

12424 RESEARCH PARKWAY, ORLANDO, FL 32826

# OFFICE FOR LEASE

## 36,424 RSF FULL FLOOR AVAILABLE



# RESEARCH

## PAVILION

**CBRE**



## LOCATION OVERVIEW

**Research Pavilion 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.**

Research Pavilion 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. Research Park tenants form relationships with the University of Central Florida through technology transfer, research, faculty consultations, graduate and undergraduate internships and part-time employment programs. Research Park tenants can also contract with the university for use of computer resources and laboratory facilities. Employees in the Research Park 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

12424 Research Parkway, Orlando, FL 32826

PROPERTY ADDRESS

133,090 SF

BUILDING SIZE

4/1,000 SF

PARKING RATIO

1986

YEAR BUILT

UCF Foundation, Inc

OWNER

## BUILDING HIGHLIGHTS

- ±133,090 SF, 4 story Class B Office Building
- Fitness center with separate showers and lockers
- Common area collaboration seating
- EV Stations
- On-site property management
- 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
- State-of-the-art power, communications and security systems
- Ample parking
  - 4/1,000 SF parking ratio

Research Pavilion is located in the middle of Central Florida Research Park with amenities at your doorstep



## AMENITIES

- |               |    |                                     |
|---------------|----|-------------------------------------|
| RESTAURANTS   | 1  | Tropical Smoothie Cafe (On-Site)    |
|               | 2  | 4 Rivers                            |
|               | 3  | Starbucks                           |
|               | 4  | Lazy Moon Pizza                     |
|               | 5  | Kobe Japanese Steakhouse            |
|               | 6  | Cheddar's Scratch Kitchen           |
|               | 7  | Chick-fil-A                         |
|               | 8  | Blaze Pizza                         |
| ENTERTAINMENT | 9  | UCF Campus                          |
|               | 10 | Fairways Country Club               |
|               | 11 | Waterford Lakes Town Center         |
|               | 12 | Boardwalk Bowl Entertainment Center |
| HOTELS        | 13 | La Quinta Inn & Suites              |
|               | 14 | Homewood Suites                     |
|               | 15 | Double Tree                         |
|               | 16 | Courtyard                           |
|               | 17 | Hilton Garden Inn                   |



# AERIAL OVERVIEW

Central Florida Research Park, the largest research park in Florida is located 14.5 miles east of Orlando in Orange County and within minutes to:

Orlando International Airport  
22 MINUTES

Winter Park  
23 MINUTES

Orlando Executive Airport  
21 MINUTES

Lake Nona  
24 MINUTES

Downtown Orlando  
18 MINUTES

Maitland  
27 MINUTES



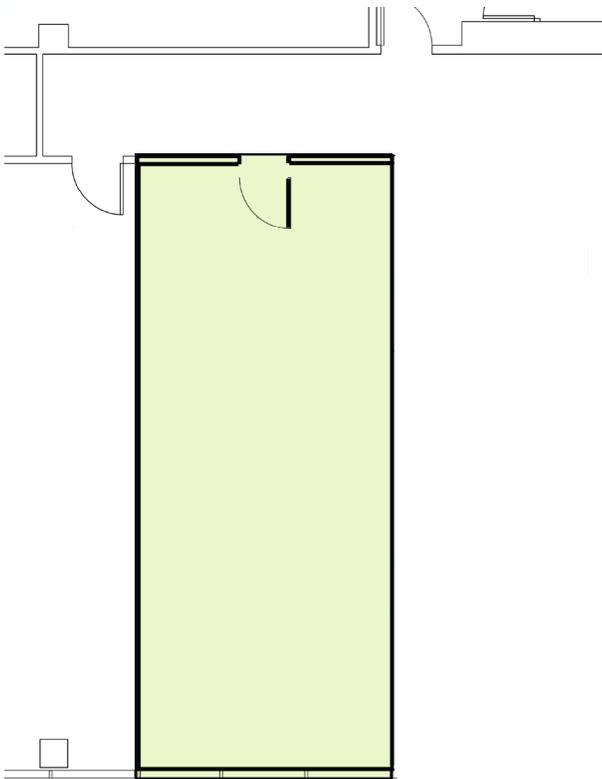
# PROPERTY PHOTOS



# FLOORPLANS

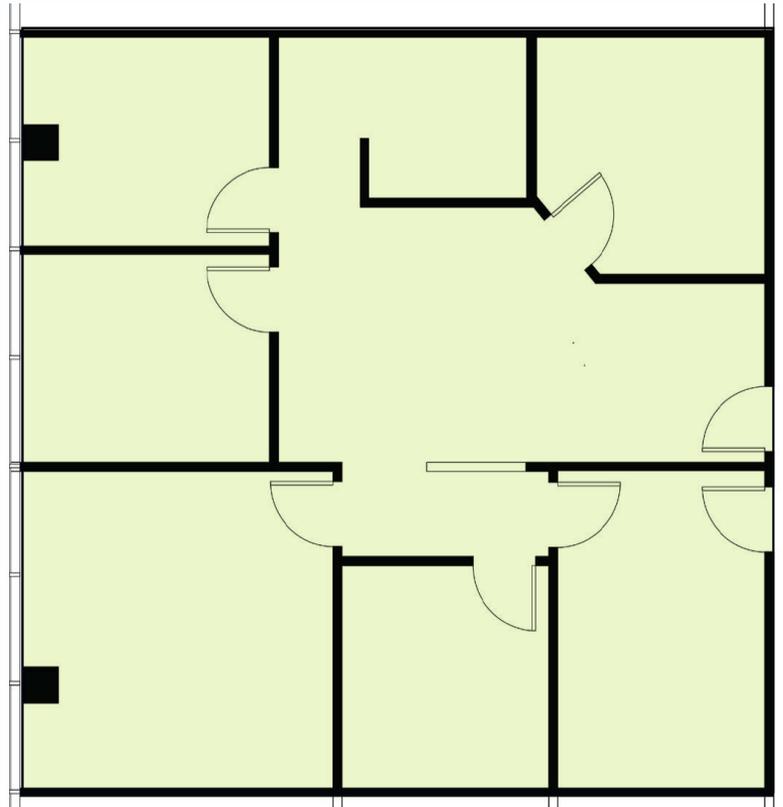
AVAILABLE NOW

**SUITE 168 | ±1,372 RSF**



AVAILABLE NOW

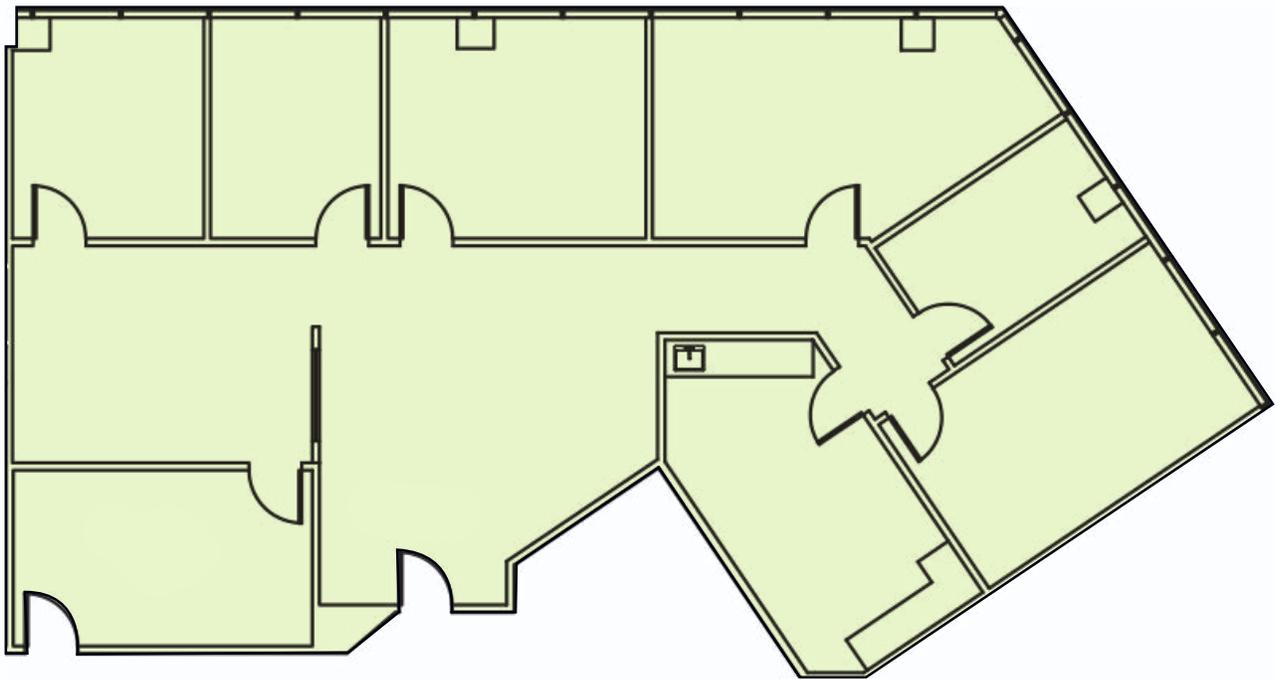
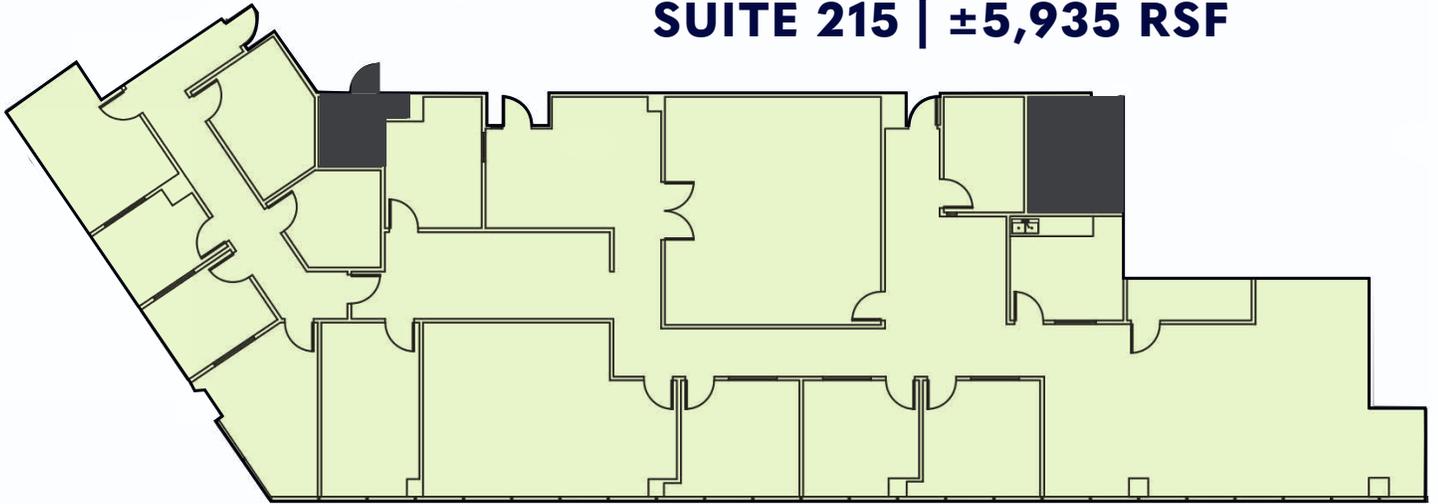
**SUITE 169 | ±612 RSF**



# FLOORPLANS

AVAILABLE NOW

**SUITE 215 | ±5,935 RSF**



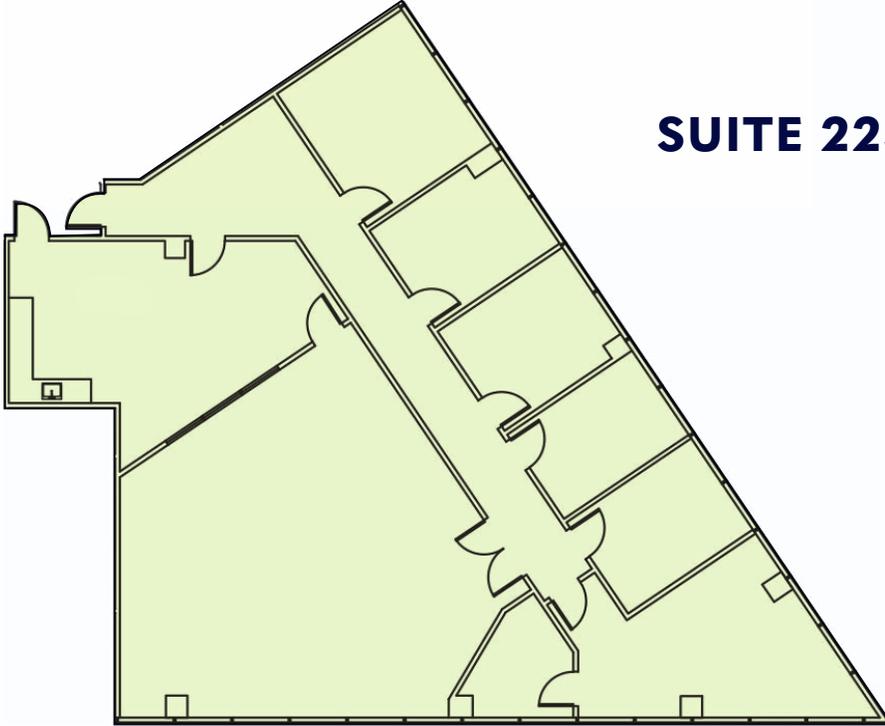
AVAILABLE 4Q

**SUITE 220 | ±2,325 RSF**

# FLOORPLANS

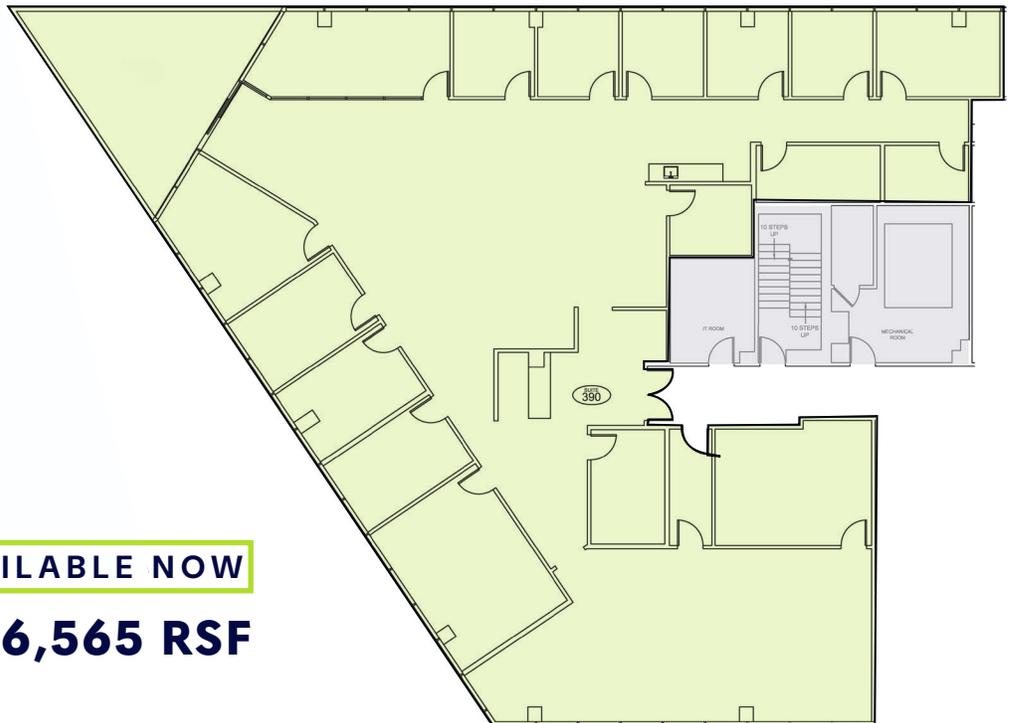
AVAILABLE 4Q

**SUITE 225 | ±3,333 RSF**



AVAILABLE NOW

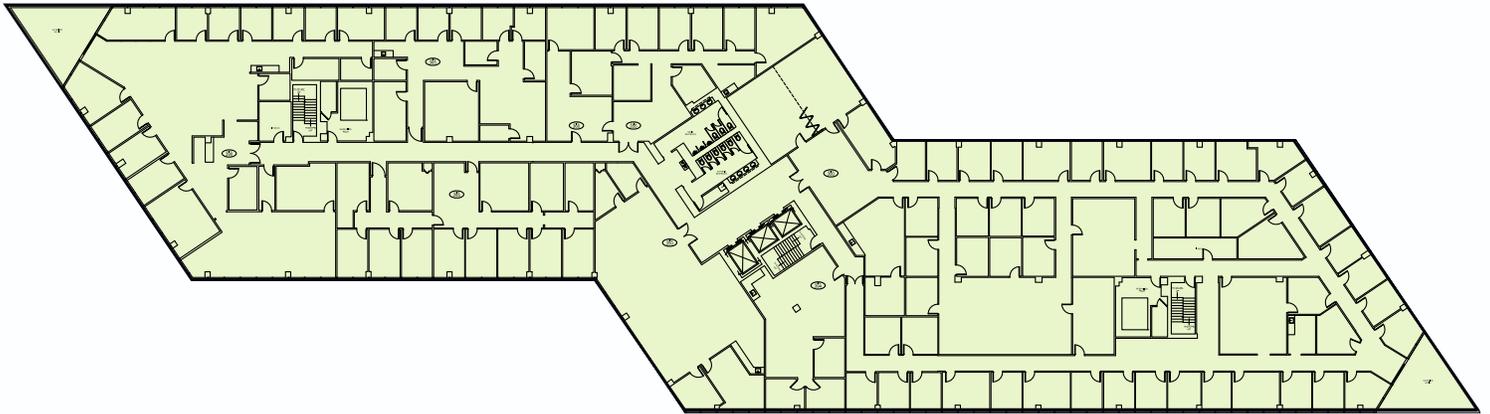
**SUITE 390 | ±6,565 RSF**



# FLOORPLANS

AVAILABLE NOW

**ENTIRE 3RD FLOOR | ±36,424 RSF**



# RESEARCH

## PAVILION

12424 RESEARCH PARKWAY,  
ORLANDO, FL 32826



**RESEARCH PAVILION 12424**

**A UCF Foundation Property**

**UCF FOUNDATION**

UCF FINANCE AND ACCOUNTING  
INNOVATIVE REASONING, LLC

UCF NANOSCIENCE TECHNOLOGY CENTER  
PRESAGIS USA, INC.

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