

12479 RESEARCH PARKWAY, ORLANDO, FL 32826

# 11,933 RSF OFFICE / FLEX SPACE FOR LEASE



**ORLANDO**  
TECH CENTER  
AT RESEARCH PARK

**CBRE**



## LOCATION OVERVIEW

**Orlando Tech Center (OTC) is located in the middle of renowned Central Florida Research Park which is a campus-like environment for businesses, located adjacent to the University of Central Florida.**

OTC is located in East Orlando's renowned Central Florida Research Park submarket. It is within minutes of the University of Central Florida and 20 minutes from the Central Business District and Orlando International Airport. It is a high growth area that has attracted national and international corporations, a mixture of Fortune 500 companies, government agencies and a thriving University business incubator.

The property benefits greatly from its proximity to the University of Central Florida, the second largest university in the United States based on enrollment, which provides a well-educated employment base

to the area. OTC tenants form relationships with the University of Central Florida through technology transfer, research, faculty consultations, graduate and undergraduate internships and part-time employment programs. OTC tenants can also contract with the university for use of computer resources and laboratory facilities. Employees in the OTC can pay the appropriate fee and obtain UCF parking decals and UCF ID cards, which allow for the use of recreational facilities and the UCF library.

# PROPERTY OVERVIEW

12479 Research Parkway, Orlando, FL 32826

PROPERTY ADDRESS

11,933 SF  
AVAILABLE

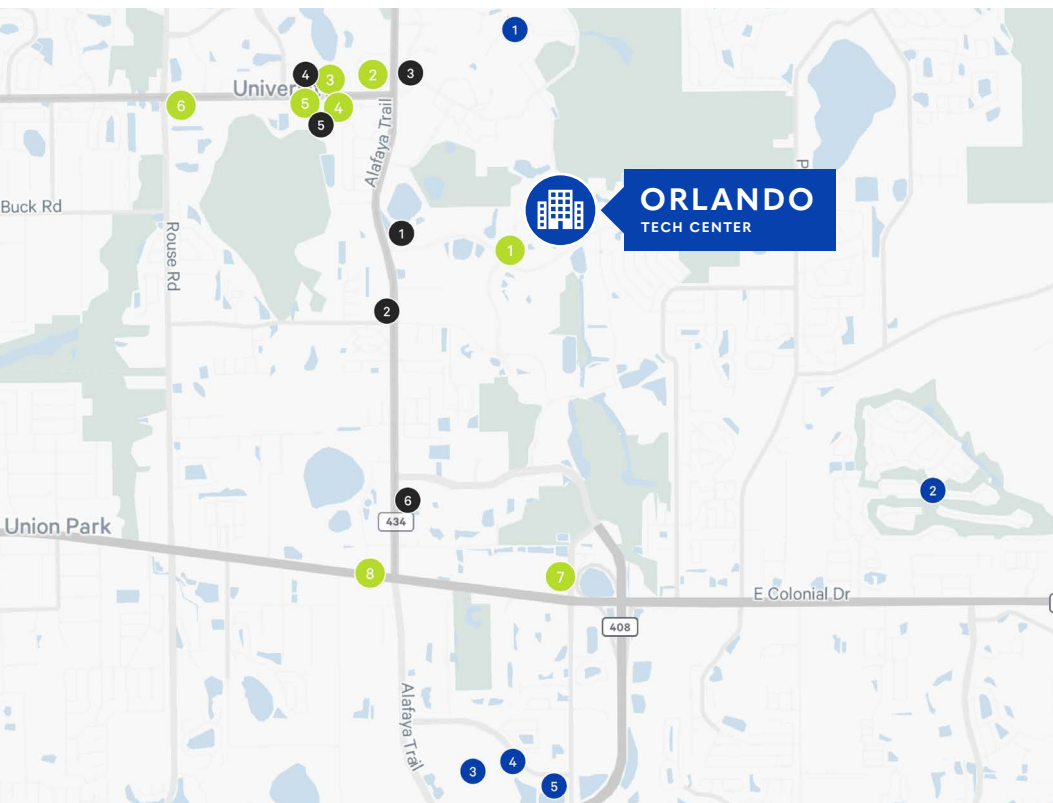
5/1,000 SF  
PARKING RATIO

UCF Foundation, Inc  
OWNER

## BUILDING HIGHLIGHTS

- Single-Story Office/Flex Space
- Perfect for R&D or Lab Space
- Reception Area
- Large Conference Rooms
- Several Private Offices, Break Room, Private Restrooms
- 22'-24' Clear Height
- Can install grade level roll-up door
- Located in the heart of Central Florida Research Park
- Close proximity to major thoroughfare, Downtown, Orlando, Orlando International Airport and the University of Central Florida
- Ample parking
  - 5/1,000 SF parking ratio
- Building and monument signage available

Orlando Tech Center has amenities at your doorstep



## AMENITIES

- RESTAURANTS**
- 1 Tropical Smoothie Cafe
  - 2 Bar Louie
  - 3 Starbucks
  - 4 Foxtail Coffee
  - 5 4 Rivers Smokehouse
  - 6 Chick-fil-A
  - 7 Fuzzy's Taco Shop
  - 8 Kobe Japanese Steakhouse
- ENTERTAINMENT**
- 1 UCF Campus
  - 2 Fairways Country Club
  - 3 Waterford Lakes
  - 4 Pop Stroke
  - 5 Keg Social
- HOTELS**
- 1 La Quinta Inn & Suites
  - 2 Homewood Suites by Hilton
  - 3 Celeste Hotel
  - 4 Double Tree by Hilton
  - 5 Courtyard Marriott
  - 6 Hilton Garden Inn



# AERIAL OVERVIEW

Orlando Tech Center is located within the largest research park in Florida 14.5 miles east of Orlando in Orange County and within minutes to:

Orlando Executive Airport  
**20 MINUTES**

Lake Nona  
**20 MINUTES**

Orlando International Airport  
**22 MINUTES**

Winter Park  
**22 MINUTES**

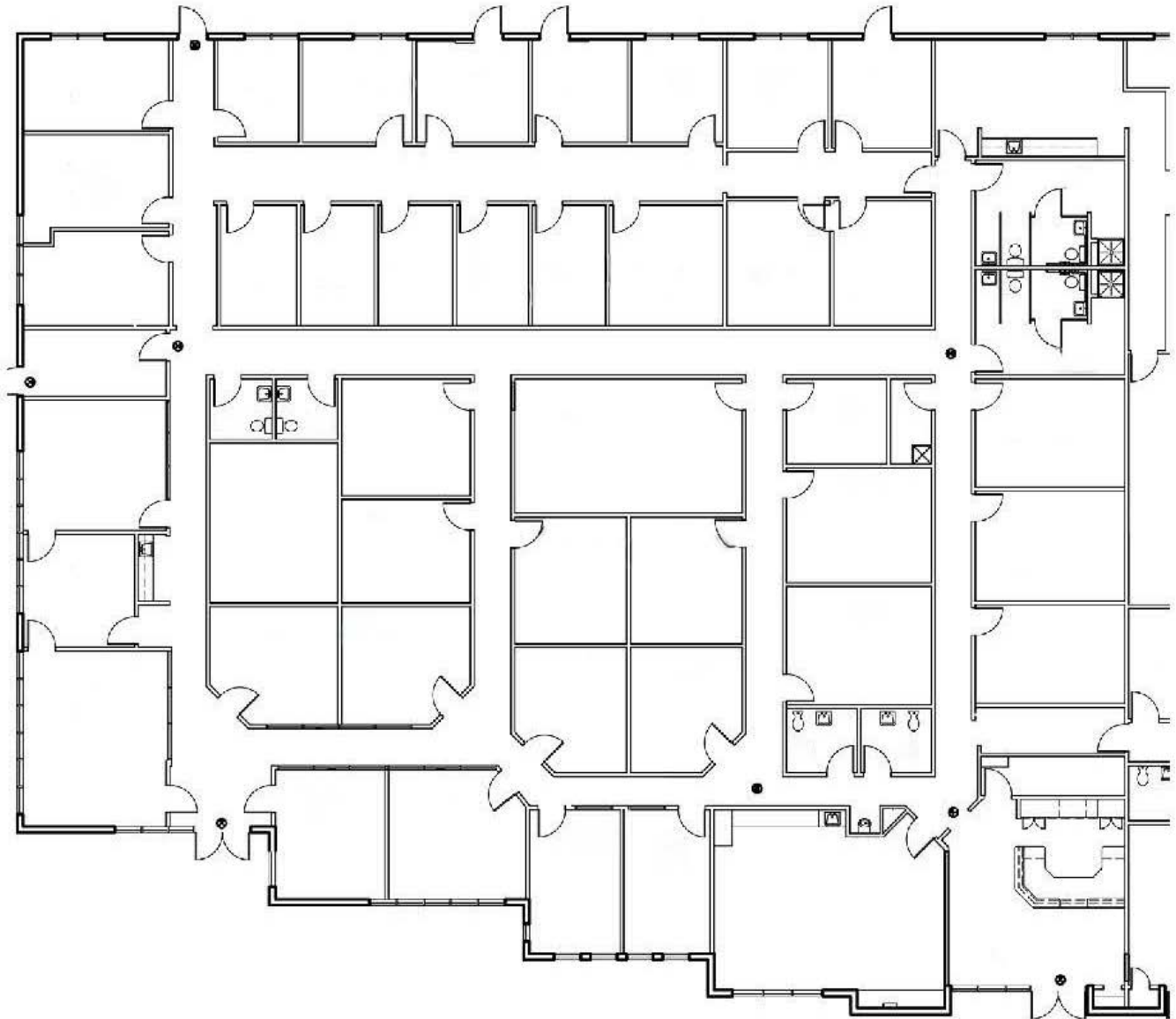
Downtown Orlando  
**23 MINUTES**

Maitland  
**24 MINUTES**

# FLOORPLAN

AVAILABLE NOW

**SUITE 600 | ±11,933 SF**



## CONTACT:

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