

OFFICE SPACE FOR LEASE



RESEARCH COMMONS

12249 Science Drive
Orlando, FL 32826

Research Commons is a highly secure GSA building with a renovated lobby and corridors and a generator that provides full building redundancy.

The building is well-positioned in the Central Florida Research Park, providing direct access to Naval Support Activity Center (Nav-Air) and all major Orlando roadways.

For a virtual tour of the lobby, [click here.](#)

NEW BUILDING FEATURE

Tower has enhanced common area cleanings and put in place CDC recommended precautions to create a healthier building environment. All air filters have been upgraded to MERV – 9 rating or better.

**RSF AVAILABLE
32,522**



For more information, contact:

Tiffany Zullo

(407) 659.0120 x114 | TZullo@trpcrc.com

www.trpcrc.com



SPACE AVAILABLE

Suite	RSF
300 Full Floor	32,522 Demisable
NEGOTIABLE LEASE RATE	



BUILDING FEATURES & AMENITIES

- ▶ **New Generator that Provides Full Building Redundancy**
- ▶ Renovated Lobby and Corridors
- ▶ High Security GSA Facility
- ▶ Adjacent + Direct Access to Nav-Air
- ▶ Anti-Terrorism / Force Protection Fencing
- ▶ Suited for DoD Contractors
- ▶ **New Building Feature: Advanced and Targeted Cleanings of Common Area Spaces + MERV – 9 Air Filters**



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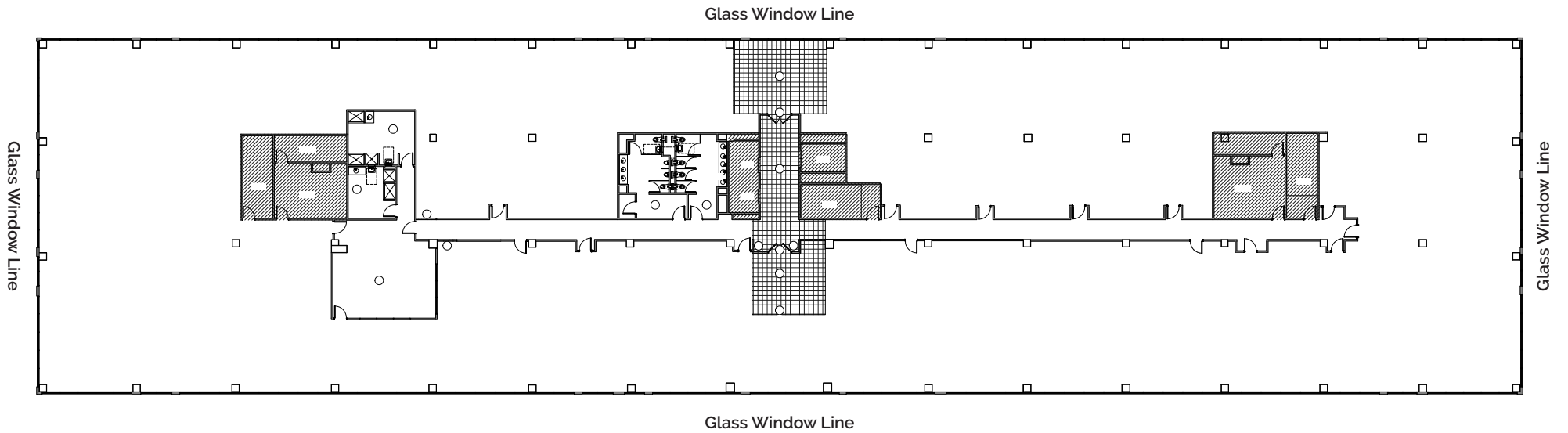


3rd
Floor

Full Floor: 32,522 RSF



Floor is Demisable



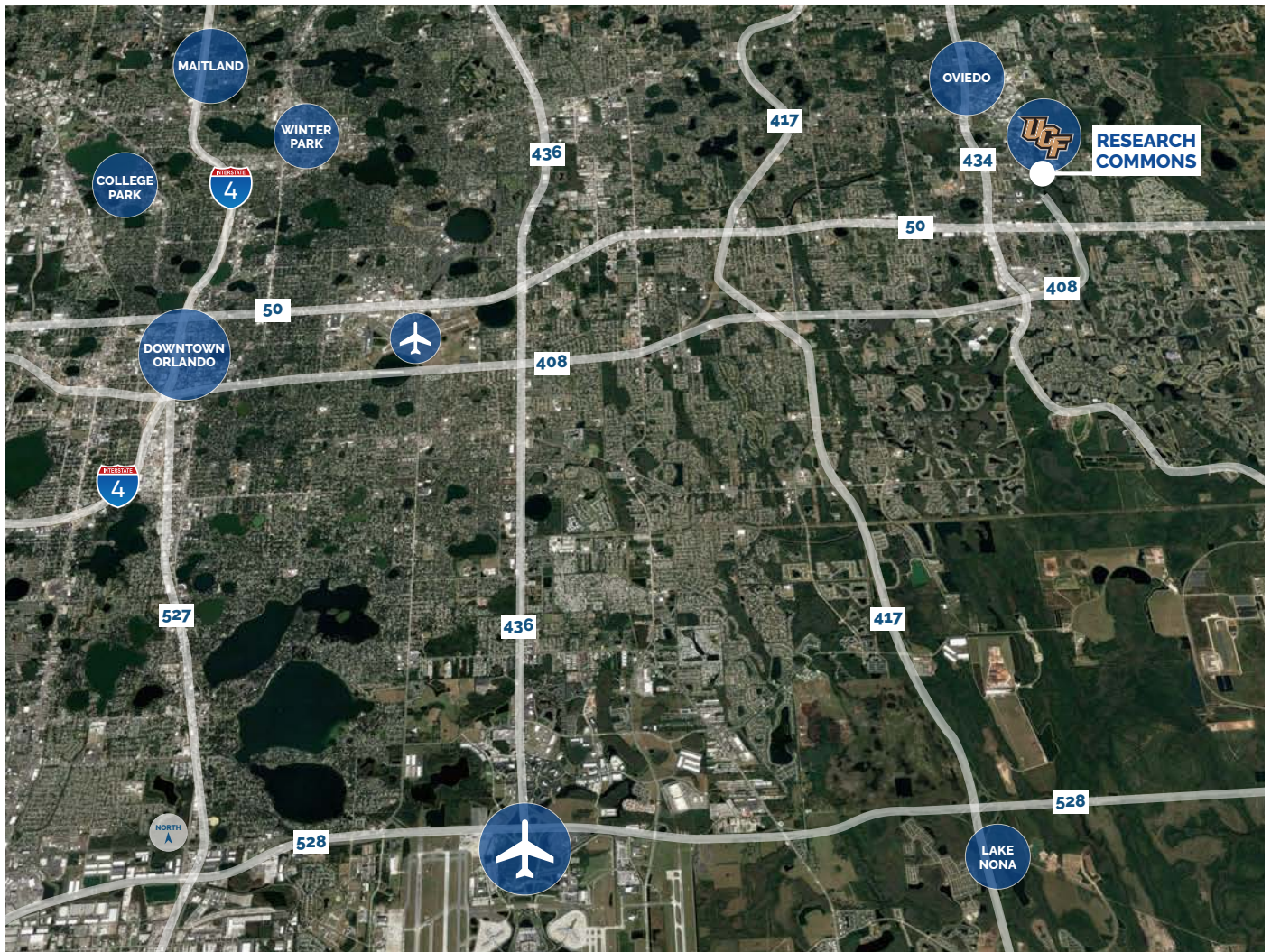
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LOCATION HIGHLIGHTS

- ▶ Research Commons is adjacent to the Naval Support Activity Center in Orlando's renowned Central Florida Research Park & directly south of the University of Central Florida
- ▶ The Central Florida Research Park is a campus-like environment situated on 1,027 acres and home to over 145 businesses. There are on-site hotels as well as banks and restaurants for the 10,000+ employees who work on campus
- ▶ Ideal access to all major thoroughfares
 - Express Road 408: 1.5 miles
 - Express Road 417: 6.2 miles
 - Orlando Int'l. Airport: 19 miles

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