



UNIVERSITY OF CENTRAL FLORIDA

Department of Procurement Services
12424 Research Parkway, Suite 355
Orlando, FL 32826

ADDENDUM

IMPORTANT DOCUMENT – INVITATION TO NEGOTIATE

ITN NUMBER: 2022-22MCSA

ITN TITLE: BROKER SERVICES – PINE STREET OFFICE SPACE

OPENING DATE & TIME: JUNE 26, 2023; 3:00PM

ADDENDUM NUMBER: I ADDENDUM DATE: JUNE 13, 2023

Purpose of this addendum is to:

- Answer questions asked during the q/a period.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND RETURN IT WITH YOUR OFFER. FAILURE TO SIGN AND RETURN WITH YOUR OFFER COULD RESULT IN REJECTION OF YOUR OFFER.

PROPOSERS SIGNATURE

PRINT OR TYPE PROPOSER'S NAME

COMPANY NAME

EMAIL ADDRESS

1. Vendor Question: At first glance, it's difficult to ascertain if the desire is to lease part or all of the building. Can you confirm the approximate square footage that UCF is seeking to disposition and for how long of a term your are seeking future Tenant(s) for? An existing floor plan may be helpful to review as well if you can provide. We assume that the desire is to lease only as opposed to straight sale of the property but could you also confirm?

UCF Answer: The desire is to lease the entire property, no interest in a sale of the property. Whether that is accomplished with a single user versus a multi-tenant approach is open for discussion. The total square footage of the building is 18,062. The length of term is negotiable but preference with a 5-year minimum.

2. Vendor Question: How long has the property been vacant?

UCF Answer: The property was vacated during December 2022.

3. Vendor Question: Are there any leasing challenges that have been experienced currently and in the past?

UCF Answer: The prior lessee, a federal DOD partner, terminated their lease based on the perceptions of safety due to the occasional presence of homelessness proximate to the property. Additionally, the cost of desired renovations to the property were cost prohibitive based on federal guidelines.

4. Vendor Question: Is the property ADA compliant?

UCF Answer: Yes, but any significant renovations will likely cause additional ADA requirements.

5. Vendor Question: Are there any environmental issues with the property?

UCF Answer: None that are presently known.

6. Vendor Question: Who is the current leasing and management company?

UCF Answer: University of Central Florida

7. Vendor Question: Do you have a current site plan and floor plans that you can provide?

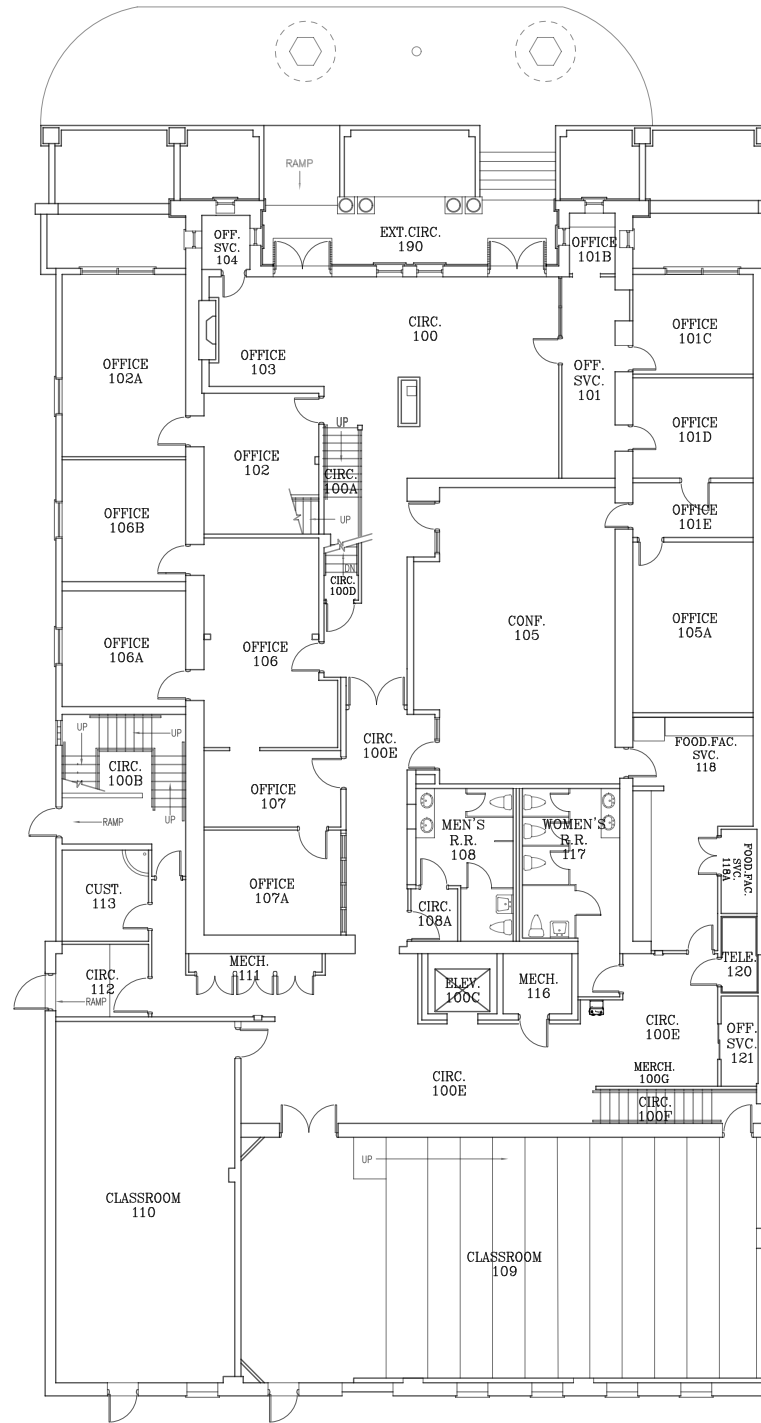
UCF Answer: Yes, see page 4 below.

8. Vendor Question: Does the listing broker get paid a market commission if a UCF entity leases the property?

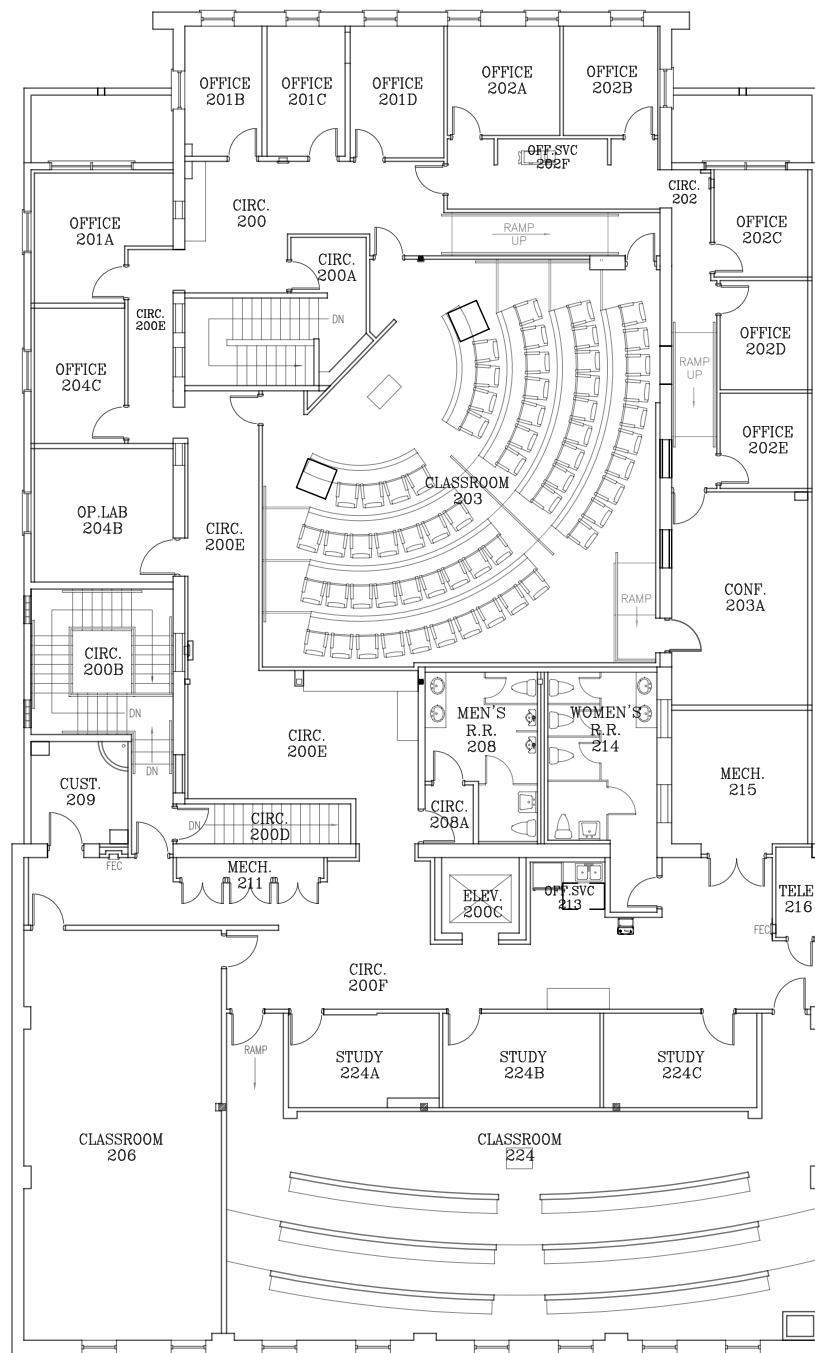
UCF Answer: Negotiable, vendor should outline how they propose to treat a commission under this circumstance.

9. Vendor Question: What parking entitlements are available for the tenants?

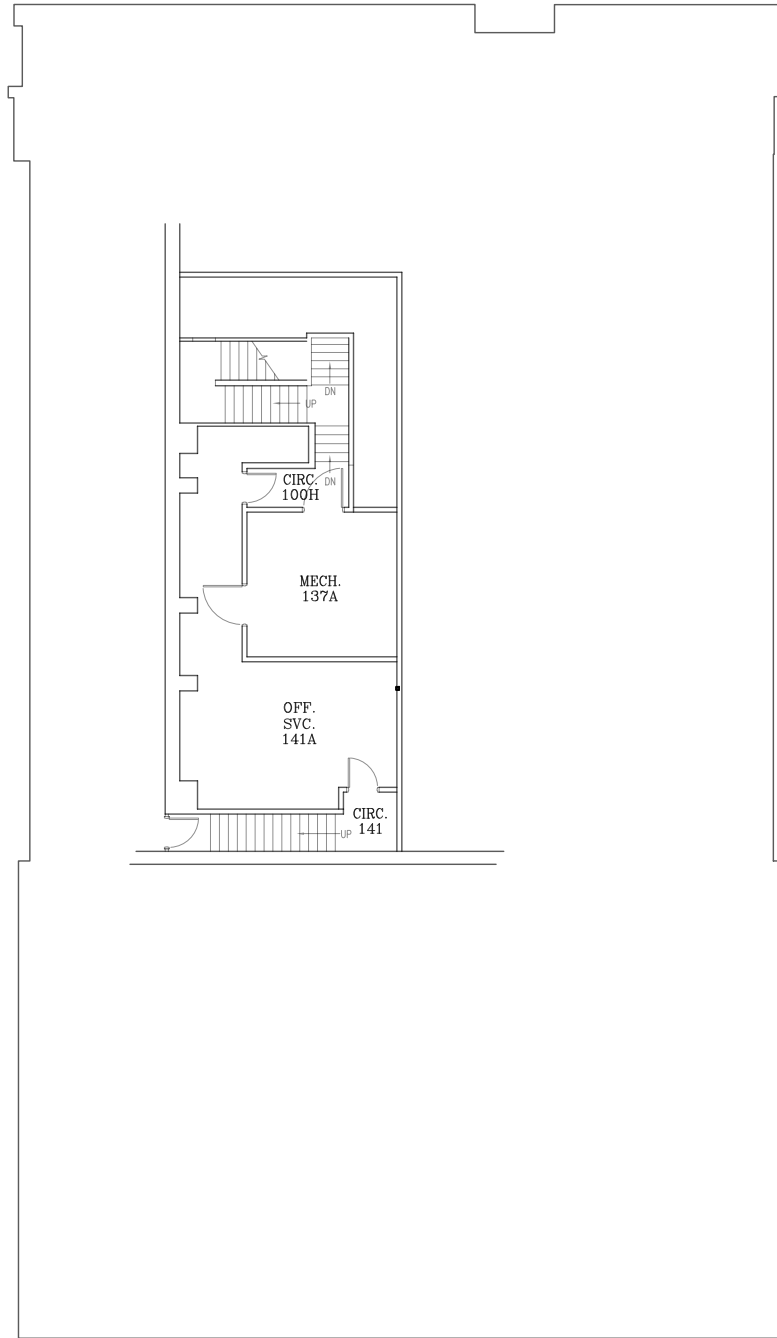
UCF Answer: None. Parking arrangements will need to be handled by tenants with adjacent city and private garages.



**YING ACADEMIC CENTER (902)
1ST FLOOR LAYOUT**



YING ACADEMIC CENTER (902)
2ND FLOOR LAYOUT



**YING ACADEMIC CENTER (902)
MEZZANINE LAYOUT**

