



OFFICE SPACE FOR SUBLEASE

12802 Science Dr, Orlando, FL 32826

Three-Story Class "A" Office Building for Sublease Available Immediately

- Class A Sublease offering; Lease Expiration December 31, 2028
- 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.



ASKING PRICE:

\$26.50 PSF FS



AVAILABLE SPACE:

Up to 12,493 ± SF



PARKING:

5.25/1,000



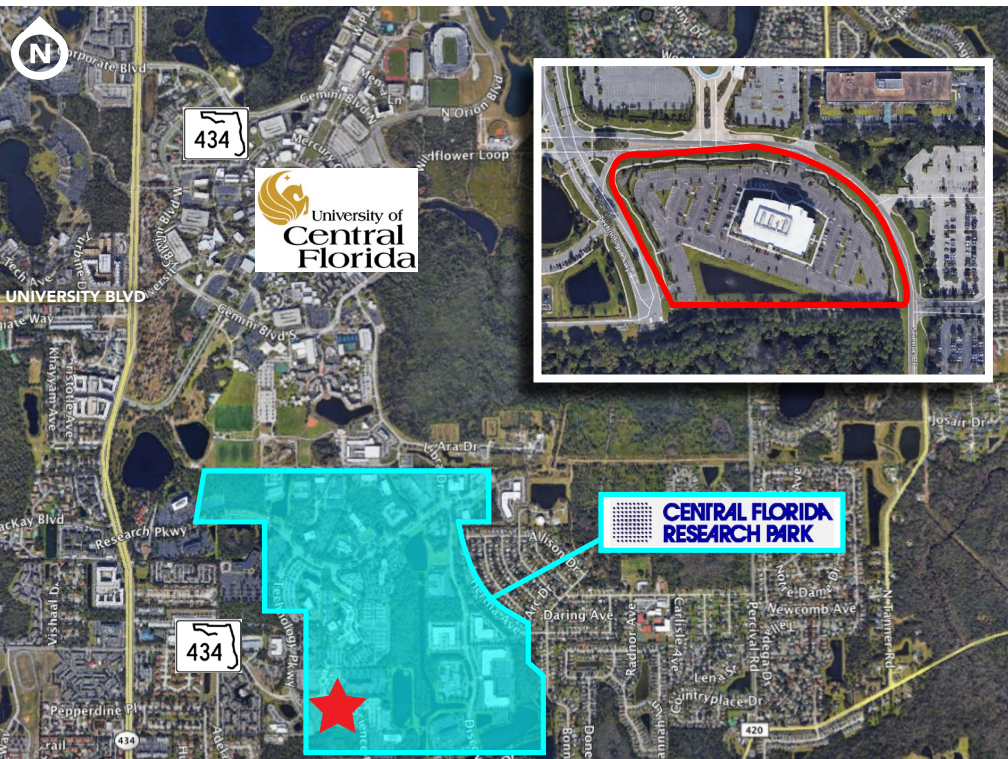
TRAFFIC COUNTS:

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



YEAR BUILT:

2013



JOSH SMITH

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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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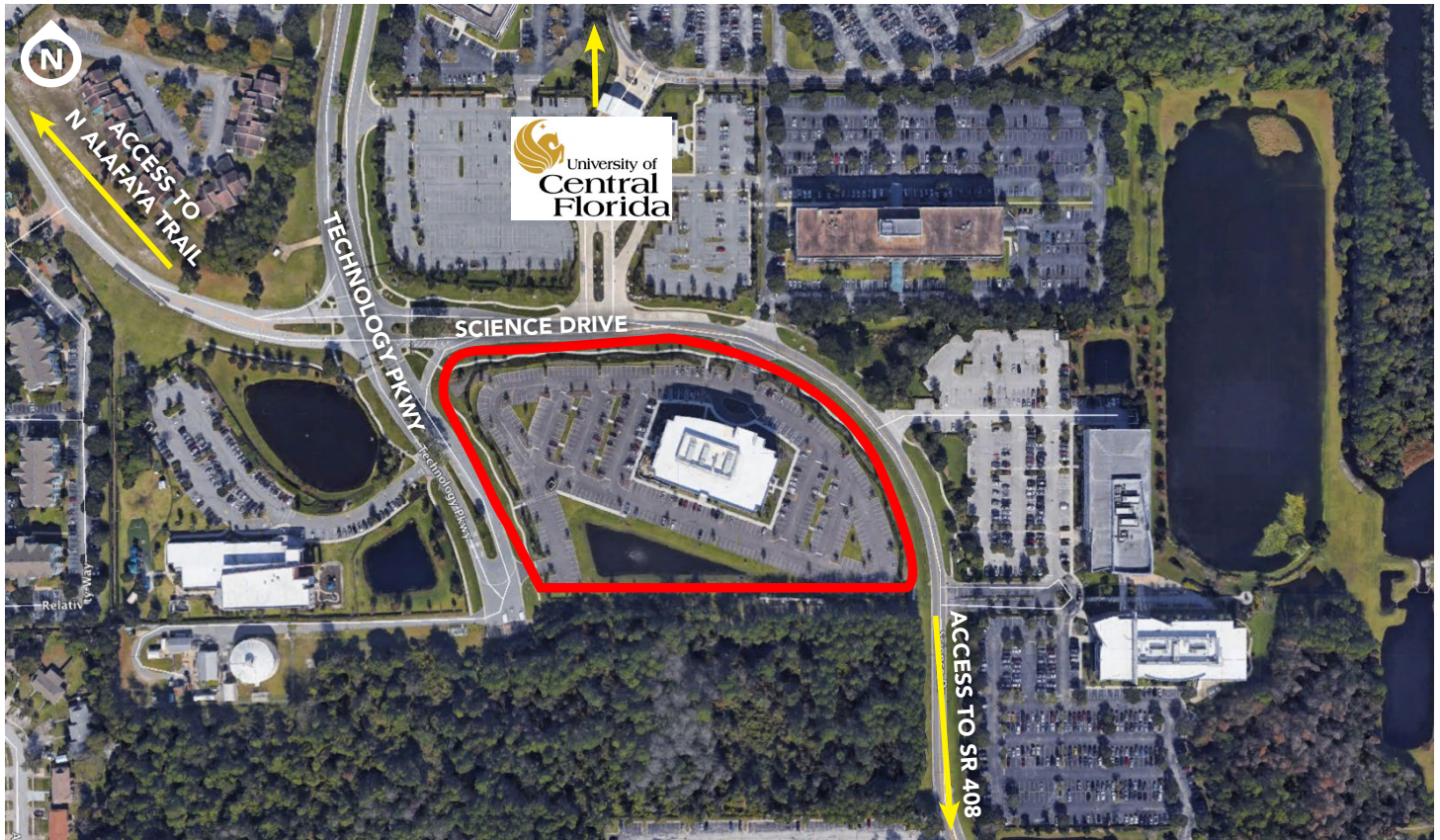
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AERIAL VIEW



DRIVE TIMES

3 minutes

to SR 408

3 minutes

to UCF

18 minutes

to I-4

20 minutes

to Orlando International
Airport (MCO)



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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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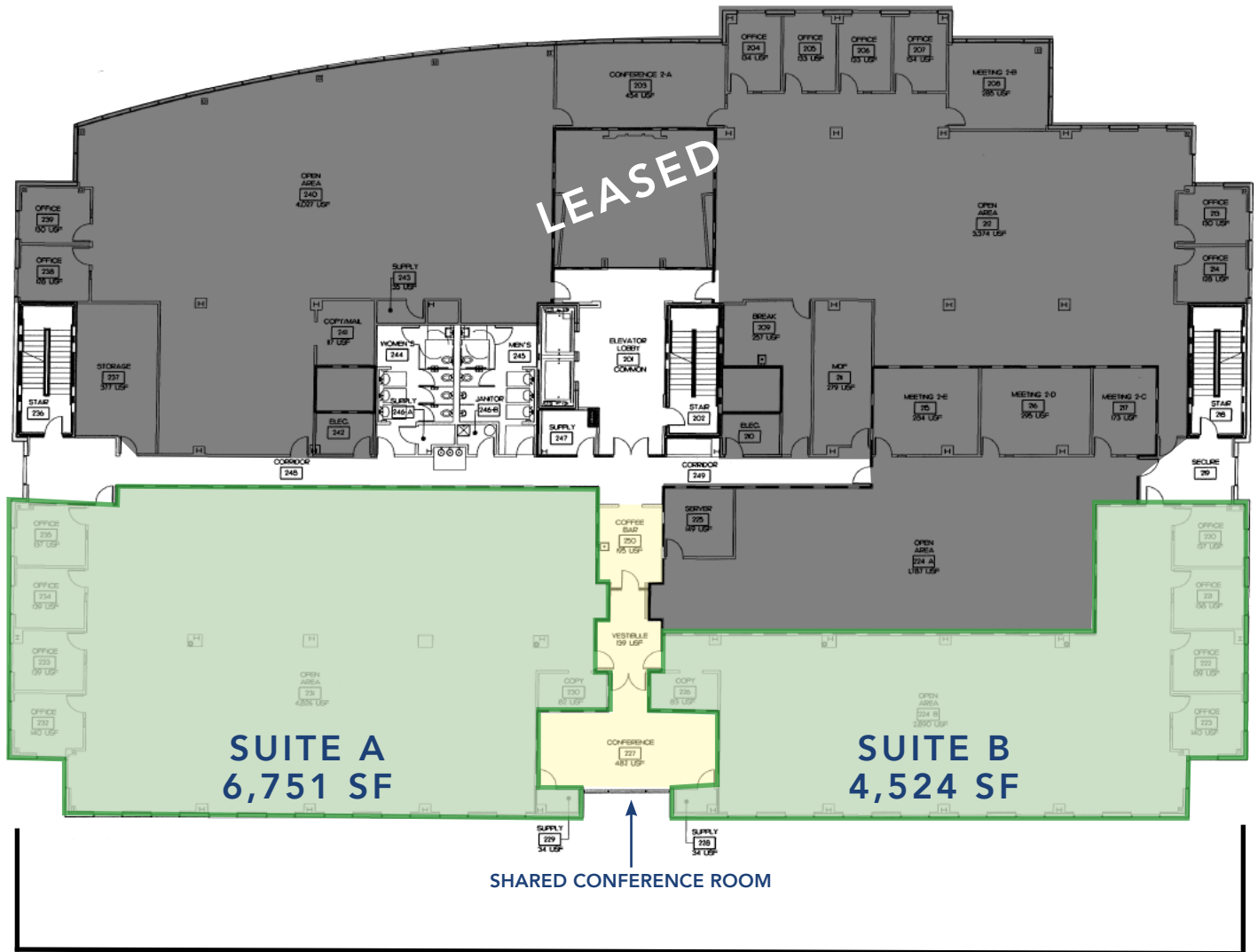
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FLOORPLAN

SECOND FLOOR: AVAILABLE SUITES



TOTAL COMBINED AVAILABLE SF:

11,363 SF



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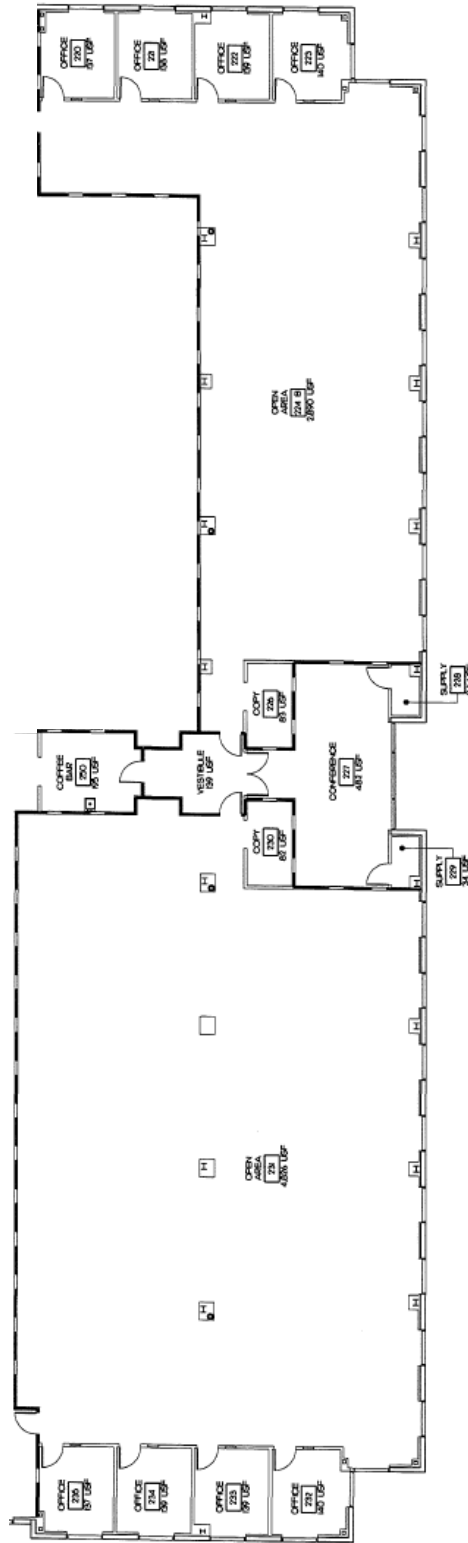
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FLOORPLAN



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INTERIOR & AMENITIES



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