



RESEARCH COMMONS

12249 Science Drive
Orlando, FL 32826



IDEALLY POSITIONED IN
CENTRAL FLORIDA
RESEARCH PARK



LOCATION
ORLANDO, FL



PROPERTY SIZE
129,982 RSF



FLOORS
4



FLOOR PLATE
32,500 RSF



PARKING
4.2:1,000

Welcome to **RESEARCH COMMONS**

Research Commons provides direct connectivity to the Naval Support Activity Center (NAVAIR) through an onsite pedestrian gate. Research Commons has been recently renovated and is equipped with a GSA approved security fence, which is an attractive benefit to government agencies and contractors.

- Emergency Generator Providing Redundancy Power For The Entire Building
- GSA Approved Security Fence
- Freshly Renovated Lobby and Common Areas
- Onsite Vending Service / Break Area
- Onsite Engineer

Property FEATURES



ON-SITE
VENDING



RENOVATED
LOBBY



COMMON
AREAS



SECURITY
FENCING



ONSITE
ENGINEER



Property LOCATION



UNIVERSITY OF CENTRAL FLORIDA

NAVAL SUPPORT ACTIVITY CENTER (NAVAIR)

RESEARCH COMMONS



RESEARCH COMMONS



417 EXPRESSWAY
6 MILES



408 EXPRESSWAY
1 MILE



ORLANDO EXEC AIRPORT
12 MILES



DOWNTOWN ORLANDO
15 MILES



ORLANDO INTL AIRPORT
19 MILES



SANFORD INTL AIRPORT
25 MILES



RESTAURANTS
38+, 5 MILES



HOTELS
18+, 5 MILES



RETAIL
WATERFORD LAKES TOWN CENTER



VENUES
UCF / BRIGHT HOUSE NETWORKS STADIUM



APARTMENTS
21+ CONVENIENTLY LOCATED

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:

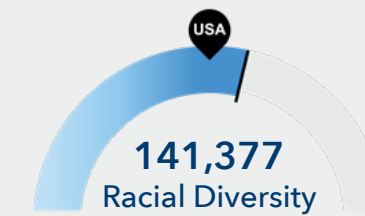
- National Center for Simulation
- Naval Support Activity of Orlando
- PEO STRI
- Air Force Agency for Modeling and Simulation
- ACC Orlando
- Mission Support Orlando
- Defense Contract Management Agency and Marine's Simulation Operations



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.

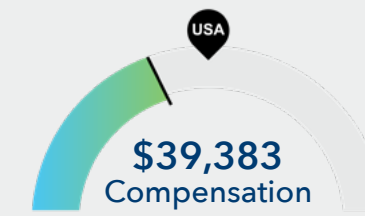
GRADUATE PIPELINE



TOP AREA SCHOOL

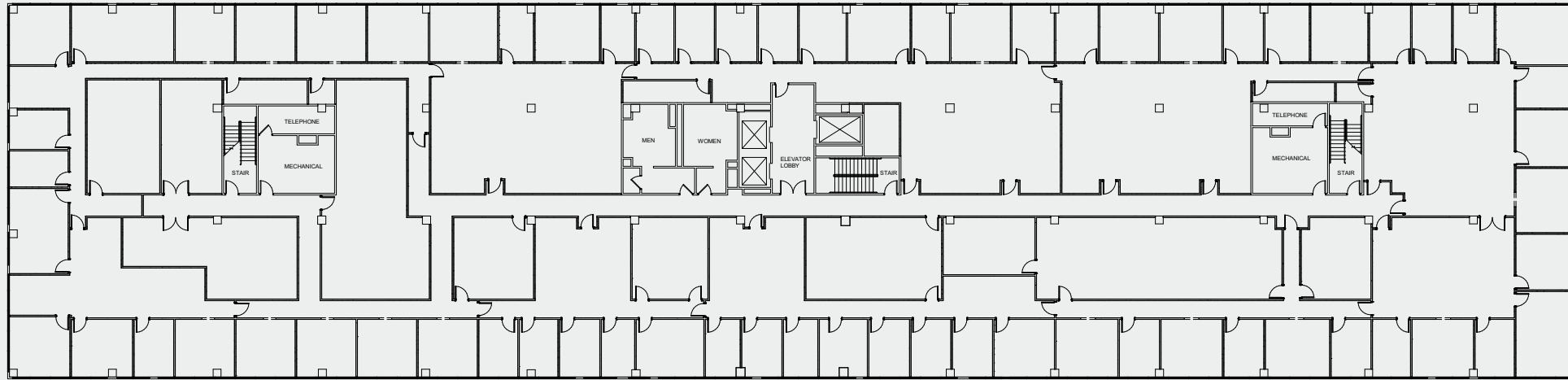


Your area is about average for this kind of talent. The national average for an area this size is 86,112* employees.



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

Typical FLOOR PLATE



**RESEARCH
COMMONS**

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