

OFFICE SPACE FOR LEASE

AVISON
YOUNG



DISCOVERY POINT

2300 Discovery Drive
Orlando, FL 32826

CLASS A OFFICE SPACE

Located in the Central Florida Research Park

Total Available

118,232 RSF

Largest Floor Plate

59,116 RSF

NEW BUILDING FEATURES

Discovery Point now offers a brand new, fully equipped Fitness Center and private Conference Room available for Tenants to reserve.



For more information, contact:

Greg Morrison

(407) 440.6640

Greg.Morrison@avisonyoung.com

Emily Zinaich

(407) 440.6641

Emily.Zinaich@avisonyoung.com

Property Owned &
Operated by:



Multi-Million Dollar Renovations Complete

CLASS A OFFICE SPACE

Discovery Point is a 6-story Class A office building with approximately 360,000 RSF and is currently undergoing multi-million dollar renovations.

The building offers the largest and efficient multi-story floor plates in the Central Florida Research Park and with up to 118,232 RSF available, it has the most contiguous office space in East Orlando.

SPACE AVAILABLE

Suite	RSF
5th Floor	59,116 (Full Floor)
6th Floor	59,116 (Full Floor)
Will Subdivide the 5th Floor to 5,000	

Total Contiguous:
118,232 RSF

Parking Ratio: **6/1000**



BUILDING FEATURES & AMENITIES

- ▶ Aramark Grab-N-Go
- ▶ Discovery Point Café Featuring Starbucks Coffee
- ▶ New Lobby Modernization & Upgrades
- ▶ New Fitness Center with Showers & Lockers
- ▶ New Tenant Lounge - 250 Guests
- ▶ Triple Power Redundancy, 2 Different Substations & a Back Up Generator
- ▶ 6-Story Class A 360,000 RSF Building
- ▶ On- Site Institutional Property Management
- ▶ Built on an Expansive 97 Acres
- ▶ Fiber Internet Available
- ▶ Dock High Loading Accessible to Tenants

NEWEST TENANT

NORTHROP GRUMMAN

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SECURITY DETAIL

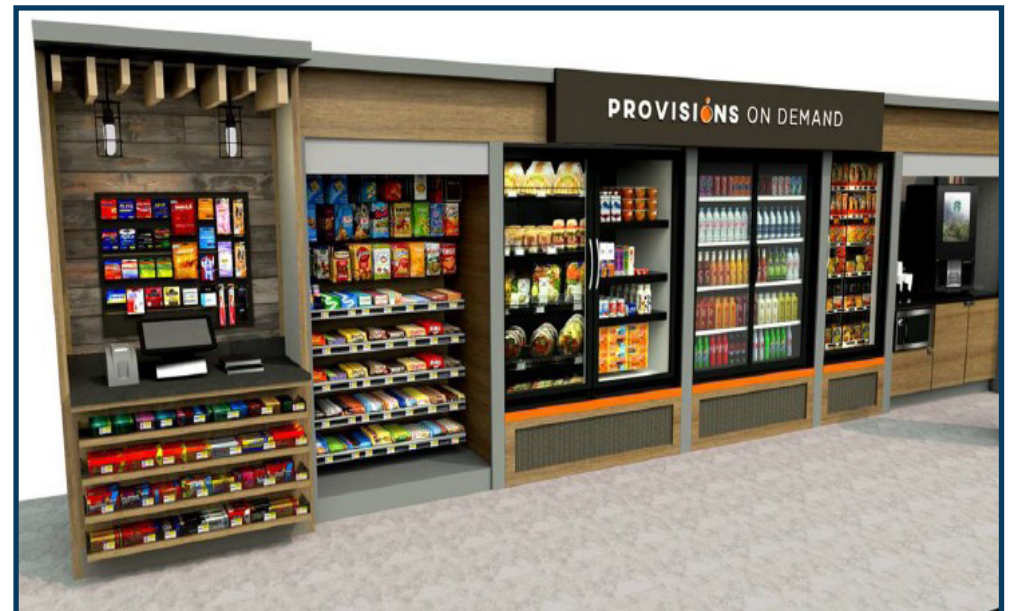
Discovery Point has been designed with both safety and security in mind. A new access-card system will provide tenants a secure entry to the building along with dedicated security station in the entry. All visitors will have a different entry point to the building where they will be greeted by Tower's Tenant Services Coordinator. All visitors are required to provide documentation in order to receive a visitor badge. In addition, the elevators at Discovery Point have the access card system and we have the ability to restrict access to single-tenant upper floors via access cards if a full floor tenant wishes to do so. All tenants may access the building 24/7 via an access card. The property also has on-site Security from 8:00 AM to 8:00 PM during the week and Saturdays from 8:00AM to 1:00PM as well as a closed circuit camera system which is recorded and monitored by the on-site security team.

Our security officers utilize a proactive approach to security with deterrence and prevention as their main priorities as well as assisting tenant with visitors, guests, etc.



NOW OPEN

Discovery Point Café, featuring Starbucks coffee, and an Aramark grab-and-go, are now open for all tenants to enjoy!



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LOBBY MODERNIZATION
Common Corridor &
Restroom Upgrades



FITNESS CENTER
with Showers & Lockers



CONFERENCE AREA
Employee Interaction &
Collaboration Areas

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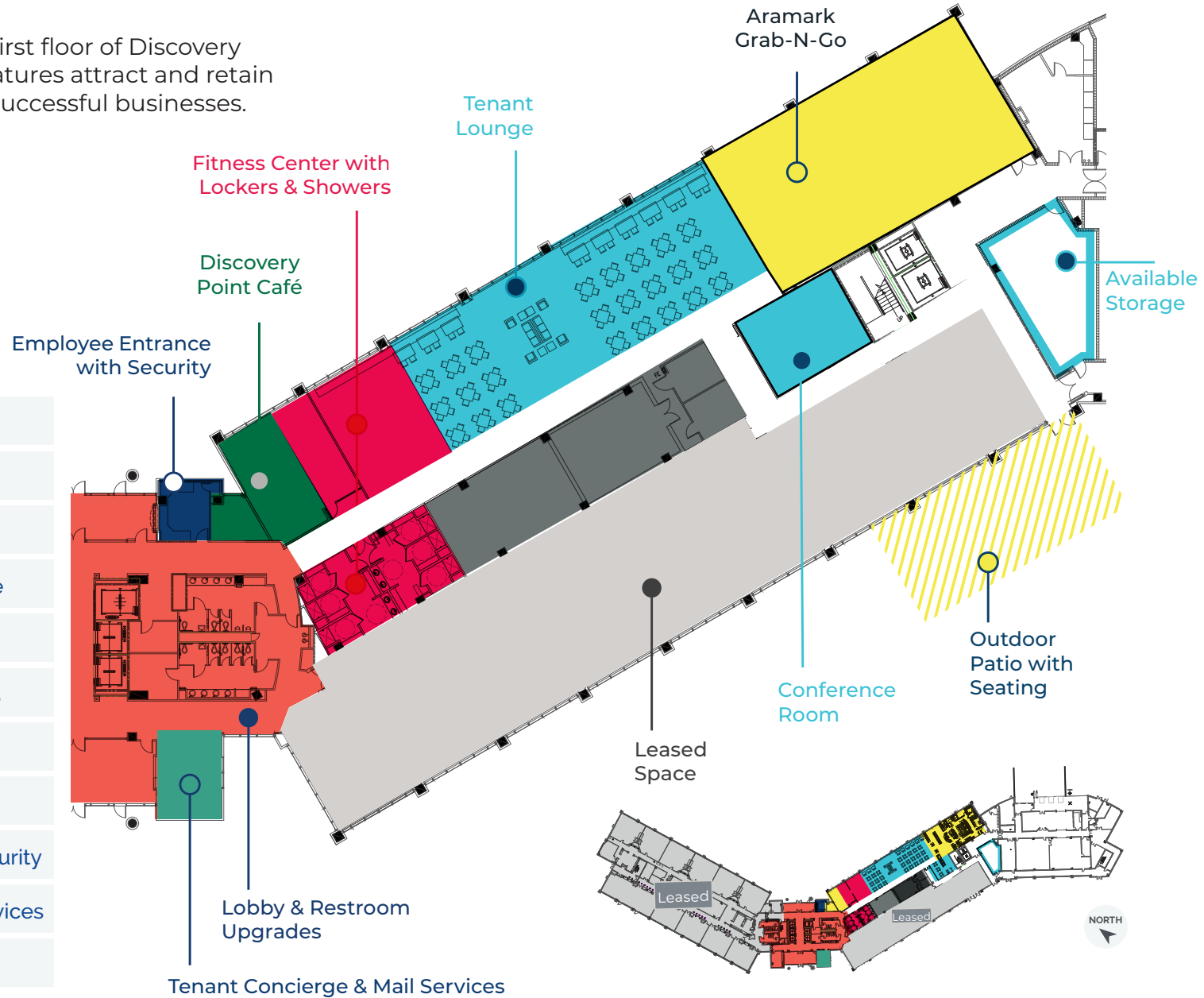
FIRST FLOOR AMENITIES

Best-in-class amenities fill the first floor of Discovery Point. The new and updated features attract and retain Central Florida's top and most successful businesses.

NEWEST TENANT



	Discovery Point Café
	Aramark Grab-N-Go
	Outdoor Patio with Seating
	Tenant Lounge & Conference
	Fitness Center
	Lobby & Restroom Upgrades
	Leased Space
	Available Storage
	Employee Entrance with Security
	Tenant Concierge & Mail Services
	Mechanical




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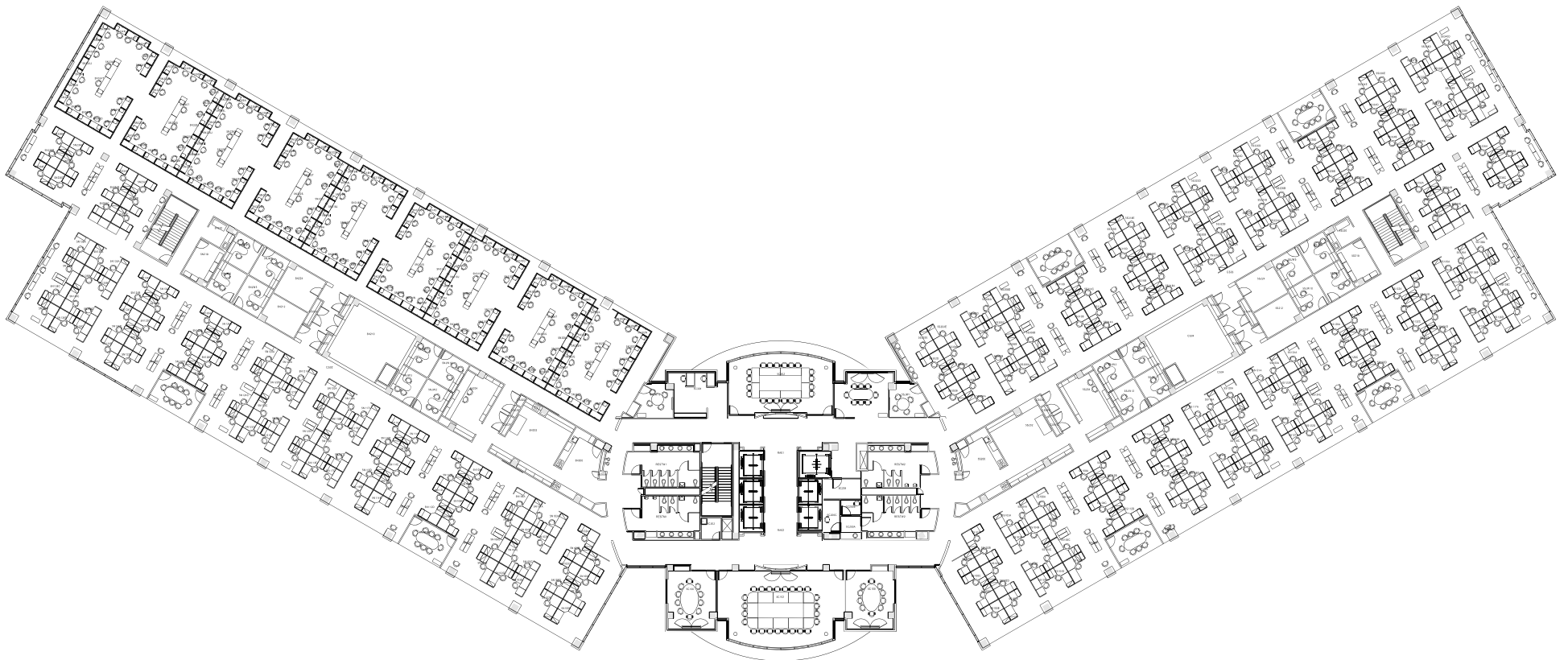
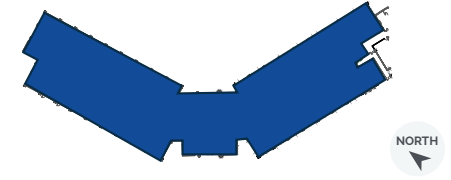
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5th
Floor

Full Floor: 59,116 RSF

North Wing: [Virtual Tour](#)
South Wing: [Virtual Tour](#)



*Furniture not included

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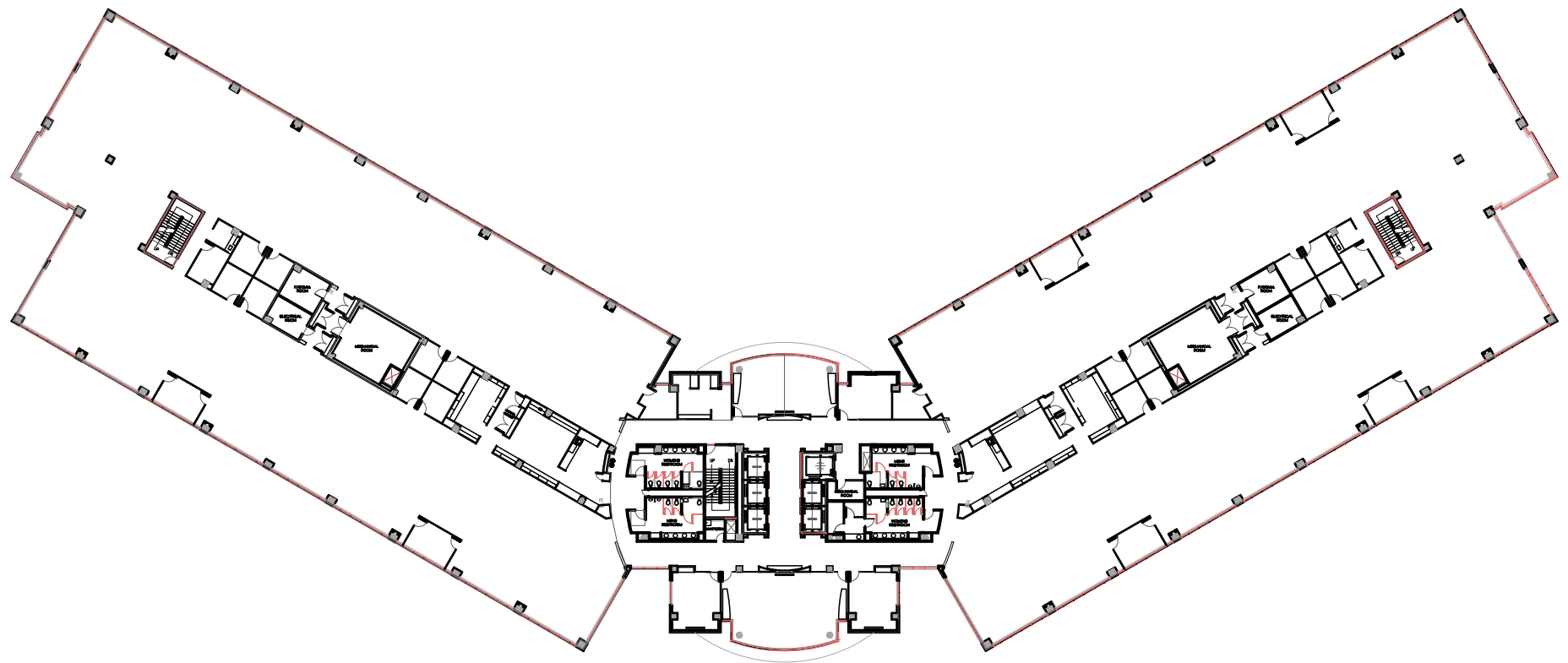
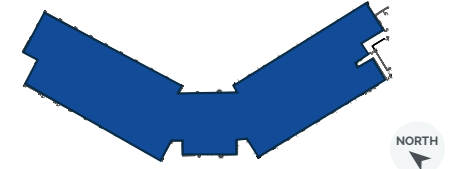
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5th
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*5th Floor without Furniture

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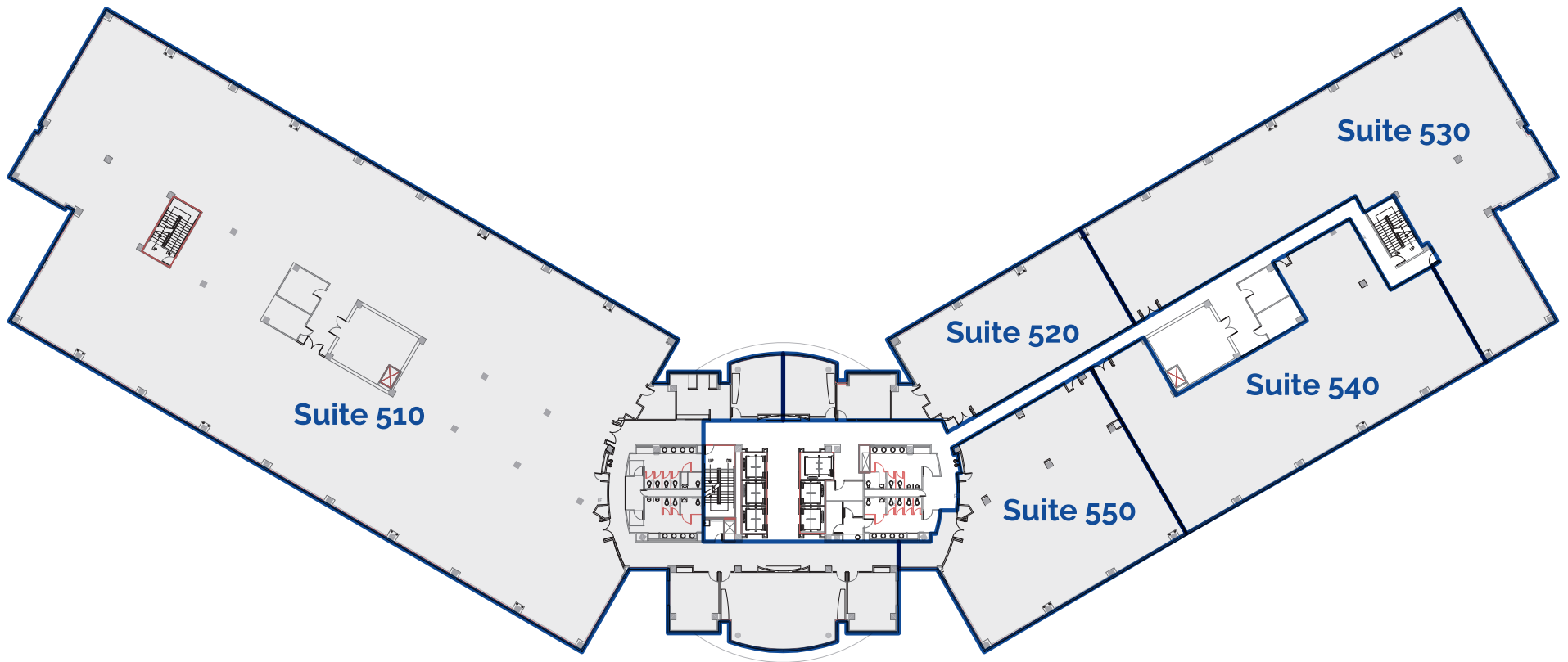
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5th Floor

- Suite 510: 33,000 RSF
- Suite 520: 4,100 RSF
- Suite 530: 9,400 RSF
- Suite 540: 7,000 RSF
- Suite 550: 5,500 RSF



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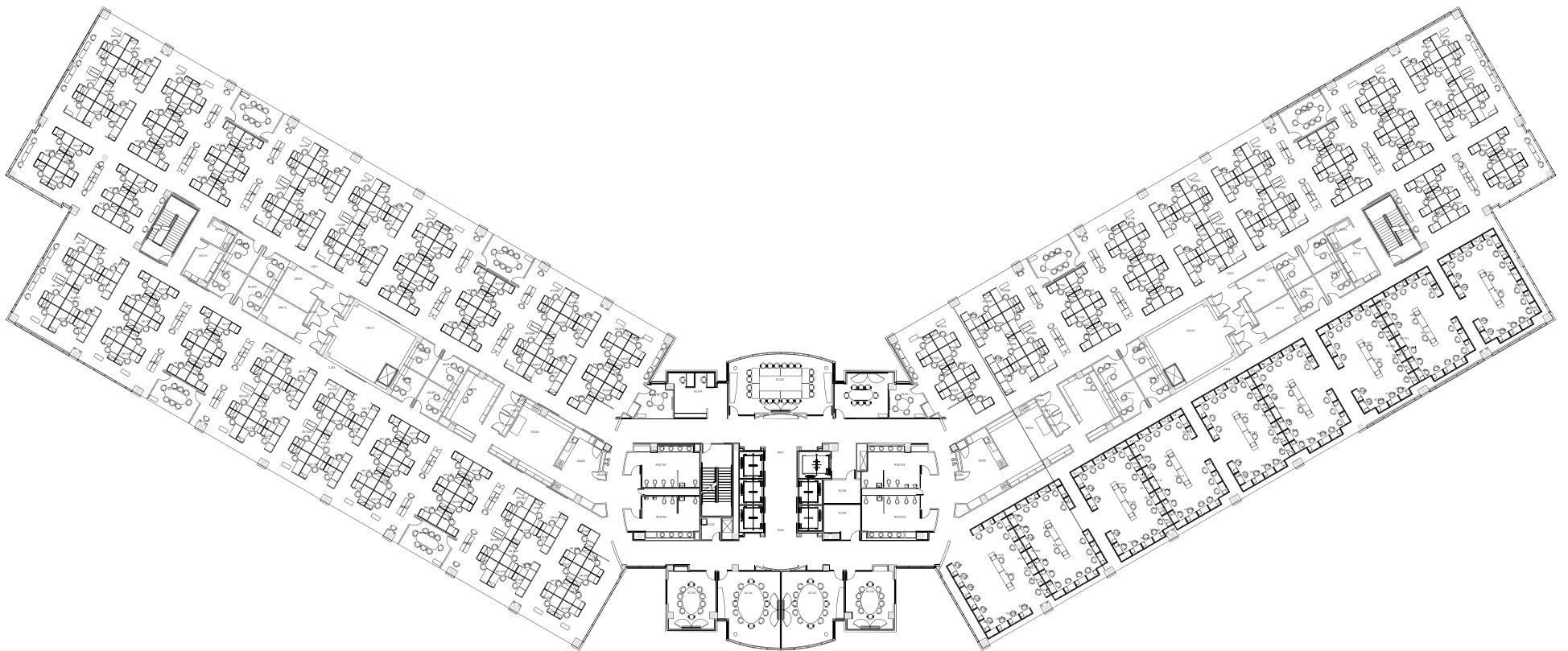
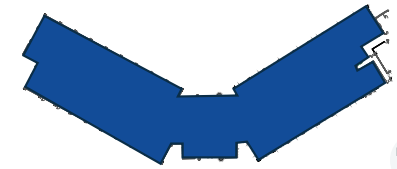
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6th
Floor

Full Floor: 59,116 RSF



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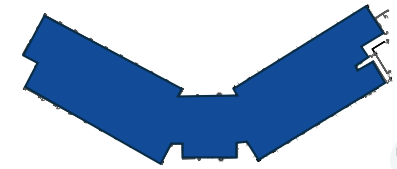
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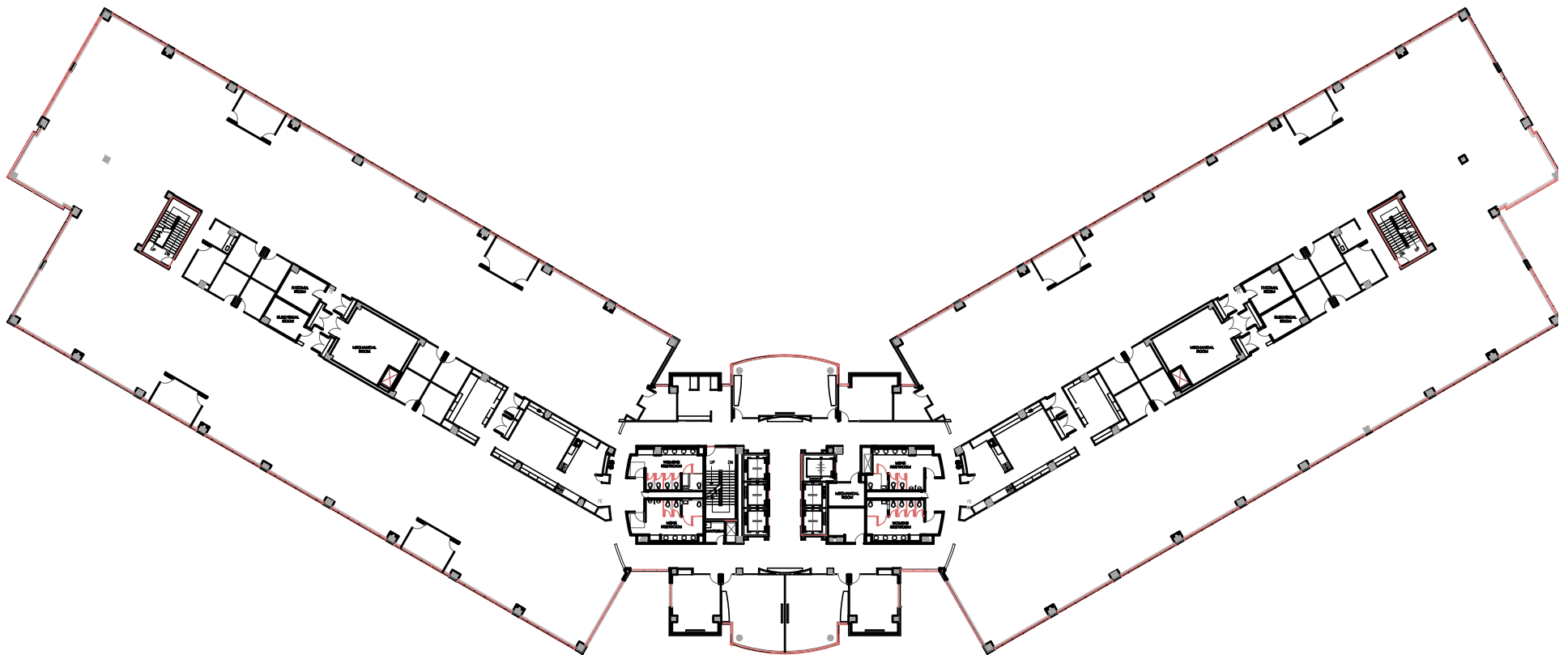


6th
Floor

Full Floor: 59,116 RSF



NORTH



*6th Floor without Furniture

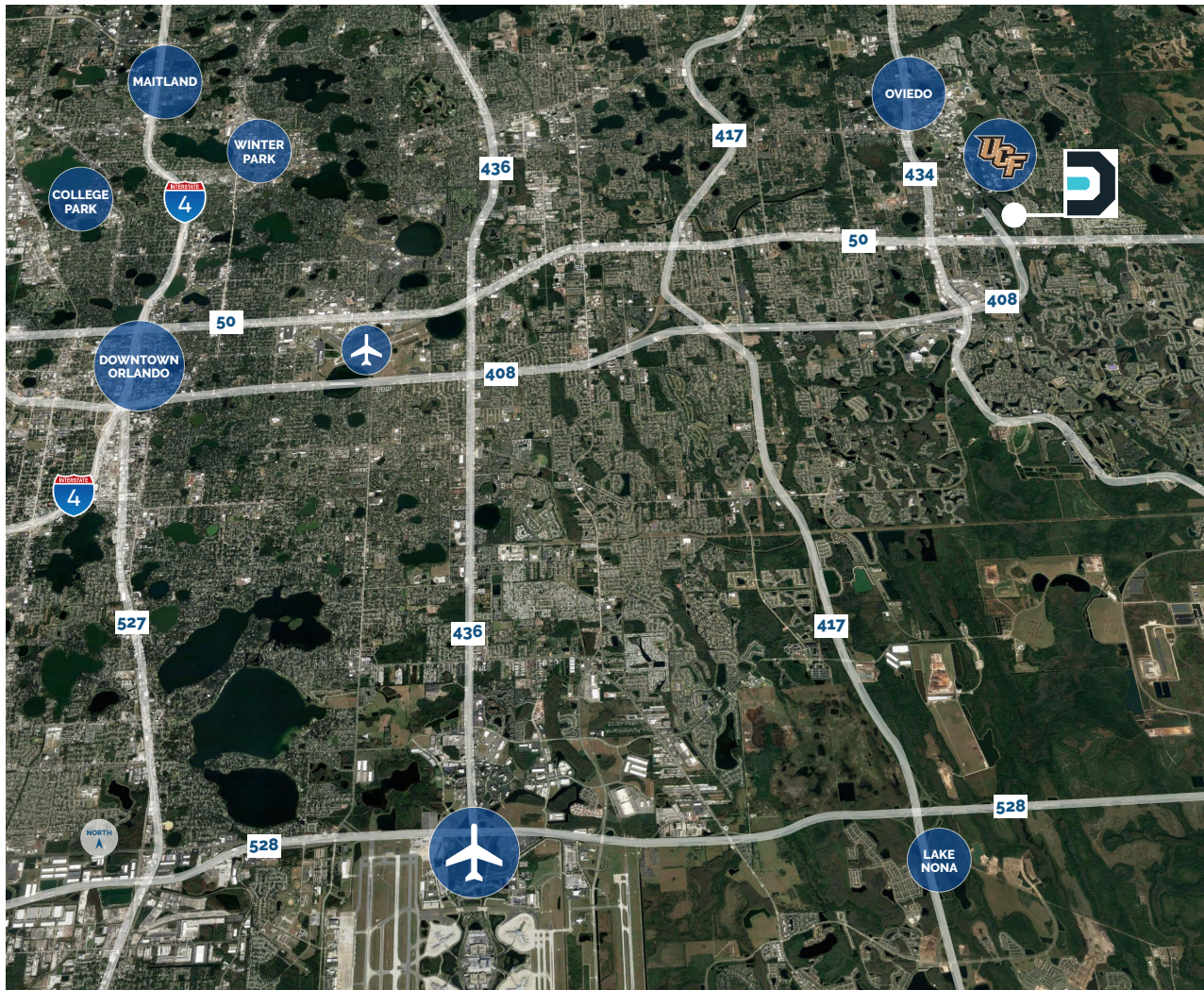
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LOCATION HIGHLIGHTS

- ▶ Discovery Point is directly south of the University of Central Florida in Orlando's renowned Central Florida Research Park
- ▶ Ideal access to all major thoroughfares
 - State Road 434: 1.5 miles
 - Highway 50: 2 miles
 - Express Road 408: 2.5 miles
 - Express Road 417: 6.5 miles
- ▶ The Central Florida Research Park is a campus-like environment situated on 1,027 acres and home to over 145 businesses. There are on-site hotels as well as banks and restaurants for the 10,000+ employees who work on campus

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