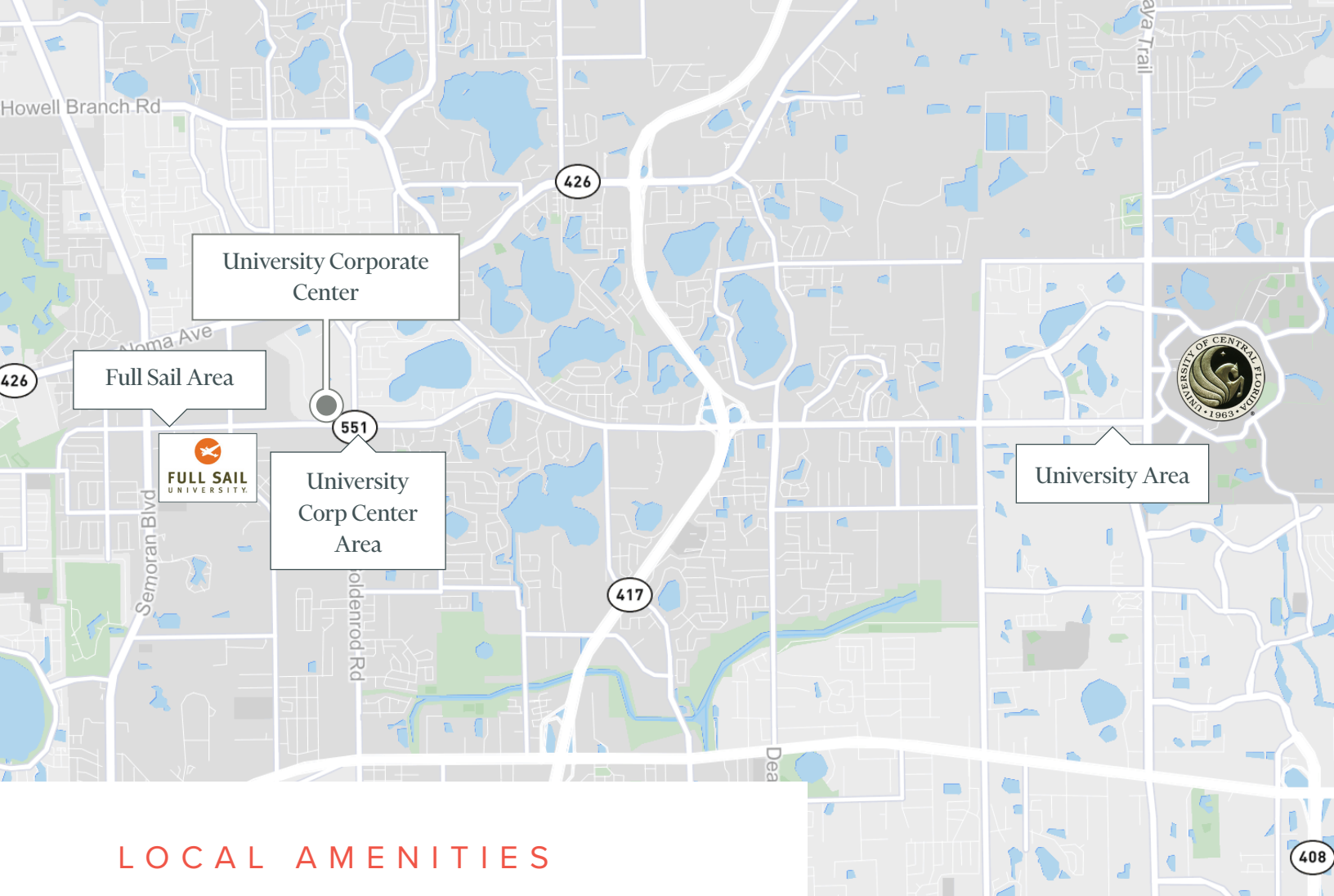


FOR LEASE

UNIVERSITY CORPORATE CENTER

6903 - 7129 University Boulevard, Winter Park FL 32792





LOCAL AMENITIES

FULL SAIL AREA	UNIVERSITY CORPORATE CENTER AREA	UNIVERSITY AREA
Chick-fil-A	Target & Publix	Subway
Sonny's BBQ	Starbucks	Tijuana Flats
Perkins	Moe's Southwest Grill	Devaney's Pub
Zaxby's	Sushi Cafe	Trick Shots Billiards
Costco	Marco's Pizza	CVS & Urgent Care
Firehouse Subs	Burger King	RaceTrac
Taco Bell	Jersey Mike's Subs	Shell
Miller's Ale House	Brooklyn Water Bagel	Banks: Wells Fargo, Regions, Chase, & FifthThird
		First Watch
		Chick-fil-A
		4 Rivers Smokehouse
		Chipotle
		Cold Stone Creamery
		Pizza Hut
		Bar Louie
		7-Eleven
		Blaze Pizza
		Taco Bell
		Insomnia Cookies
		IHOP
		Foxtail Coffee
		Steak 'n Shake
		Buffalo Wild Wings
		Hotels: Towne Place, Hampton, Courtyard, & Fairfield Inn

PROPERTY FEATURES

UNIVERSITY CORPORATE CENTER DETAILS

Park Size	7 Buildings 128,860 SF
Parking	3.55/1,000
Potential Work Force	93,000 college students
Highway Access	5 minutes to SR 417 & SR 408
Overhead Doors	Grade-level roll-up doors available
Clear Height	17 FT
Signage	Facade signage available

- This Winter Park property features seven (7) single-story office/flex buildings with walk-up entry and grade-level roll-up doors available
- Excellent accessibility just minutes from SR 436, SR 408, SR 417, and SR 50
- Immediate access to educated work force with University of Central Florida (72,000 students) and Full Sail University (21,000 students) within 10 minutes
- Abundant nearby retail, restaurants, medical, grocery, and services
- Seven (7) neighboring residential developments comprising of 2,000 multi-family units



UNIVERSITY CORPORATE CENTER

PLEASE CONTACT:

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