WATERFORD PARK

FOR LEASE · OFFICE

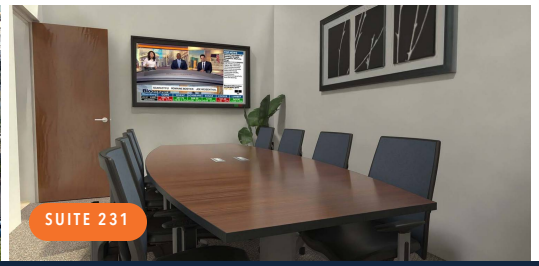
12301 LAKE UNDERHILL RD | ORLANDO, FLORIDA 32828

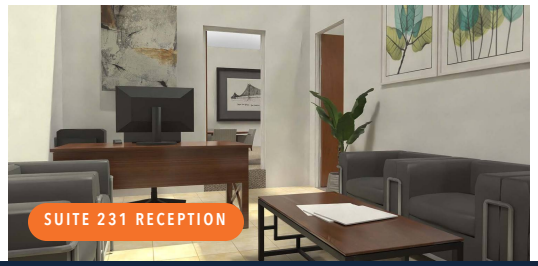
Office Suites at Waterford Park

Three move-in-ready second-floor suites from ±1,093 to ±1,639 SF, above a fully leased retail and dining base at the entrance to Waterford Lakes.

SUITE 225	SUITE 231	SUITE 259
±1,639 SF	±1,313 SF	±1,093 SF









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

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

Three suites. All second-generation, all move-in ready.

All three 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 259 on December 1, 2026, and Suite 225 can be pre-leased for July 2027 occupancy.

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

Four private rooms, the largest 18' × 19', plus an electrical room. Windows in the two largest rooms.

STATUS
Available Now
See page 5

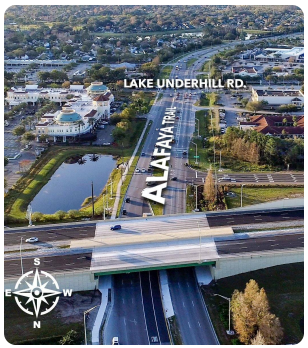
SUITE 259

±1,093 SF

Reception, three private offices and a window-lit open area for a conference table or team seating.

STATUS
Available Dec. 1, 2026
See page 6





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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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 largest of the three 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"

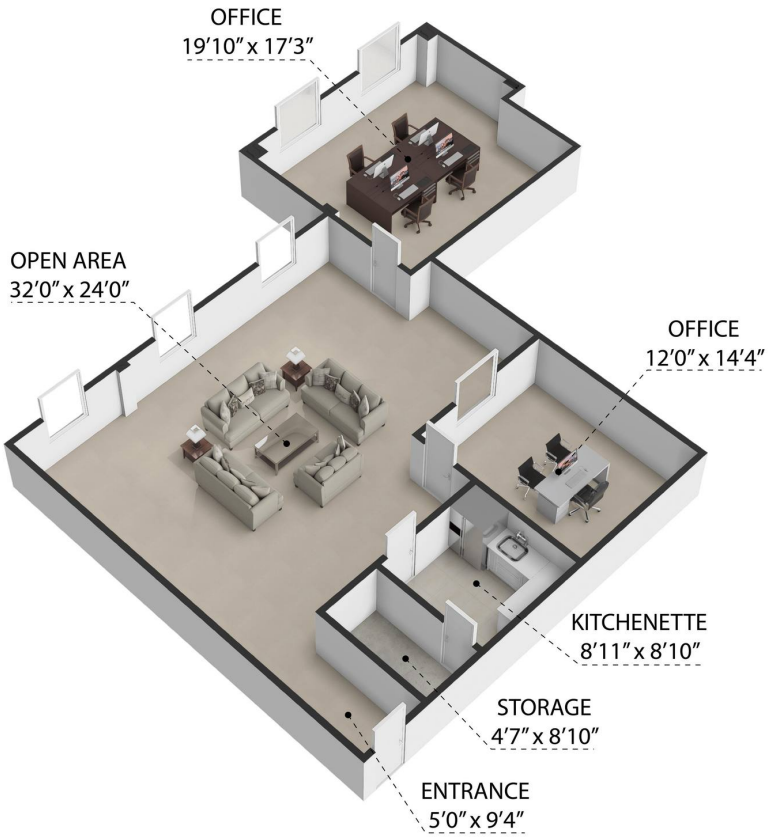
Plan not to scale. Dimensions and square footage approximate; verify in field.

WALK THE SUITE NOW

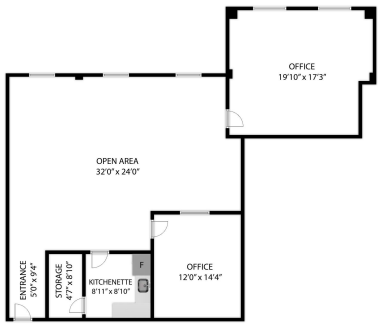
Open the 3D virtual tour on any device and move through Suite 225 room by room — no appointment needed.

▶ 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 ROOMS	LARGEST ROOM	STATUS
±1,313 SF	4	18' × 19'	Available Now

WATERFORD PARK

Four private rooms off a central entry, plus a dedicated electrical room. The two largest rooms, at 18' × 19' and 19'7" × 11'4", carry the windows and suit a conference room, a principal's office or a small team.

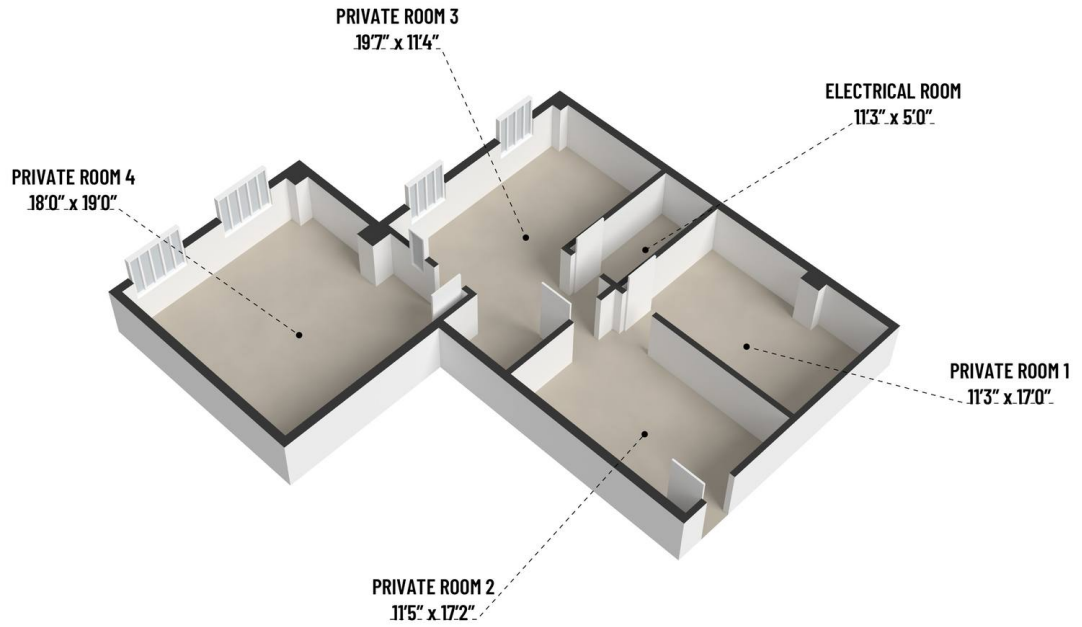
The two 11' × 17' rooms sit side by side at the front door and work as private offices, exam rooms, or a reception and workroom. Every room is enclosed, so the suite reads as a private, professional office from the moment a client walks in.

ROOM SCHEDULE

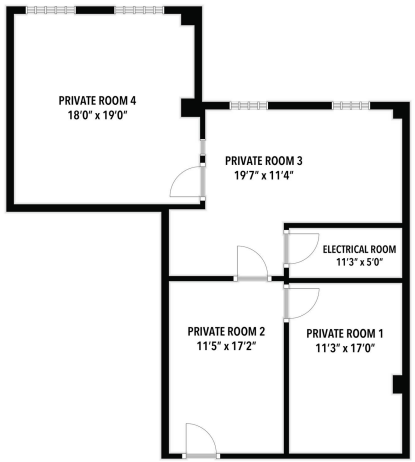
PRIVATE ROOM 1	11'3" × 17'0"
PRIVATE ROOM 2	11'5" × 17'2"
PRIVATE ROOM 3	19'7" × 11'4"
PRIVATE ROOM 4	18'0" × 19'0"
ELECTRICAL ROOM	11'3" × 5'0"

Plan not to scale. Drawn from the 2022 suite layout; dimensions and square footage approximate; verify in field.

3D FLOOR PLAN



FLOOR PLAN



IDEAL FOR

A law, title, insurance or advisory firm that wants a conference room and private offices; a therapy or wellness practice that needs enclosed treatment rooms; or a small professional team with a principal's office.

- Professional office
- Law / title
- Therapy / wellness

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SECOND FLOOR · 2ND-GEN OFFICE

Suite 259

SIZE	PRIVATE OFFICES	RECEPTION	STATUS
±1,093 SF	3	11' × 18'	Available Dec. 1, 2026

WATERFORD PARK

An efficient, right-sized office for a small firm or practice. A generous 10'7" × 18'2" reception greets clients at the door, three private offices line one side of the plan, and a window-lit room at the far end works as a conference room or a bay of team seating.

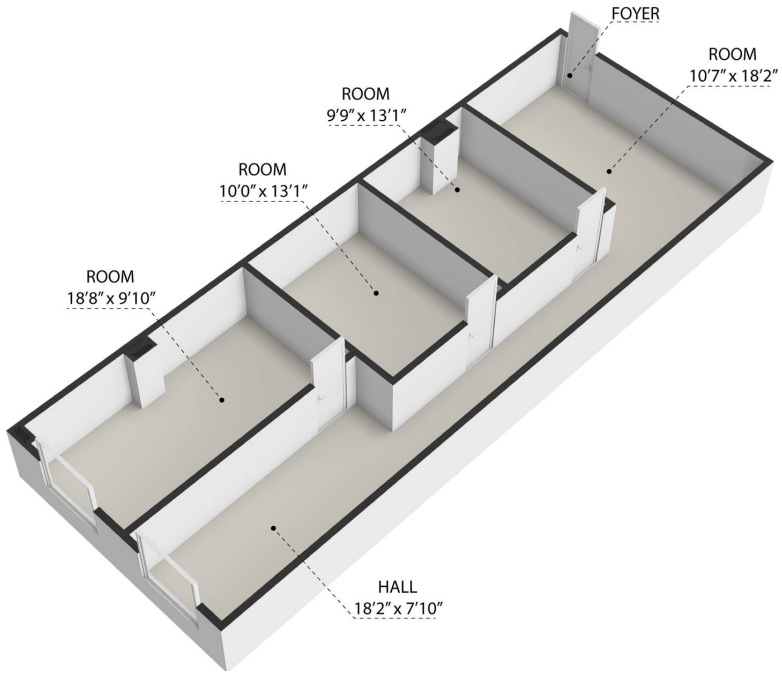
Every room opens off a single corridor, so the layout reads clearly from the front door and keeps client traffic out of the work areas. Two exterior windows bring daylight to the end rooms.

ROOM SCHEDULE

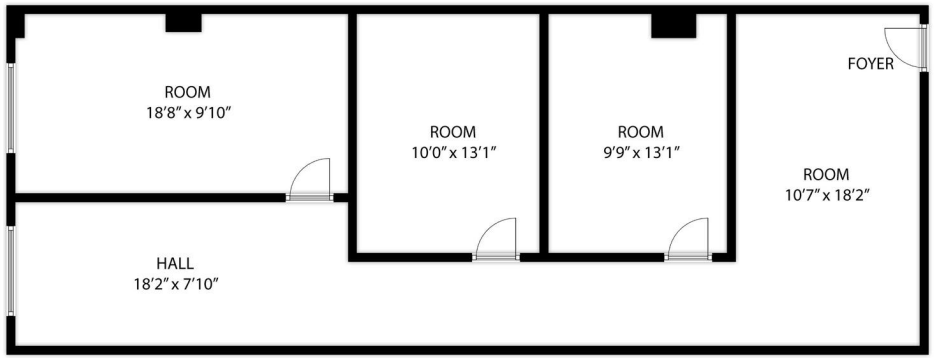
FOYER / RECEPTION	10'7" × 18'2"
PRIVATE OFFICE 1	18'8" × 9'10"
PRIVATE OFFICE 2	10'0" × 13'1"
PRIVATE OFFICE 3	9'9" × 13'1"
OPEN AREA / HALL	18'2" × 7'10"

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

3D FLOOR PLAN



FLOOR PLAN



IDEAL FOR

An insurance, title, mortgage or real estate office with a front desk and a few principals; a small therapy, counseling or wellness practice that needs private treatment rooms; or a professional firm that wants its own conference room without paying for open space it won't use.

- Professional office
- Therapy / wellness
- Financial services

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YOUR NEIGHBORS

A building that refers business to itself.

Thirty-three 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

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	**Available · ±1,093 SF**
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

6
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.

WATERFORD PARK



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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ACRE COMMERCIAL

WATERFORD
PARK

SCHEDULE A TOUR

Let's put your name on the corner.



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