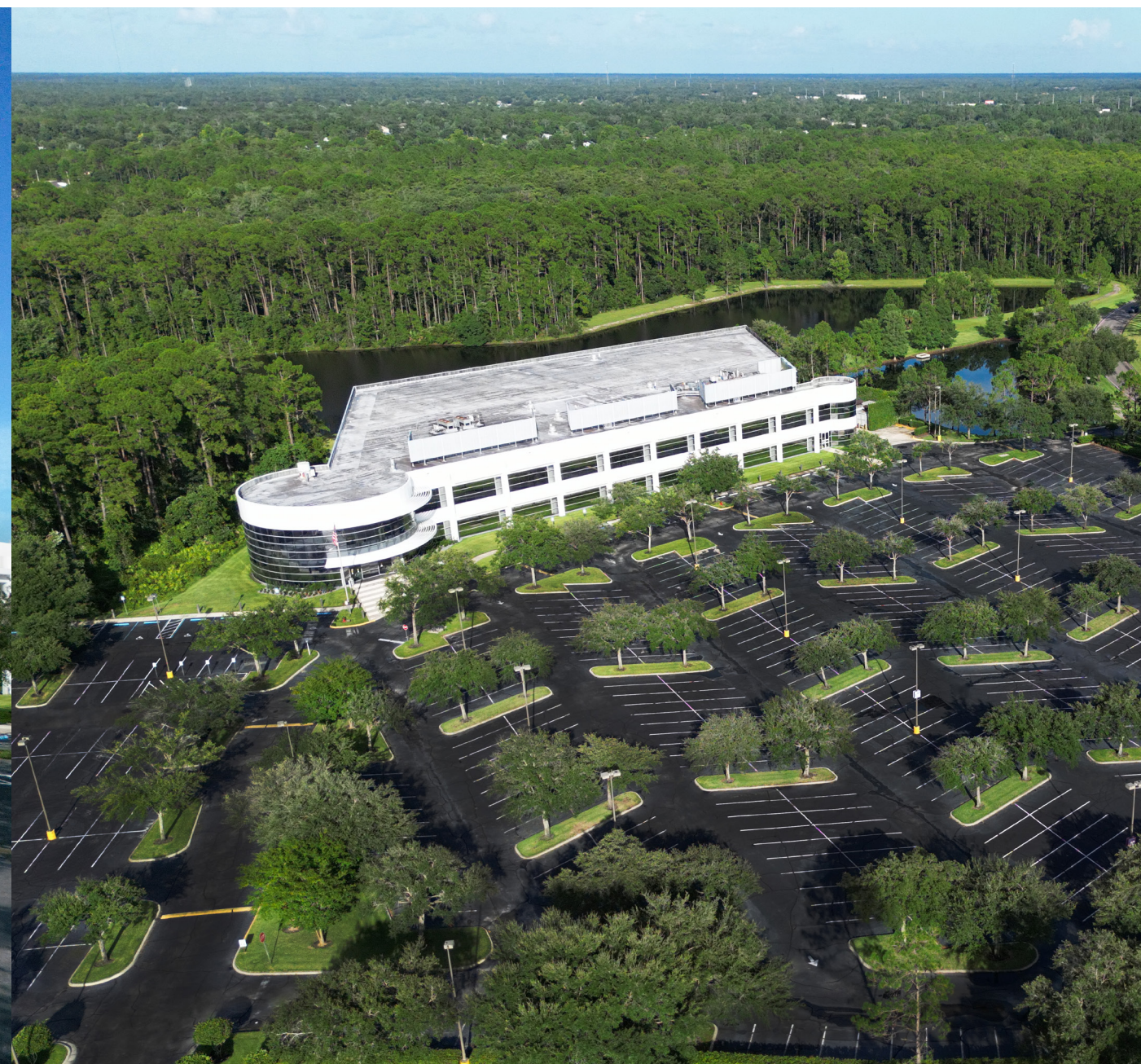




# INGENUITY POINT

12650 Ingenuity Drive  
Orlando, FL 32826





**INGENUITY POINT**

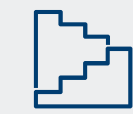
CLASS A  
STATE-OF-THE-ART  
BUILDING



**LOCATION**  
ORLANDO, FL



**PROPERTY SIZE**  
124,500 RSF



**FLOORS**  
2



**FLOOR PLATE**  
60,000 RSF



**PARKING**  
7:1,000

# Welcome to **INGENUITY POINT**

Ingenuity Point is located at the corner of Challenger Parkway and Ingenuity Drive in Orlando's renowned Central Florida Research Park and adjacent to NAVAIR and the University of Central Florida.

- Tenant Lounge / Collaboration Space
- Lake Views / Full-Height Glass
- Cantina Food Service Onsite
- Redundant Power from Two 1100 kW Generators (Full Building / Tenant Backup)
- Onsite Security and Engineer
- Generous Parking at 7/1000



# Property FEATURES



ON-SITE  
CANTINA



TENANT  
LOUNGE



COMMON  
AREAS



LAKE  
VIEWS



RECREATIONAL  
AREA





# Property LOCATION

## INGENUITY POINT



EXPRESS  
ROAD 408  
**1 MILE**



EXPRESS  
ROAD 417  
**6 MILES**



ORLANDO  
EXEC AIRPORT  
**12 MILES**



DOWNTOWN  
ORLANDO  
**15 MILES**



ORLANDO  
INTL AIRPORT  
**19 MILES**



SANFORD  
INTL AIRPORT  
**25 MILES**

NAVAL SUPPORT  
ACTIVITY CENTER  
(NAVAIR)

UNIVERSITY  
OF CENTRAL  
FLORIDA

**12650**  
INGENUITY DRIVE

CHALLENGER PARKWAY

INGENUITY DRIVE



**RESTAURANTS**  
38+, 5 MILES



**HOTELS**  
18+, 5 MILES



**RETAIL**  
WATERFORD LAKES  
TOWN CENTER



**VENUES**  
UCF / BRIGHT HOUSE  
NETWORKS STADIUM



**APARTMENTS**  
21+ CONVENIENTLY



# Central Florida RESEARCH PARK

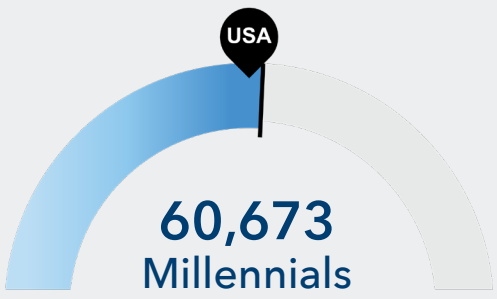
The Central Florida Research Park (CFRP) is Orlando’s tech hub.

### CFRP STATS:

- Nation’s 6th largest research park
- 1,027 acre campus-like office park
- Employs more than 10,000 employees
- 145 companies
- 65 buildings
- Home to the nation’s Army, Navy, Airforce and Marine’s simulation operations

### CFRP MAJOR OCCUPANTS:

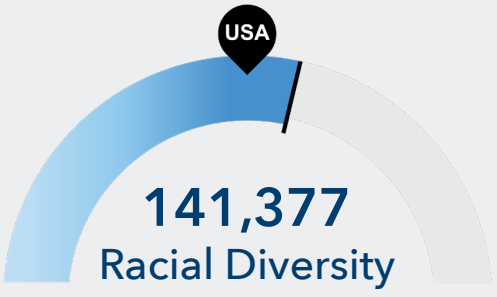
- National Center for Simulation
- Naval Support Activity of Orlando
- PEO STRI
- Air Force Agency for Modeling and Simulation
- ACC Orlando
- Mission Support Orlando
- Defense Contract Management Agency and Marine’s Simulation Operations



Population grew by 11,946 over the last 5 years and is projected to grow by 17,001 over the next 5 years.



Retirement risk is low in your area. The national average for an area this size is 83,852 people 55 or older.



Racial diversity is high in your area. The national average for an area this size is 113,479 racially diverse people.

### GRADUATE PIPELINE



174 Programs



18,622 Completions  
(2020)



12,240 Openings  
(2020)

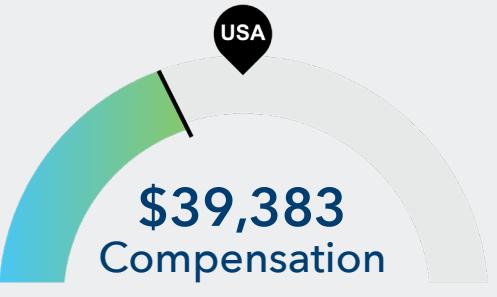
### TOP AREA SCHOOL



University of  
**Central  
Florida**



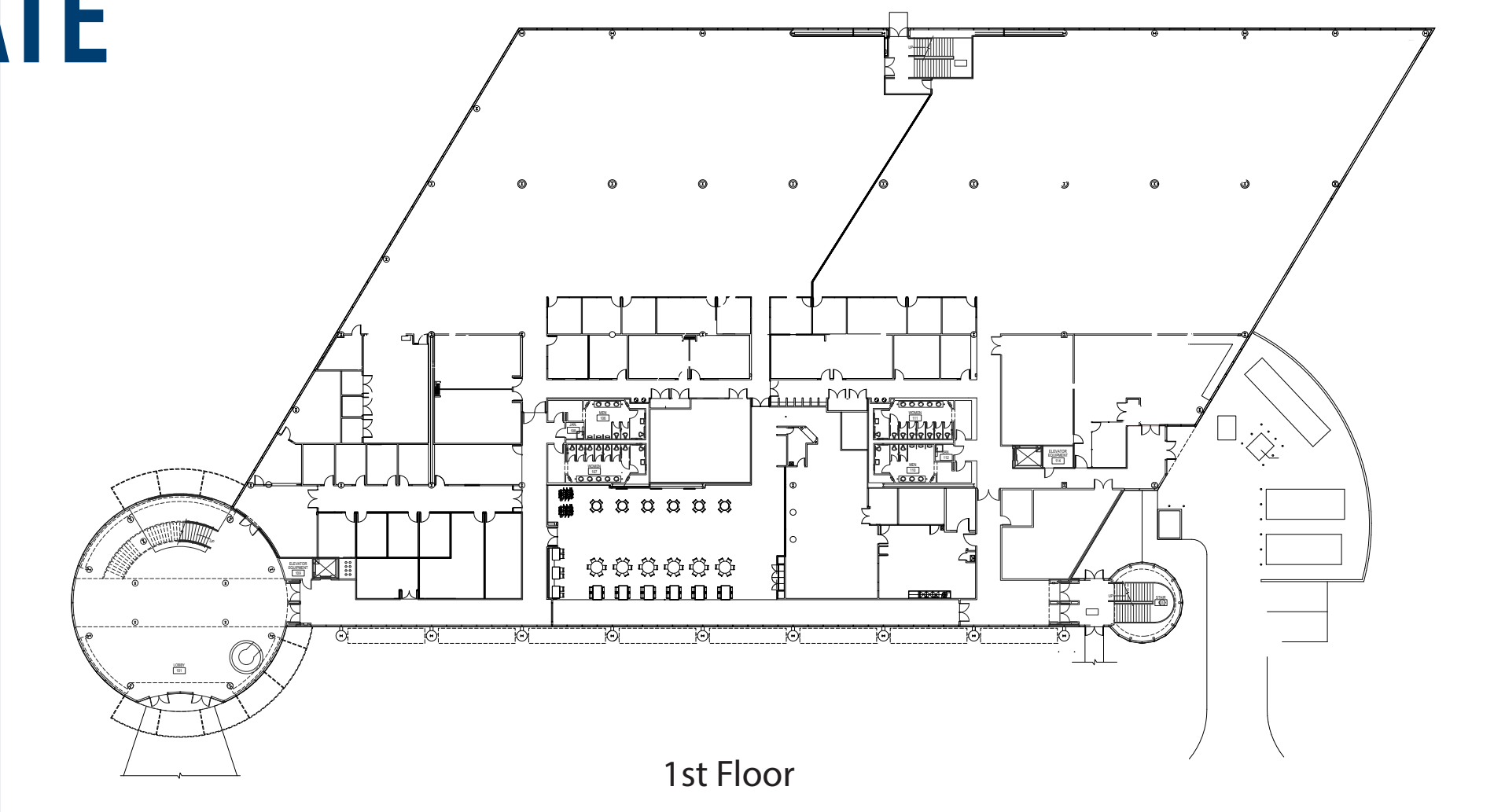
Your area is about average for this kind of talent. The national average for an area this size is 86,112\* employees.



The cost for talent is low in your area. The national median salary for your occupation is \$42,214.

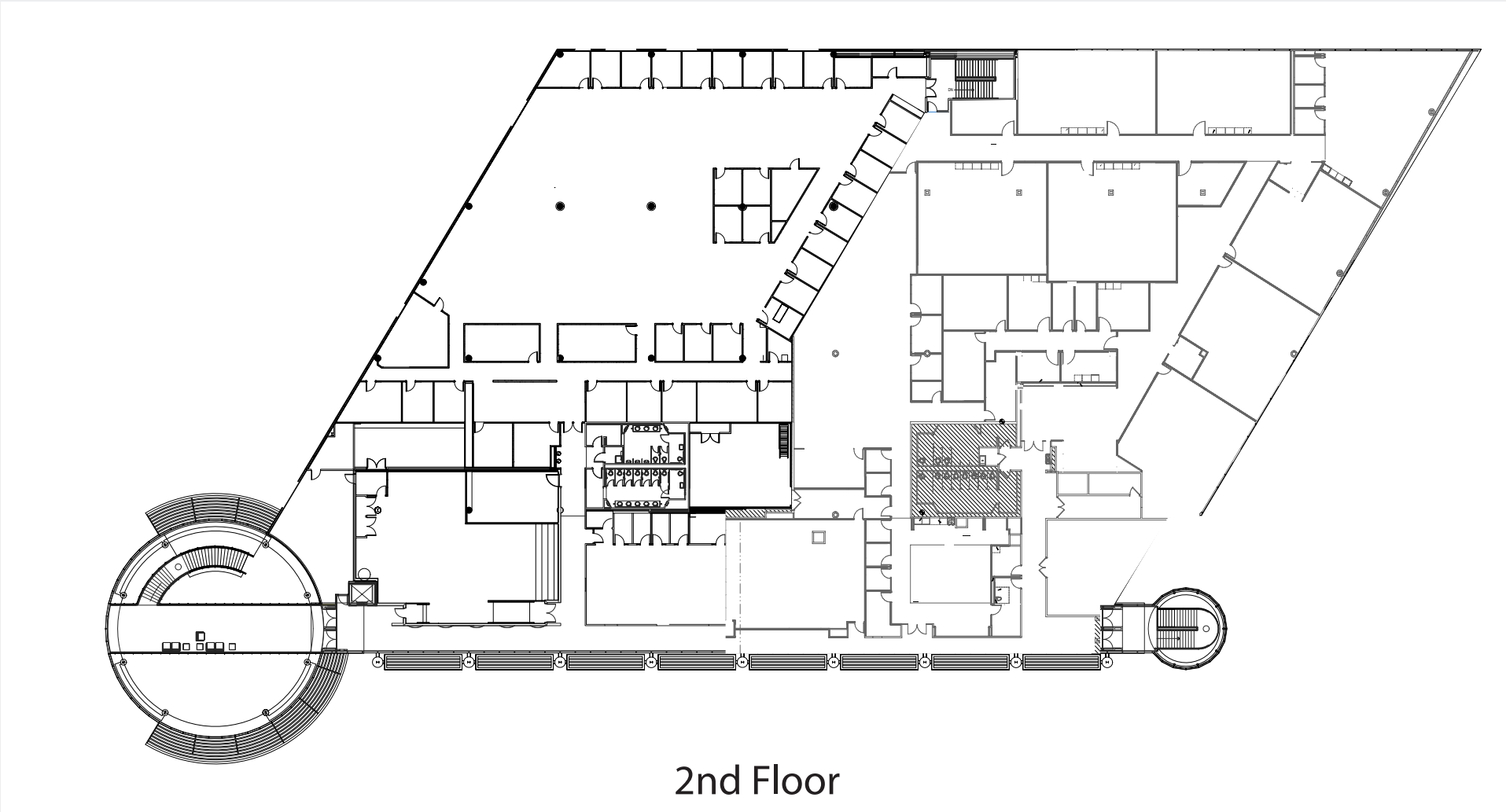


# Typical FLOOR PLATE



NOT TO SCALE

1st Floor



NOT TO SCALE

2nd Floor



CLASS A STATE-OF-THE-ART BUILDING





**MIKE CARIDI, CCIM**

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**TIFFANY ZULLO**

407.659.0120 ext 114

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