

# OFFICE SPACE FOR LEASE



## RESEARCH COMMONS

12249 Science Drive  
Orlando, FL 32826

Research Commons is a highly secure GSA building with a renovated lobby and corridors and a generator that provides full building redundancy. The 3rd floor suite is 32,522 RSF and will be available August 2021.

The building is well-positioned in the Central Florida Research Park, providing direct access to Naval Support Activity Center (Nav-Air) and all major Orlando roadways.

For a virtual tour of the lobby, [click here](#).

## NEW BUILDING FEATURE

Tower has engaged BioAway to professionally disinfect all common areas on a frequent basis as outlined by the CDC and per OSHA standards using PPE. In addition, all air filters have been upgraded to MERV – 9 rating or better (where applicable) as well as maximizing the fresh air intake from our building systems to create a healthier building environment.



For more information, contact:

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## FULL FLOOR OPPORTUNITY

Suite	RSF
300 Full Floor	32,522 Avail. 8/1/21
Negotiable Lease Rate	



## BUILDING FEATURES & AMENITIES

- ▶ **New Generator that Provides Full Building Redundancy**
- ▶ Renovated Lobby and Corridors
- ▶ High Security GSA Facility
- ▶ Adjacent + Direct Access to Nav-Air
- ▶ Anti-Terrorism / Force Protection Fencing
- ▶ Suited for DoD Contractors
- ▶ **New Building Feature: BioAway Professional Disinfection Service + MERV – 9 Air Filters**



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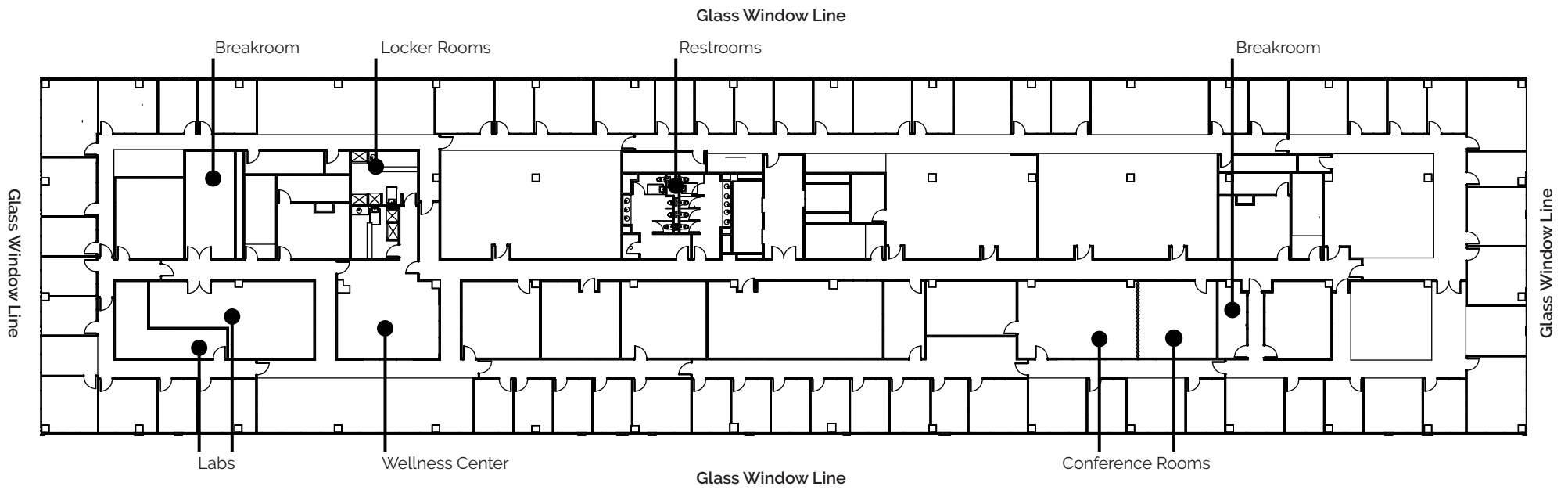
3rd  
Floor

Full Floor: 32,522 RSF



Available: August 2021

Half floor to be white  
boxed Fall 2021



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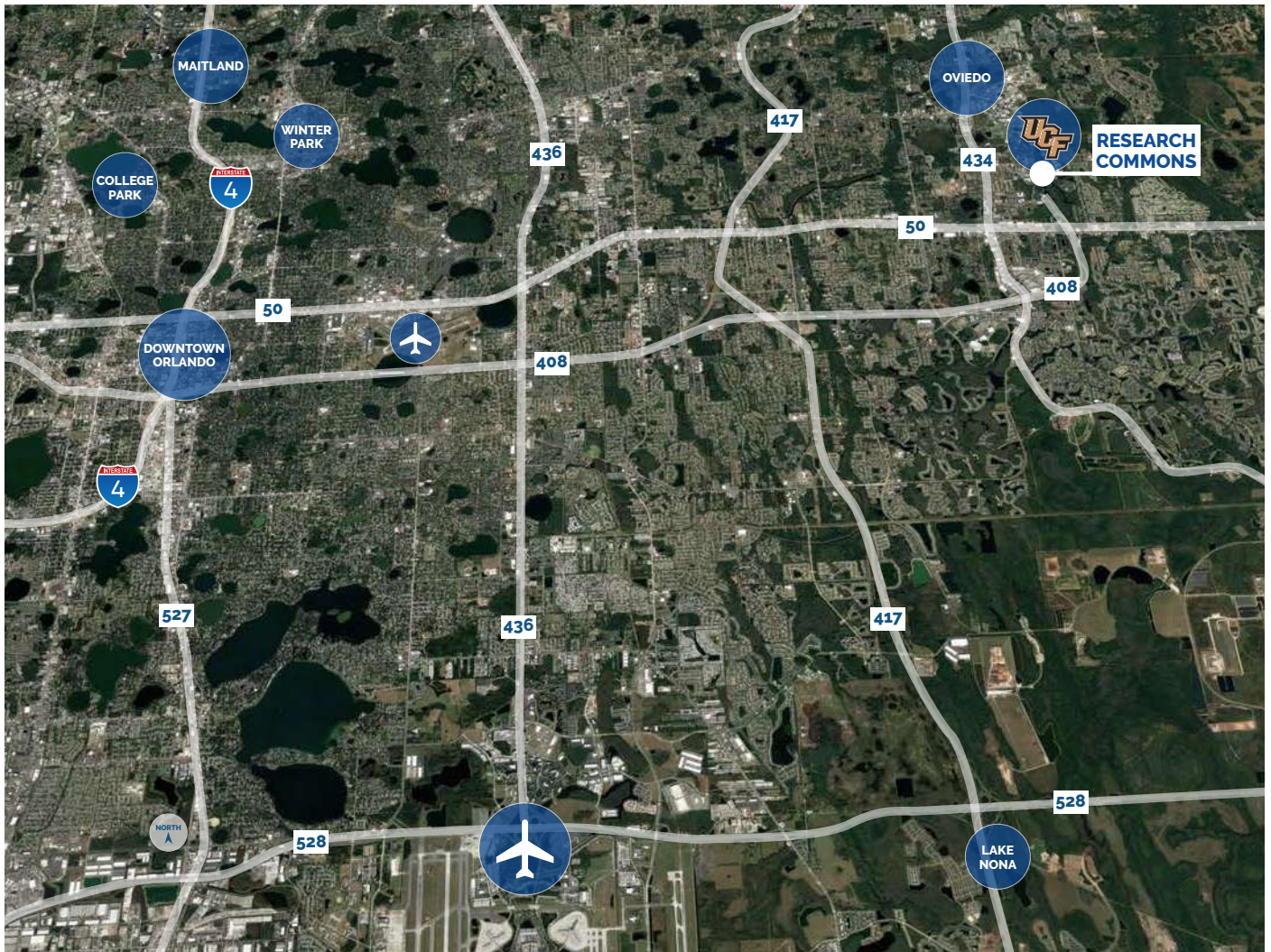
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## LOCATION HIGHLIGHTS

- ▶ Research Commons is adjacent to the Naval Support Activity Center in Orlando's renowned Central Florida Research Park & directly south of 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: 1.5 miles
  - Express Road 417: 6.2 miles
  - Orlando Int'l. Airport: 19 miles

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