

12201 RESEARCH PKWY., ORLANDO, FL 32826

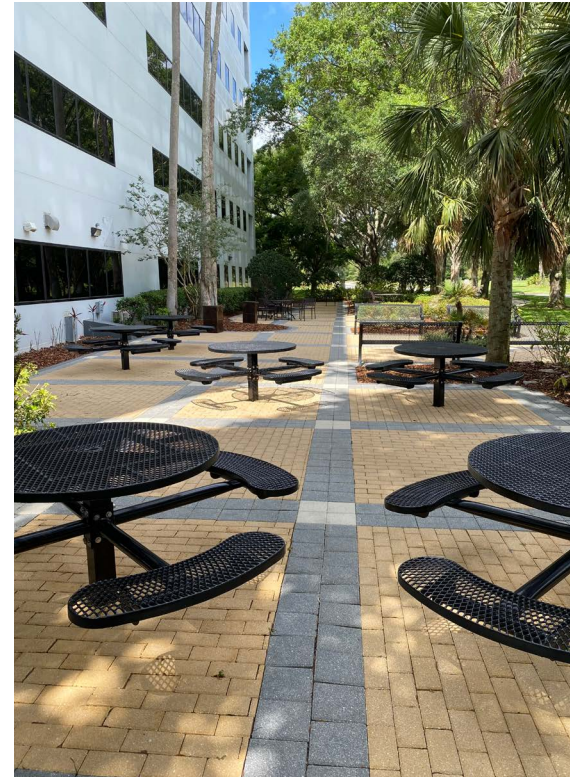
OFFICE FOR LEASE

±98,000 SF



UNIVERSITY TOWER

CBRE



LOCATION OVERVIEW

University Tower is located in the middle of renowned Central Florida Research Park which is a campus-like environment for businesses, located adjacent to the University of Central Florida.

University Tower is located in East Orlando's renowned Central Florida Research Park submarket. It is within minutes of the University of Central Florida and 20 minutes from the Central Business District and Orlando International Airport. It is a high growth area that has attracted national and international corporations, a mixture of Fortune 500 companies, government agencies and a thriving University business incubator.

The property benefits greatly from its proximity to the University of Central Florida, the second largest university in the United States based on enrollment,

which provides a well-educated employment base to the area. Research Park tenants form relationships with the University of Central Florida through technology transfer, research, faculty consultations, graduate and undergraduate internships and part-time employment programs. Research Park tenants can also contract with the university for use of computer resources and laboratory facilities. Employees in the Research Park can pay the appropriate fee and obtain UCF parking decals and UCF ID cards, which allow for the use of recreational facilities and the UCF library.

PROPERTY OVERVIEW

97,573 SF
BUILDING SIZE

6.63 AC lot
LAND AREA

1987
YEAR BUILT

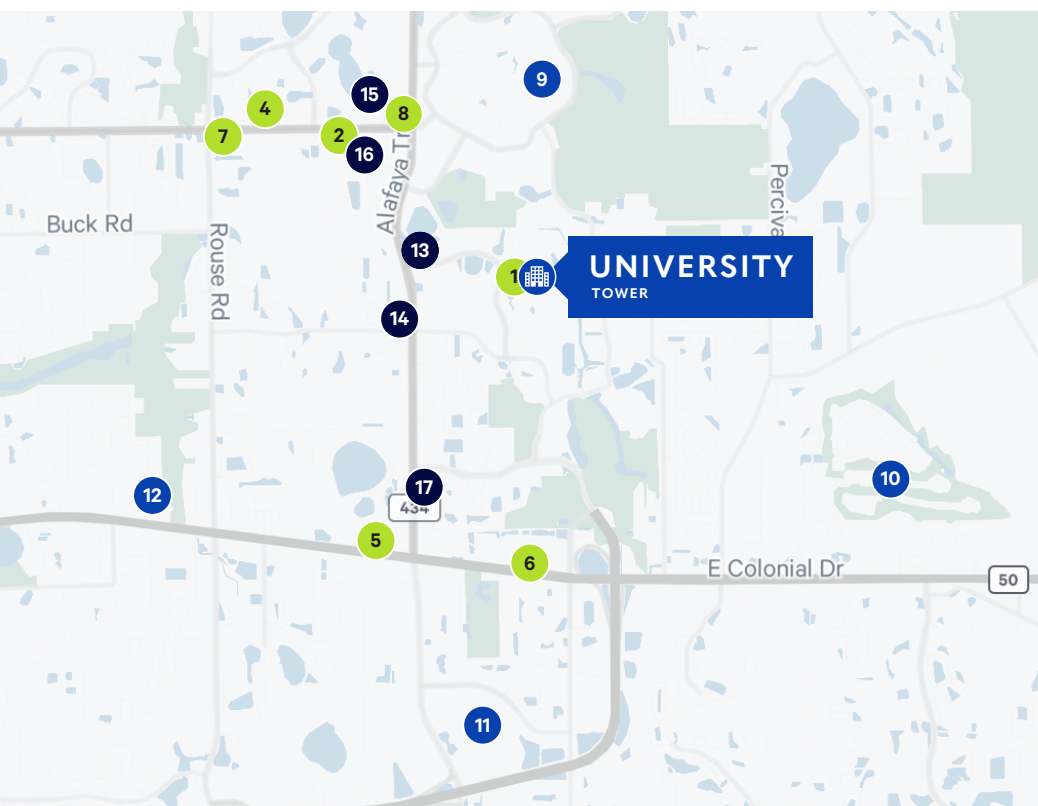
469
PARKING
SURFACE SPACES

5/1,000 SF
PARKING RATIO

**UCF
Foundation, Inc**
OWNER

BUILDING HIGHLIGHTS

- 97,573 SF (entire building)
- Building and monument signage available
 - Great visibility
- Tropical smoothie cafe with indoor and outdoor seating
- Renovated restrooms on every floor
- EV stations
- 5.0/1,000 SF parking ratio
- On-site property management
- Located in the heart of Central Florida Research Park
- Close proximity to major thoroughfare, Downtown, Orlando, Orlando International Airport and the University of Central Florida
- State-of-the-art power, communications and security systems
- Ample parking



AMENITIES

- | | | |
|---------------|----|-------------------------------------|
| RESTAURANTS | 1 | Tropical Smoothie Cafe (On-Site) |
| | 2 | 4 Rivers |
| | 3 | Starbucks |
| | 4 | Lazy Moon Pizza |
| | 5 | Kobe Japanese Steakhouse |
| | 6 | Cheddar's Scratch Kitchen |
| | 7 | Chick-fil-A |
| | 8 | Blaze Pizza |
| ENTERTAINMENT | 9 | UCF Campus |
| | 10 | Fairways Country Club |
| | 11 | Waterford Lakes Town Center |
| | 12 | Boardwalk Bowl Entertainment Center |
| HOTELS | 13 | La Quinta Inn & Suites |
| | 14 | Homewood Suites |
| | 15 | Double Tree |
| | 16 | Courtyard |
| | 17 | Hilton Garden Inn |



AERIAL OVERVIEW

Central Florida Research Park, the largest research park in Florida is located 14.5 miles east of Orlando in Orange County and within minutes to:

Orlando International Airport
22 MINUTES

Winter Park
23 MINUTES

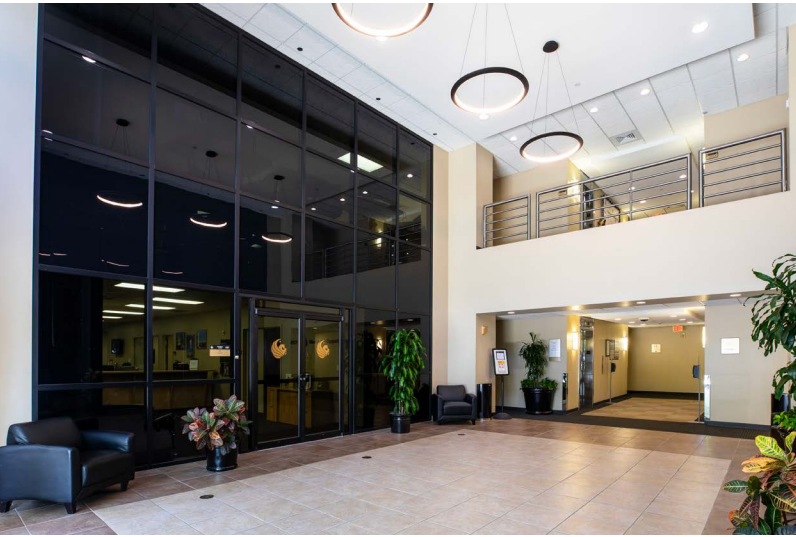
Orlando Executive Airport
21 MINUTES

Lake Nona
24 MINUTES

Downtown Orlando
18 MINUTES

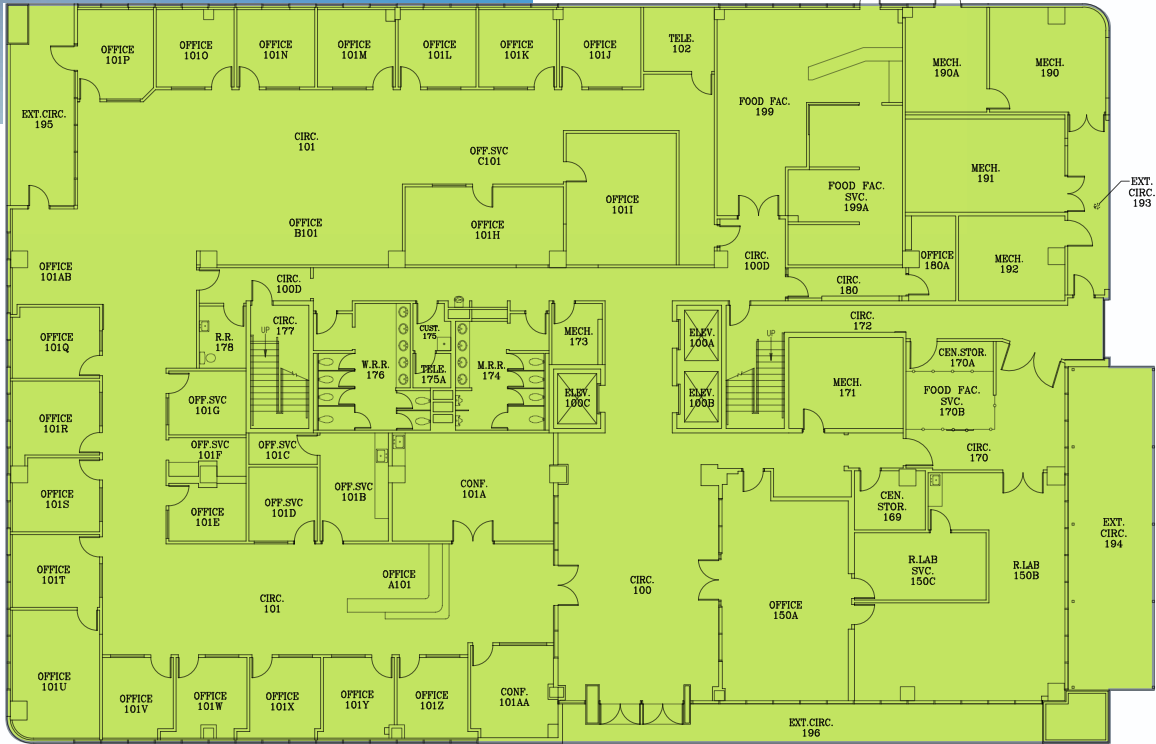
Maitland
27 MINUTES

INTERIOR PHOTOS

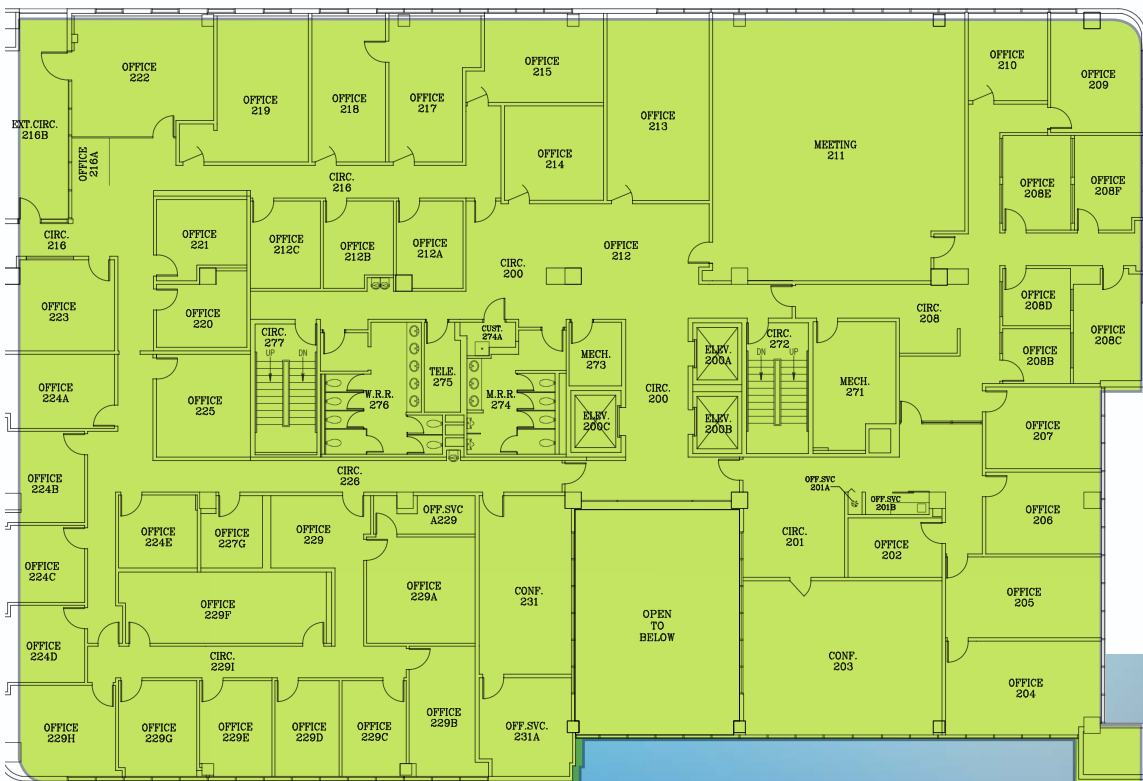


FLOORPLANS

FIRST FLOOR | 11,465 RSF



SECOND FLOOR | 16,276 RSF

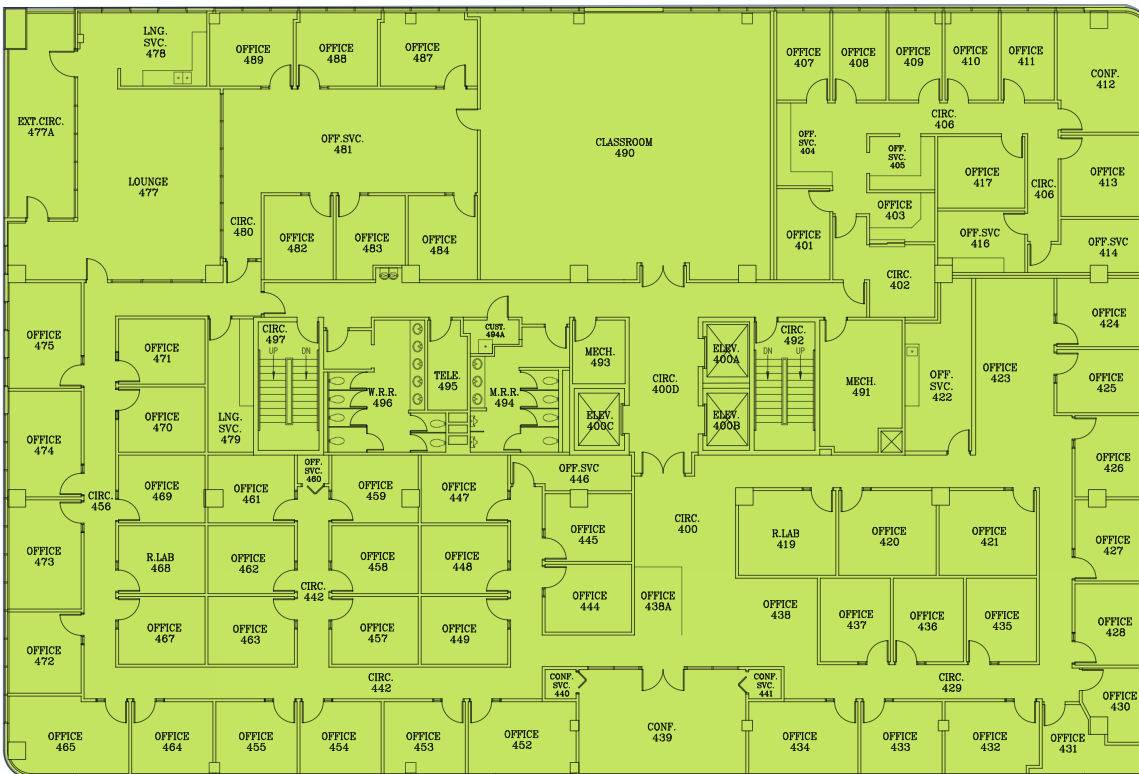


FLOORPLANS

THIRD FLOOR | 17,059 RSF

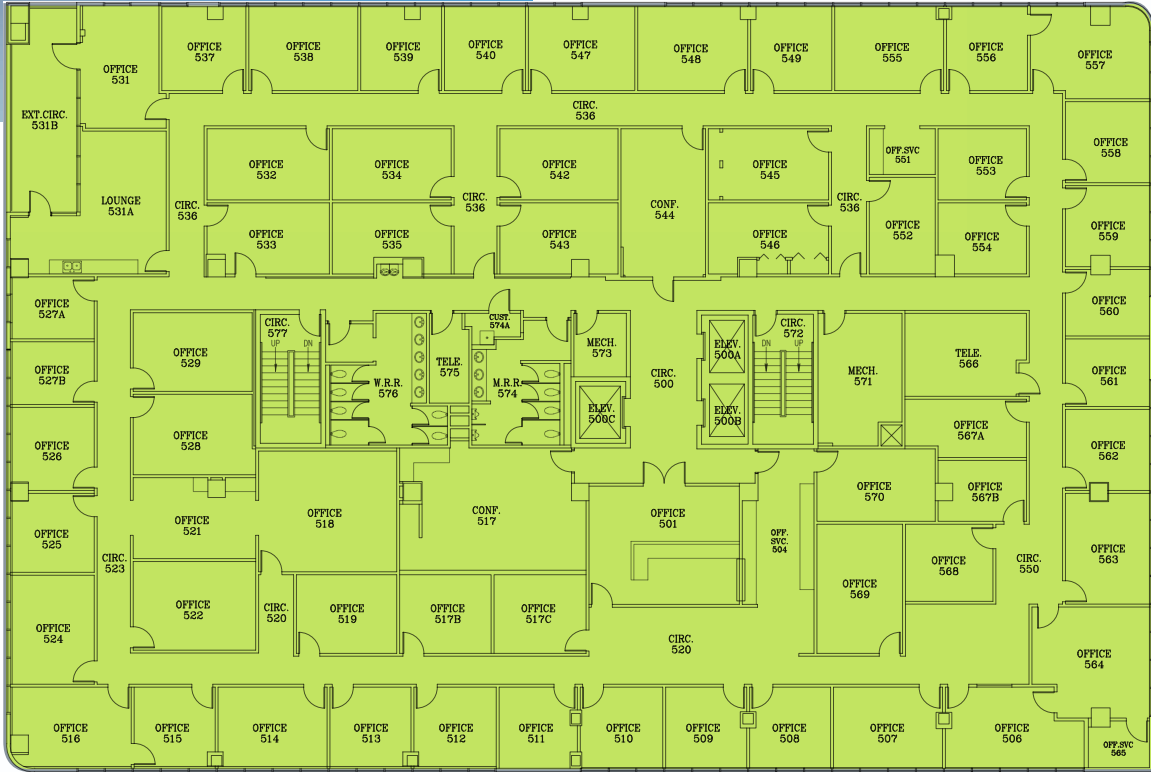


FOURTH FLOOR | 17,890 RSF

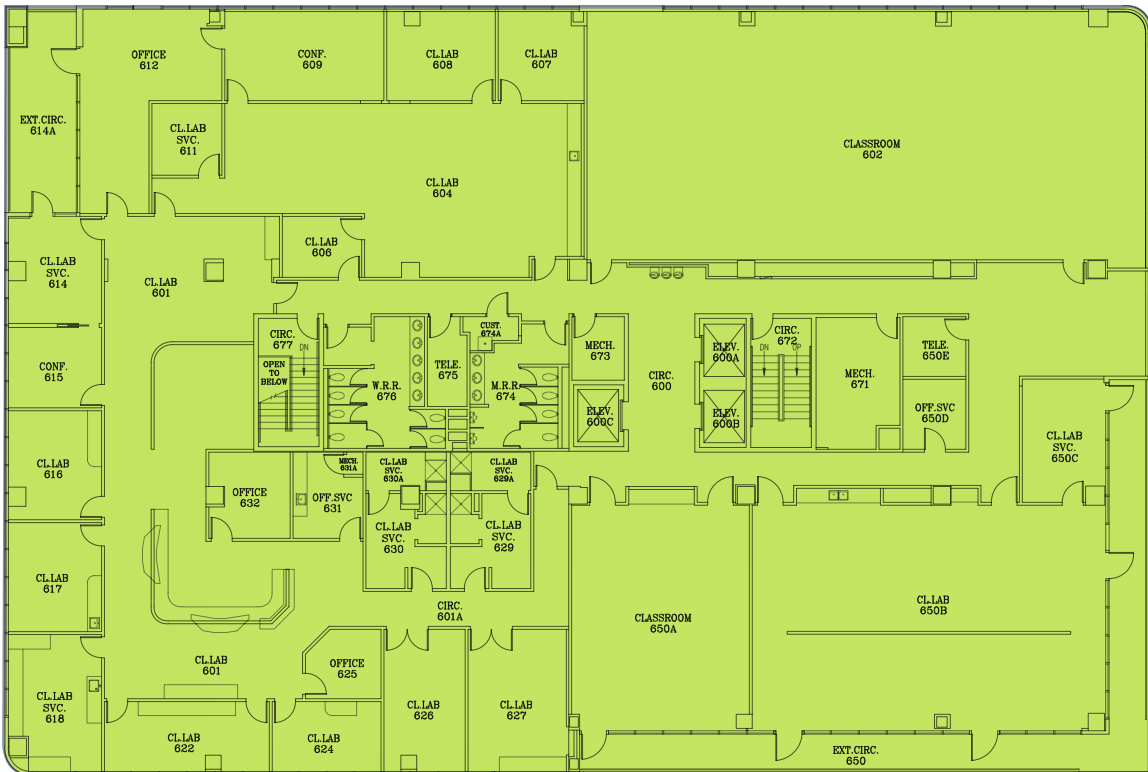


FLOORPLANS

FIFTH FLOOR | 17,817 RSF



SIXTH FLOOR | 17,066 RSF



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PLEASE CONTACT:

SANDY CHACE
Senior Vice President
+1 407 404 5099
sandy.chace@cbre.com
Lic. 598820

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