

A photograph of a modern commercial building with a glass curtain wall. The building is composed of several interconnected rectangular volumes, creating a complex geometric shape. The glass reflects the sky and surrounding environment. In the foreground, a tall palm tree stands in a grassy area, and a flagpole is visible. A small, rounded bush is in the lower foreground. The sky is clear and blue.

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# 2721 DISCOVERY DR

ORLANDO, FL 32826

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±47,284 RSF - 55,105 RSF AVAILABLE FOR SUBLEASE





## DESCRIPTION

Located in the Central Florida Research Park, this 55,105 SF property offers excellent access to SR 417, SR 408, Orlando's CBD, and Orlando International Airport. Just steps from the University of Central Florida, the site sits on 6.5 acres and includes nearby amenities like hotels, dining, and numerous housing options. Ideal for businesses seeking a flexible, well-connected location.

## PROPERTY FEATURES

- Property Type: Flex
- Property Subtype: R&D
- Rentable Building Area: 55,105 SF
- Year Built: 2001
- Parking Ratio: 5.04/1000
- Corporate Headquarters Level Design
- State of the Art Executive Wing
- Commercial Dining Facility
- Training Center
- Machine Shop
- Lab Space
- Exterior Roll Up door access
- Plug and play

FOR MORE INFORMATION, PLEASE CONTACT:

GABE DE JESUS | 407.650.1501

Partner

[gabe.dejesus@foundrycommercial.com](mailto:gabe.dejesus@foundrycommercial.com)

Licensed Real Estate Broker

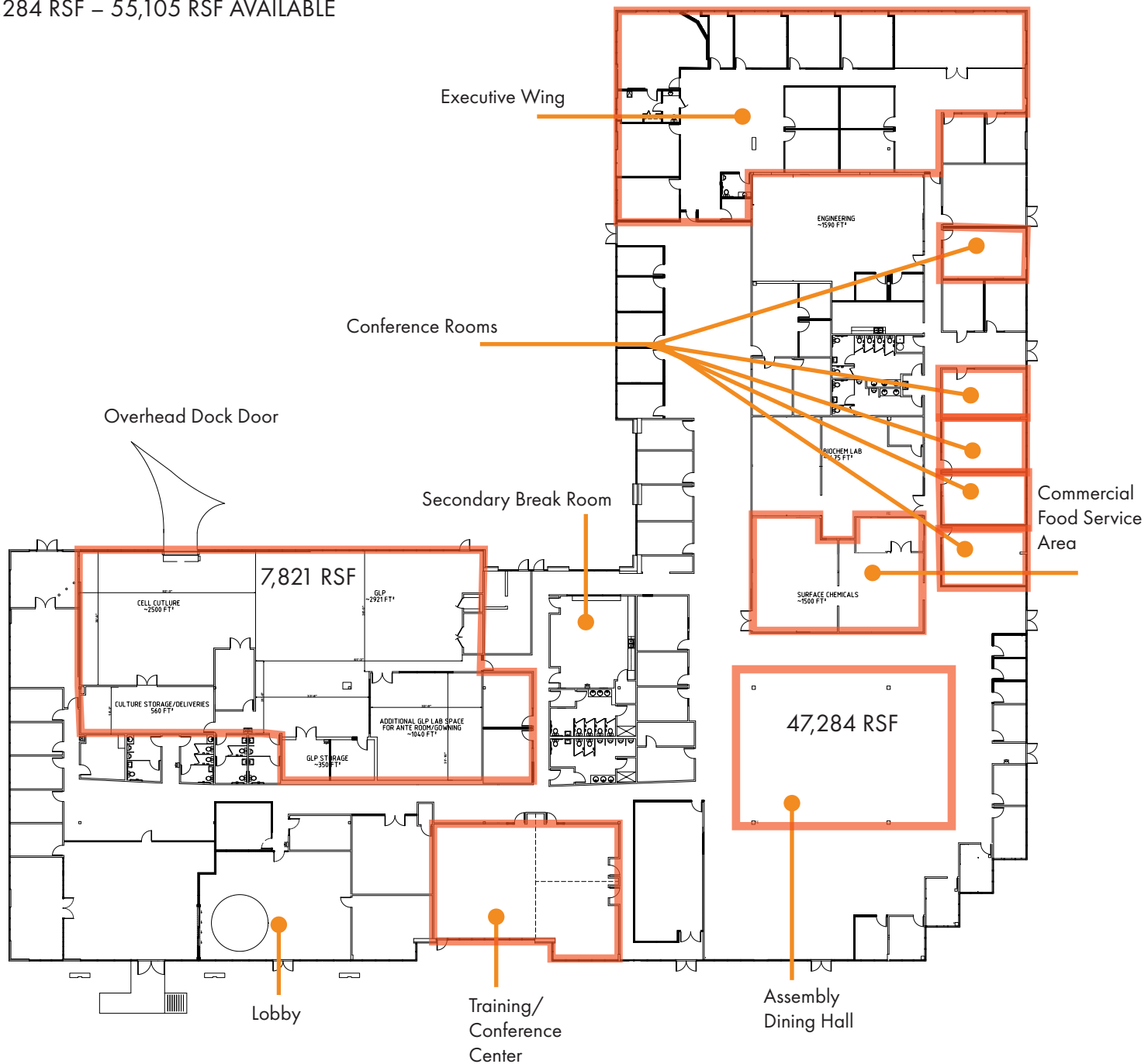
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## FLOOR PLAN

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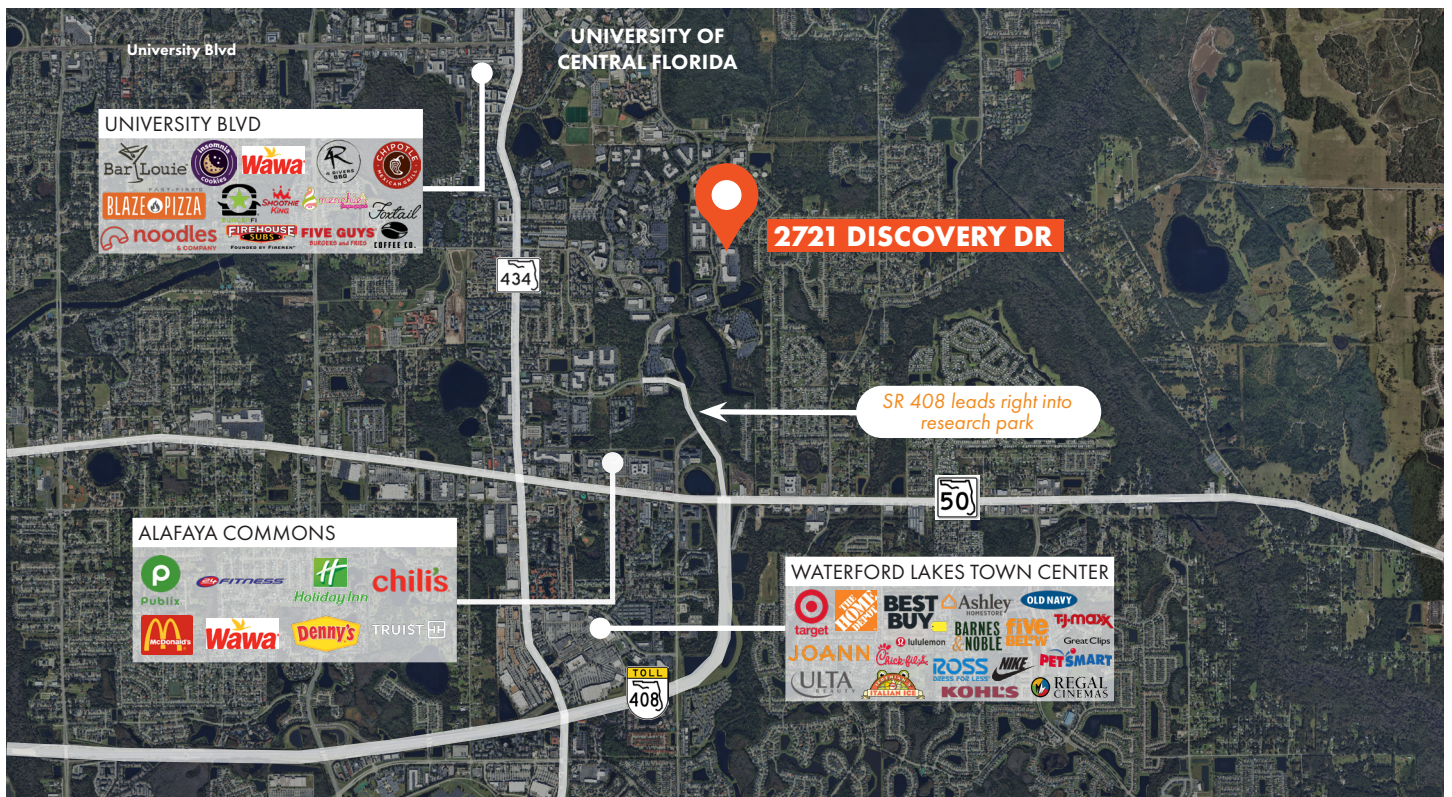
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## PHOTOS



Front Lobby/Reception



Meeting Room



Training/Conference Center



Kitchen



CEO's Office



Office Space



Commercial Dining



Conference Room

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