



# OFFICE SPACE FOR SUBLEASE

12802 Science Dr, Orlando, FL 32826

AVAILABLE IMMEDIATELY  
Three-Story Class "A" Office  
Building for Sublease

- Class A Sublease offering; Lease Expiration December 31, 2029
- Can be subleased in total or in part
- FF&E available
- Located within the CFL Research Park, directly adjacent to the NAWCTSD facility
- **Only space within the building already constructed for complete government security clearance/communications**
- First floor lobby and branded boardroom for use and lobby presence available
- Ready for immediate move-in and "turn-key" occupancy
- Direct access to SR 408 within two minutes
- Exceptional amenities including fitness center, large tenant breakroom/lounge with exterior patio, showers in first floor restrooms, and executive board room and conferencing.



### REDUCED RATE:

\$20.00 PSF FS



### AVAILABLE SPACE:

Up to 12,493 ± SF



### PARKING:

5.25/1,000



### TRAFFIC COUNTS:

On N. Alafaya Trail  
49,500± vehicles/day



### YEAR BUILT:

2013



JOSH SMITH, SIOR

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DAMIEN MADSEN

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**For More Information: HarbertRealty.com**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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BUILDING EXTERIOR



**HARBERT**  
REALTY SERVICES

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AERIAL VIEW



## DRIVE TIMES

**3 minutes**  
to SR 408

**3 minutes**  
to UCF

**18 minutes**  
to I-4

**20 minutes**  
to Orlando International  
Airport (MCO)

## DEMOGRAPHICS

### POPULATION

1 Mile	3 Miles	5 Miles
20,741	109,984	235,581

### EMPLOYEES

1 Mile	3 Miles	5 Miles
8,022	34,457	61,148

### HOUSEHOLDS

1 Mile	3 Miles	5 Miles
4,902	35,828	79,938

### AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$66,085	\$94,488	\$112,601



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# FLOORPLAN

## FIRST FLOOR: BUILDING AMENITIES

CORPORATE BOARD ROOM &  
VESTIBULE AVAILABLE

1,130 SF

RESTROOMS WITH SHOWERS



TENANT LOUNGE  
SERVING ALL TENANTS

TENANT FITNESS CENTER  
FOR ALL TENANTS



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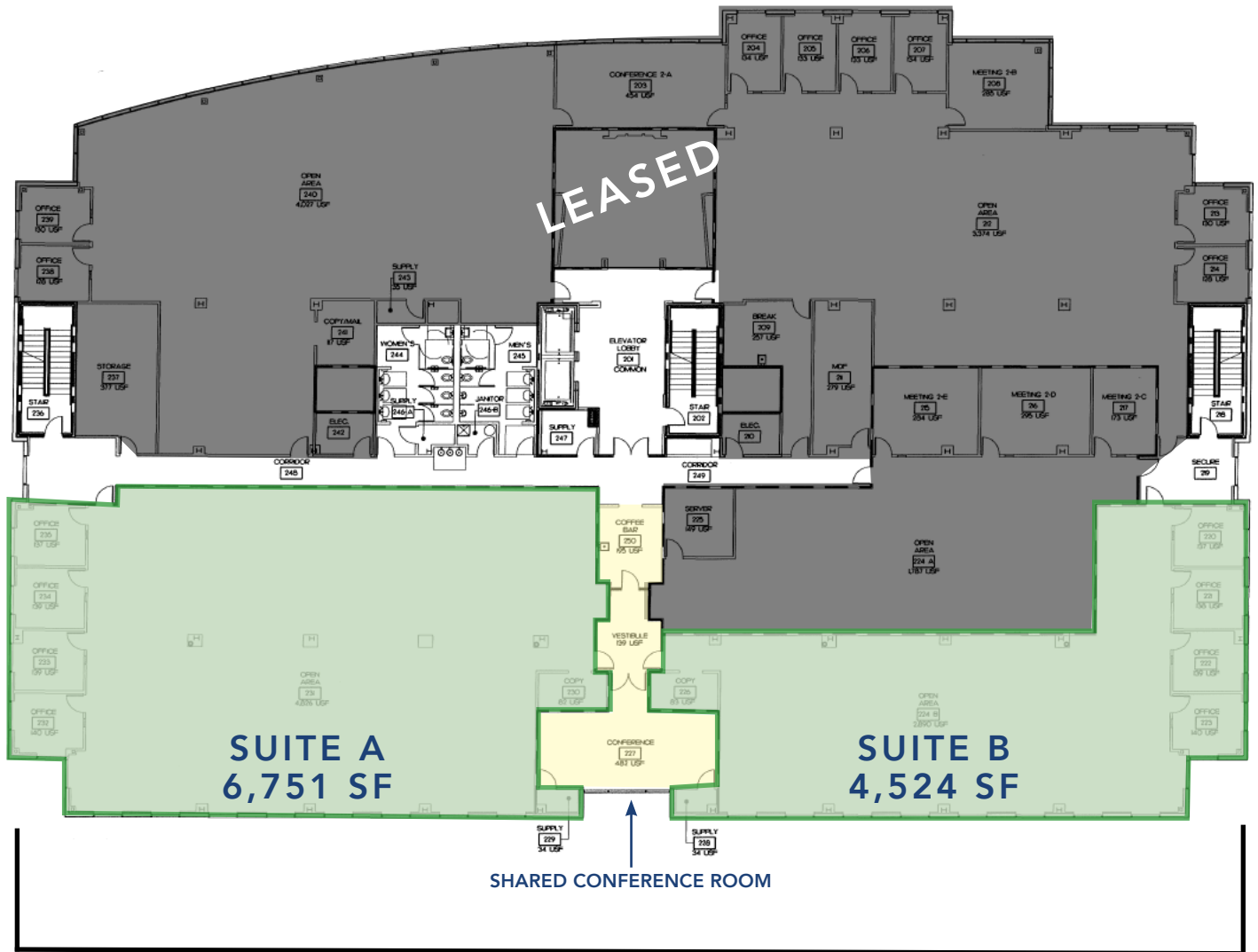
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# OFFICE SPACE FOR SUBLEASE

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# FLOORPLAN

## SECOND FLOOR: AVAILABLE SUITES



**TOTAL COMBINED AVAILABLE SF:**

**11,363 SF**



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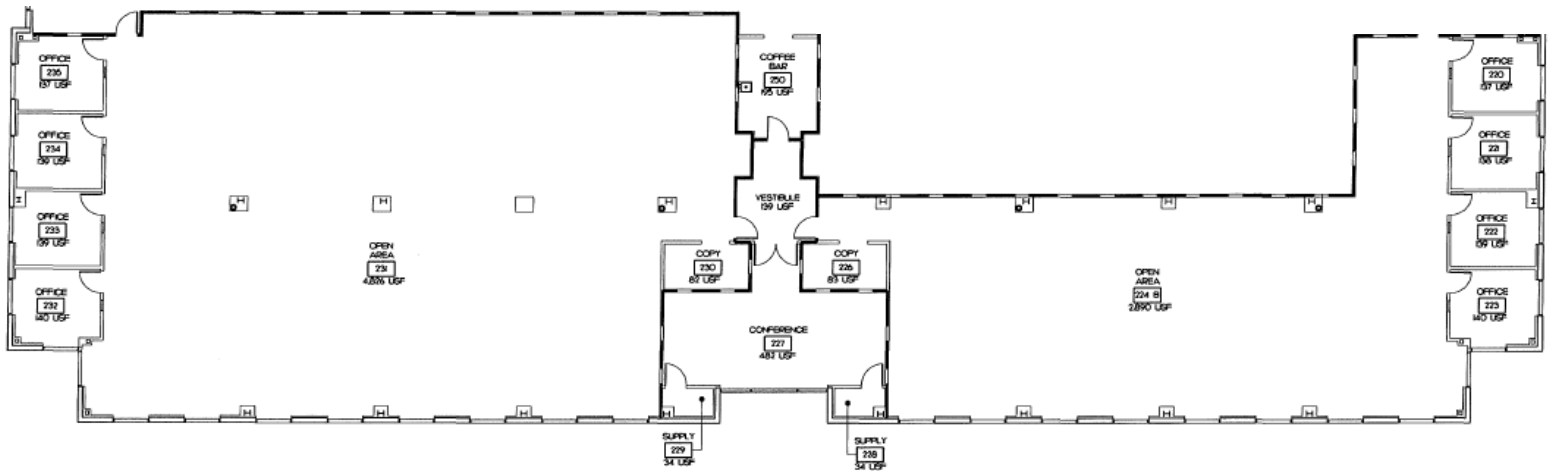
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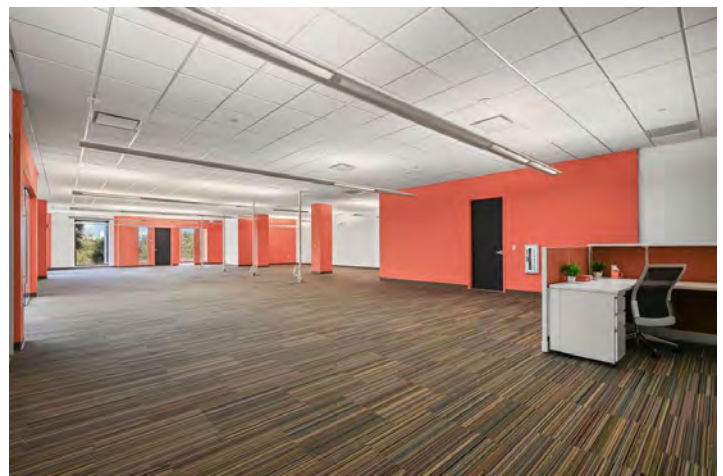
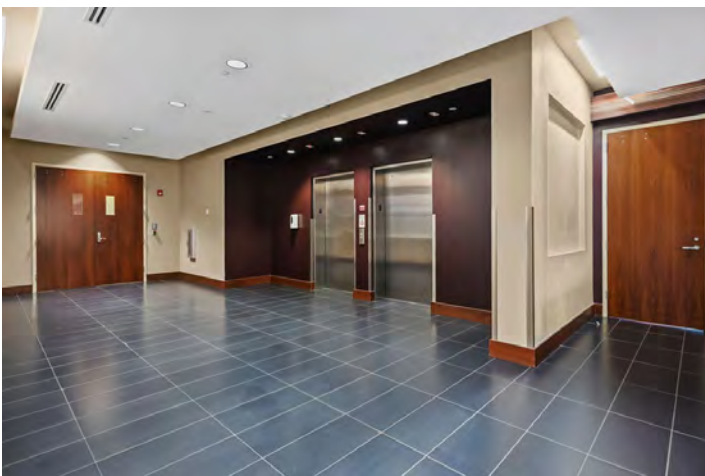
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## INTERIOR & AMENITIES



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