



# SPACE TO MODERNIZE

One University Place is founded on the principle that the right design can inspire and create more for a tenant than just walls — a moment of quiet reprieve at the lake, a walk to a bustling center, a brilliant idea conjured in the light-bathed patio. Thoughtful front-of-house improvements enhance the tenant experience, while back-of-house upgrades ensure operational functionality and new ownership ensures overall excellence. Altogether, One University Place offers a modern interior surrounded by natural elements and illuminated by abundant light.

## BUILDING FEATURES

- Four stories: 84,800 square feet
- Easily accessible to all floors via stairs (in addition to elevators)
- Natural light, three- and four-story glass curtain walls at southeast and northwest entries

## PROMINENT ACCESS POINTS

- Abundant parking
- Brick veneer with ribbon windows and glass curtain walls

## AMENITIES

- Landscaped outdoor courtyard
- Walkable to The Shoppes at University Place with 40 shops, services and eateries
- Activated waterfront courtyard
- Floor 1 is available for tenant conference room capabilities

## PARKING

- Conveniently located parking
- 4.4/1,000 total spaces

