WATERFORD PARK

FOR LEASE · OFFICE

12301 LAKE UNDERHILL RD | ORLANDO, FLORIDA 32828

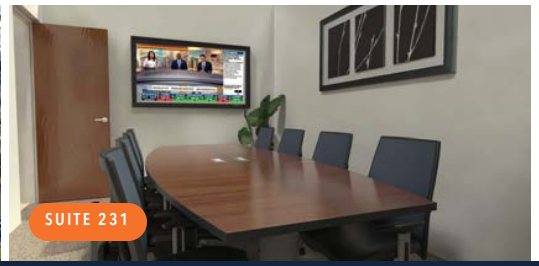
Office Suites at Waterford Park

Two move-in-ready second-floor suites, ±1,313 and ±1,639 SF, above a fully leased retail and dining base at the entrance to Waterford Lakes.

SUITE 225
±1,639 SF

SUITE 231
±1,313 SF


ALAFAYA & LAKE UNDERHILL


SUITE 231


SUITE 231 RECEPTION


GREAT AMENITIES

CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

ACRE COMMERCIAL



WHY WATERFORD PARK

Where East Orlando does business.

Waterford Park is a two-story, Mediterranean-style office-over-retail development on the signalized hard corner of Alafaya Trail and Lake Underhill Road — the front door to Waterford Lakes and one of Central Florida's most established, affluent suburban trade areas.

Visibility that works around the clock. More than 77,500 vehicles pass the corner every day, and the building reads clearly from SR 408. Monument and building signage put your name in front of that traffic, and the on-ramp is seconds from the parking lot — downtown Orlando, I-4 and SR 417 are minutes away. Four miles north on Alafaya sits UCF, Florida's largest university, with more than 70,000 students and 13,700 employees.

Amenities downstairs, not across town. The ground floor is fully leased to a curated mix of dining, fitness, wellness and financial tenants — Bonefish Grill, Orangetheory, Salon Lofts, Space Coast Credit Union and more. Next door, Waterford Lakes Town Center draws 14.3 million visitors a year, the most of any lifestyle center in Florida.

A built-in referral network. The second floor is home to a dense cluster of primary care, women's health, imaging, dental specialty, therapy, legal, title, real estate and insurance practices. For a healthcare group that means patient adjacency from day one; for a professional firm, a credible, high-visibility address with 438 free surface parking spaces, 24/7 access and on-site management.

77,500
Combined daily traffic at Alafaya Trail & Lake Underhill Rd (AADT)

14.3M
Annual visitors to adjacent Waterford Lakes Town Center

70,674
UCF students four miles north — Florida's largest university

$101.8K
Median household income, ZIP 32828 · 54% hold a bachelor's degree or higher

438
Free surface parking spaces · 24/7 building access

100%
Ground-floor retail leased · dining, fitness & services on site

MINUTES FROM
Everything East Orlando runs on.

< 1 min	4 mi	5 mi	±15 min	±20 min
SR 408 on-ramp	University of Central Florida	AdventHealth East Orlando	Downtown Orlando via 408	Orlando Int'l Airport via 417

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AVAILABILITY

Two suites. Both second-generation, both move-in ready.

Both suites are fully built out with private offices and reception, so your move-in is a matter of furniture and signage — not a construction schedule. Suite 231 is available now; Suite 225 can be pre-leased for July 2027 occupancy.

WATERFORD PARK

SUITE 225

±1,639 SF

Large open work area, two private offices, kitchenette, storage and entry vestibule. Ideal for a medical or professional group of 8–16.

STATUS
Available July 2027
See page 4

SUITE 231

±1,313 SF

Reception, executive office, conference room, filing/storage and an open work area with built-in workstations.

STATUS
Available Now
See page 5

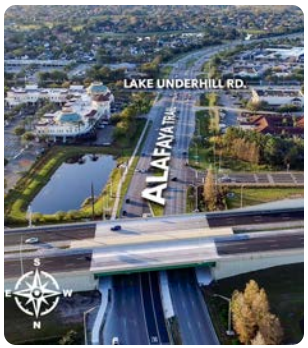
SUITE 263

±972 SF

Just leased to Guaranteed Rate — the building's third mortgage and lending tenant. The two remaining suites won't wait long.

STATUS
Leased





BUILDING AT A GLANCE

ADDRESS
12301 Lake Underhill Rd
Orlando, FL 32828

BUILDING
±123,621 SF · two stories
Office over retail

PERMITTED USES
Office · Medical
Professional services

PARKING
438 free surface spaces
±3.75 per 1,000 SF

ACCESS
24/7 keyed access
Elevator served

SIGNAGE
Monument & building
signage opportunities

MANAGEMENT
Professional on-site
property management

LEASE RATE
Call for rates
and terms

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4 ACRE COMMERCIAL

SECOND FLOOR · 2ND-GEN OFFICE

Suite 225

SIZE	PRIVATE OFFICES	OPEN AREA	STATUS
±1,639 SF	2	32' × 24'	Available July 2027

WATERFORD PARK

The larger of the two suites, and the most flexible. A 32' × 24' open area anchors the plan — room for an open-office team, a treatment or exam bay, or a reconfigurable training space — with two generous private offices, a full kitchenette and dedicated storage.

The entry vestibule opens directly to the open area, giving a reception or waiting function immediate presence. The corner private office, at nearly 20' × 17', suits a principal, a conference room or a two-provider office.

ROOM SCHEDULE

OPEN AREA	32'0" × 24'0"
PRIVATE OFFICE 1	19'10" × 17'3"
PRIVATE OFFICE 2	12'0" × 14'4"
KITCHENETTE	8'11" × 8'10"
STORAGE	4'7" × 8'10"
ENTRANCE	5'0" × 9'4"

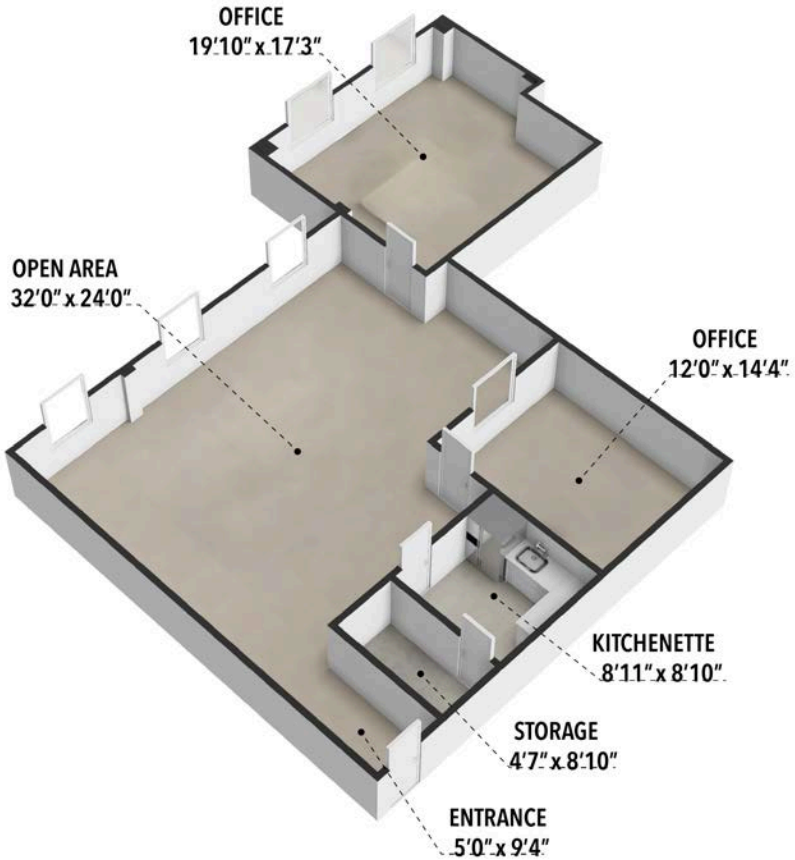
Plan not to scale. Dimensions and square footage approximate; verify in field.

WALK THE SUITE NOW

Open the 3D virtual tour on any device and move through Suite 225 room by room — no appointment needed.

▶ TAKE THE 3D VIRTUAL TOUR

3D FLOOR PLAN



FLOOR PLAN



IDEAL FOR

A multi-provider medical or therapy practice that needs an open treatment or clinical floor beside private consult rooms; a professional firm with an open-plan team and two principals; or a training, tutoring or wellness operator that wants one large flexible room with a kitchenette at hand.

- Medical / clinical
- Professional office
- Open-plan team

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4 ACRE COMMERCIAL

SECOND FLOOR · 2ND-GEN OFFICE

Suite 231

SIZE	PRIVATE OFFICES	WORKSTATIONS	STATUS
±1,313 SF	1 + conf.	Open area	Available Now

WATERFORD PARK







OPEN WORK AREA
Built-in workstations

EXECUTIVE OFFICE 1
Filing / storage adjacent



2 ENTRANCE / RECEPTION
Front door at lower center

CONFERENCE ROOM 3
Seats eight

A complete professional-office plan: reception at the front door, a private executive office, a formal conference room seating eight, filing/storage, and an open work area already fitted with low-partition workstations. Walk in and start working.

RENDERING KEY

1 Executive office
2 Reception
3 Conference room

Built-in workstations | Conference room | Reception

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4ACRE COMMERCIAL

YOUR NEIGHBORS

A building that refers business to itself.

Thirty-four medical, professional and lifestyle tenants share the address. Patients, clients and staff already come here every day — your practice simply joins the flow.

WATERFORD PARK

MEDICAL & WELLNESS

- Primary Care of Central Florida
- Women's Care of Florida
- Florida Radiology Imaging
- Mini ER
- Orlando Endodontics
- Orlando Periodontics
- Be Yip: Eyecare Reimagined
- Visual Health
- 22 Health
- Prime IV Hydration & Wellness
- Therapy Essentials
- Anchored Therapeutic Services
- Aesthetics Lounge

PROFESSIONAL & FINANCIAL

- The Orlando Law Group
- First American Title
- Fidelity Title
- Keller Williams Realty
- Fairway Mortgage
- Guaranteed Rate
- Space Coast Credit Union
- Atkins Global
- Dave Schmitt Engineering
- The Thompson Agency
- Edgar Segui Insurance
- Gravitational Marketing
- East Orlando Chamber of Commerce
- Social Security Administration

DINING, FITNESS & LIFESTYLE

- Bonefish Grill
- Orangetheory Fitness
- Salon Lofts
- Hand and Foot Spa
- Harmony Tea
- Wander and Lust Jewelry
- Pearl Time

FEATURED ON SITE

BONEFISH GRILL · kw KELLERWILLIAMS REALTY · orangetheory · SL SALON LOFTS

SECOND FLOOR

201	Social Security Admin.
213	The Orlando Law Group
215-219	Primary Care of Central FL
221	First American Title
223-227	Women's Care of FL
225	**Available · ±1,639 SF**
229	Keller Williams
231	**Available · ±1,313 SF**
232	Keller Williams
233-234	Atkins Global
236	Visual Health
237	East Orlando Chamber
241-243	Dave Schmitt Engineering
245	**Coming available**
247-251	Gravitational Marketing
249	Therapy Essentials
253-255	Anchored Therapeutic Svcs.
254-256	22 Health
257	Anchored Therapeutic Svcs.
258	Fairway Mortgage
259	Pearl Time
260	Edgar Segui Insurance
261	The Thompson Agency
263	Guaranteed Rate
265	Wander and Lust Jewelry
267	Anchored Therapeutic Svcs.

FIRST FLOOR · 100% LEASED

101-103	Bonefish Grill
104	Orlando Endodontics
105	Aesthetics Lounge
106	Prime IV Hydration
107-108	Orlando Periodontics
109-110	Be Yip: Eyecare Reimagined
111	Keller Williams
112	Fidelity Title
113-116	Florida Radiology Imaging
118	Mini ER
121	Harmony Tea
122-123	Orangetheory Fitness
125	Hand and Foot Spa
127	Salon Lofts
128-130	Space Coast Credit Union

WHY IT MATTERS

Imaging, primary care, women's health, dental specialists and therapy under one roof create natural cross-referral for a new practice. Title, mortgage, real estate and law firms do the same for professional tenants.

13
Medical, dental & wellness providers — primary care, women's health, imaging, endodontics, periodontics, eyecare, therapy

14
Professional, financial & government offices — law, title, mortgage, real estate, insurance, engineering, credit union

7
Dining, fitness & lifestyle operators on the ground floor — Bonefish Grill, Orangetheory, Salon Lofts and more

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LOCATION & TRADE AREA

At the center of East Orlando's retail and residential core.



50,000	27,500	77,500
AADT · Alafaya Trail	AADT · Lake Underhill Rd	Combined daily traffic

DRIVE TIMES

SR 408 (East-West Expressway) on-ramp	< 1 min
Waterford Lakes Town Center	Adjacent
University of Central Florida	4 mi
AdventHealth East Orlando (295 beds)	5 mi
Downtown Orlando via SR 408	±15 min
Orlando International Airport via SR 417	±20 min

TRADE AREA · ZIP 32828

69,200
Residents

$101,767
Median household income

54%
Bachelor's degree or higher

64%
Owner-occupied housing

Serving Waterford Lakes, Avalon Park, Stoneybrook, Eastwood and Oviedo — master-planned, family-oriented communities with strong daytime and evening populations.

NEXT DOOR · WATERFORD LAKES TOWN CENTER

Florida's most-visited lifestyle center — 14.3 million visitors a year across ±700,000 SF — anchored by Target, Best Buy, Regal Waterford Lakes 20 and more than 100 shops and restaurants including Starbucks, Chick-fil-A, Nike, LongHorn Steakhouse, Duffy's, Massage Envy and LA Fitness.

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WATERFORD
PARK

SCHEDULE A TOUR

Let's put your name on the corner.



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ACRE COMMERCIAL

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