

OFFICE SPACE FOR LEASE



INGENUITY POINT

12650 Ingenuity Drive
Orlando, FL 32826

Ingenuity Point offers an open work space with immediate availability. The state-of-the-art facility is fitted with significant infrastructure including two back-up generators that are capable of supporting 100% of the entire building's functions 24/7.

The building is well-positioned in the Central Florida Research Park, providing ideal access to all major Orlando thoroughfares.

CLASS A OFFICE SPACE

Space Available
38,316 - 43,261 RSF

Total Space Available
63,555 RSF
(Includes 1st Floor Sublease)



For more information, contact:

Mike Caridi, CCIM
(407) 659.0120 x101 | MCaridi@trpcr.com

www.trpcr.com

SPACE AVAILABLE

| Suite | RSF |
|-------|-----------------|
| 225 | 4,945 |
| 250 | 38,316 - 43,261 |



BUILDING FEATURES & AMENITIES

- ▶ Class A 124,500 RSF, 2-Story Building
- ▶ Lake Views & Outside Break Area
- ▶ Floor to Ceiling Glass, Abundant Natural Light
- ▶ Mezzanine for Additional Collaborative Space
- ▶ Building Security / Digital Recorder Surveillance
- ▶ Monument & Building Entrance Signage
- ▶ 2 Redundant Generators - Full Building Backup
- ▶ Fiber/Cable: AT&T / Century Link / Verizon
- ▶ On-Site Building Engineer
- ▶ 5/1000 Parking Ratio



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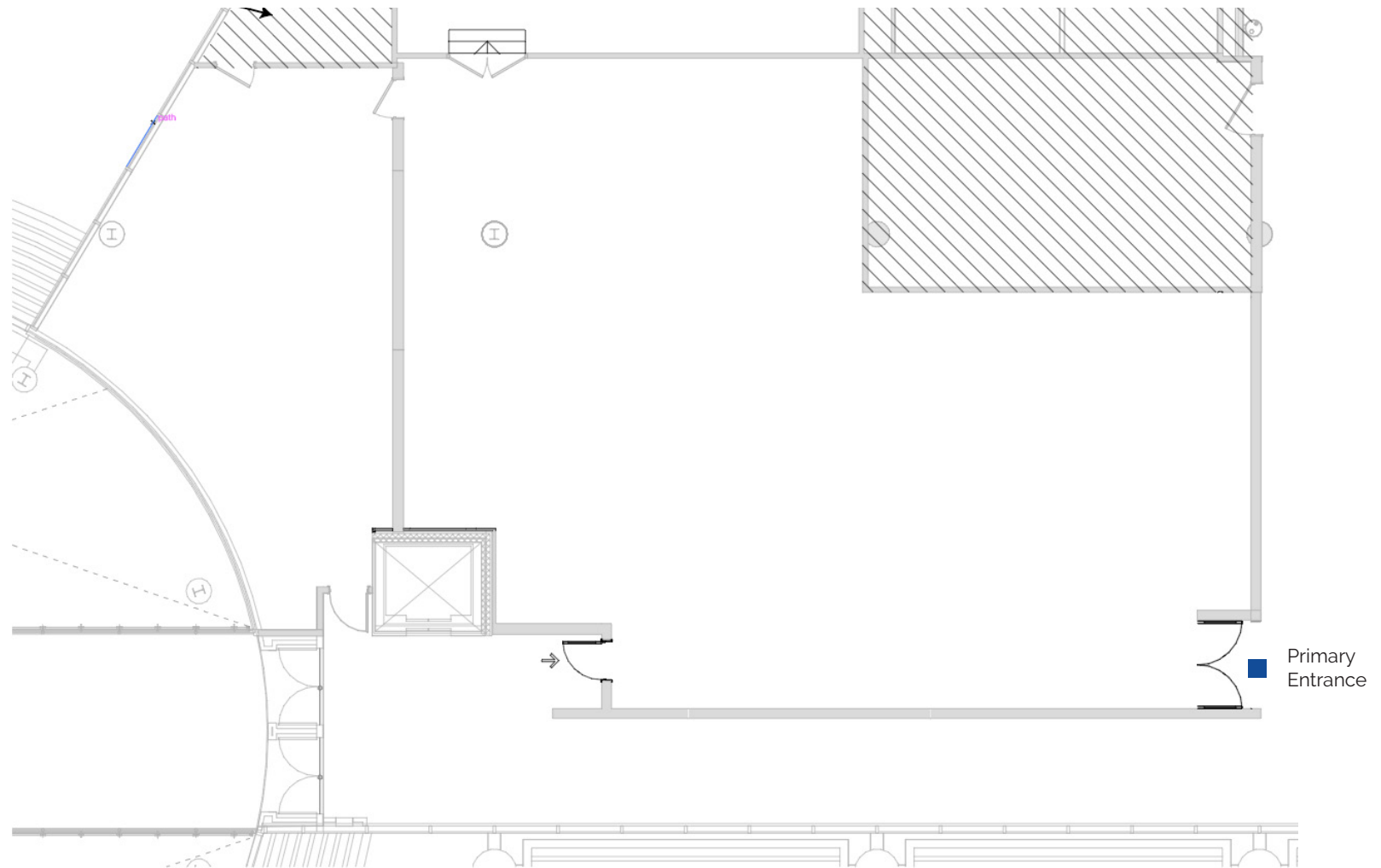
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LOCATION HIGHLIGHTS

- ▶ The Ingenuity Building is located at the corner of Challenger Pkwy and Ingenuity Dr in Orlando's renowned Central Florida Research Park & adjacent to the University of Central Florida
- ▶ 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
- ▶ Ideal access to all major thoroughfares
 - Express Road 408: 1 mile
 - Express Road 417: 6 miles
 - Orlando Int'l. Airport: 19 miles

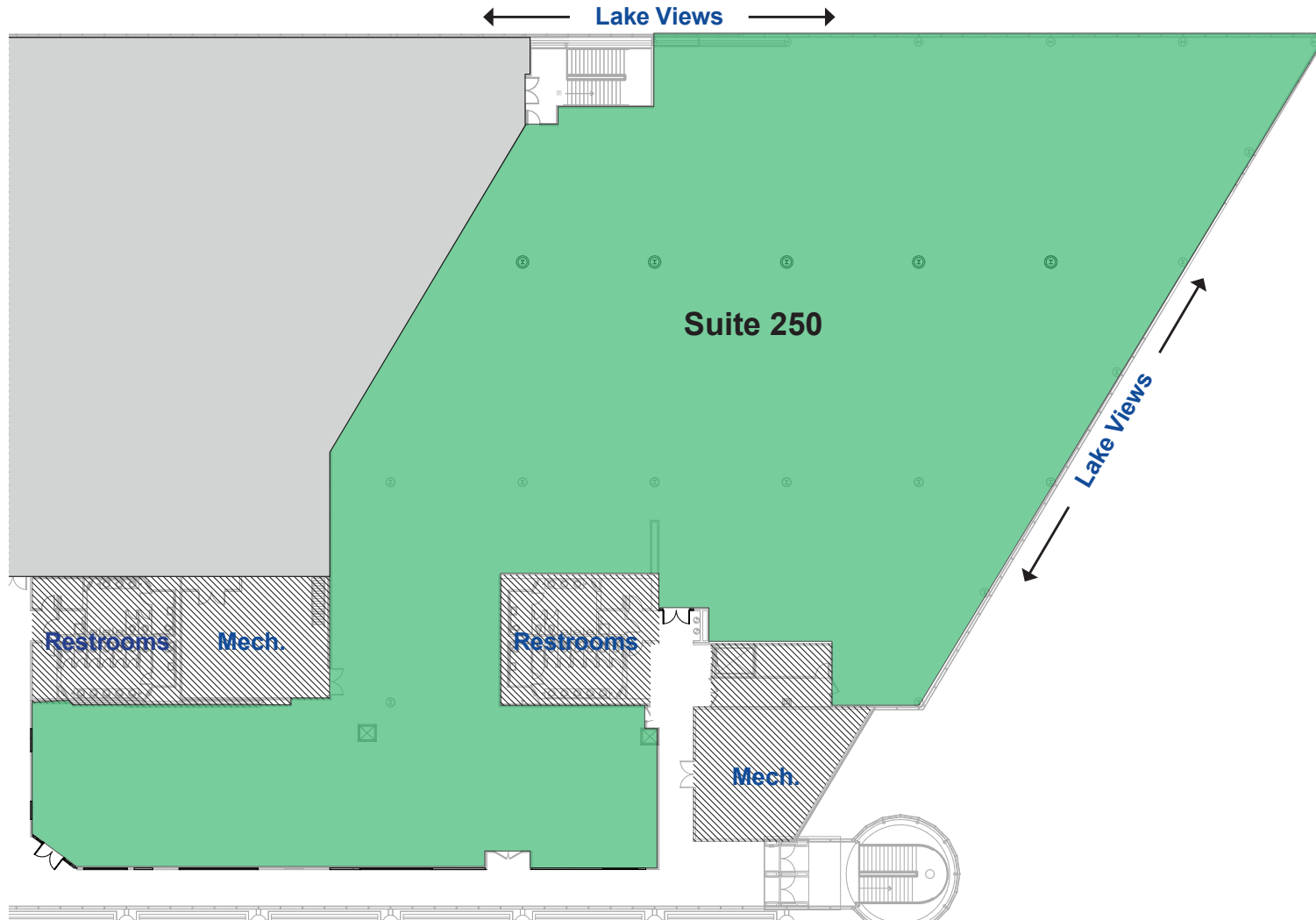




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2nd
Floor

Suite 250: 38,316 RSF



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2nd Floor Hypothetical Spaceplans

2nd
Floor

Suite 225: 4,945 RSF
Suite 250: 38,316RSF



HYPOTHETICAL-OPTION 1



HYPOTHETICAL-OPTION 2

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