



## THE CHALLENGE

Strayer University is a proprietary institution of higher learning that offers undergraduate and graduate degree programs to more than 32,000 working adults at 47 campuses, in 11 eastern states and Washington, D.C., and worldwide via the Internet. Strayer was recently searching for a site to house the university's new South Orlando campus. Strayer needed a location with high visibility on a major roadway and a parking ratio of 8/1,000, which was the maximum number of students on campus at a given time. In addition, the university preferred to have a stand-alone building due to the school nature of the use.

## OUR RESPONSE

Flagler set out to find the most efficient and cost effective solution to accommodate all of Strayer's requirements. Flagler reviewed its current portfolio and found an answer at its SouthPark Center, which is quickly becoming one of South Orlando's most desirable business parks with a prestigious tenant roster of Florida's leading companies including Busch Entertainment Corporation, Houghton Mifflin Harcourt Publishing Co., and Wyndham Vacation Resorts, among others. One of Flagler's large, four-story office buildings at SouthPark Center had more parking space than were needed for existing tenants. Adjacent to this building was two acres of raw land, which fronted John Young Parkway—a perfect site for a build-to-suit solution for Strayer University.

## THE RESULT

Strayer University is delighted with its new two-story, 18,000-square-foot building, which was designed to meet its specific requirements. The location on John Young Parkway maximizes exposure for Strayer and a cross-parking agreement that Flagler created with the adjacent building provides ample parking for the university's students.