

# OFFICE + FLEX FOR LEASE



## RESEARCH POINTE II

12792 Research Parkway  
Orlando, FL 32826

Research Pointe II is a premium office/flex property located prominently at Central Florida Research Park - Florida's largest research park and a U.S. defense-industry center for combat simulation, built next door to UCF, with easy access to all major Orlando roadways.

**PREMIUM  
PLUG & PLAY**

RSF Available  
**15,681-48,493**

**Central Florida Research Park**



## SPACE AVAILABLE

Suite	RSF
125	15,681 Available Now
200	32,812 (Avail. 6/1/25)
125/200	48,493 (Avail. 6/1/25)

**Rate : \$19/NNN**  
**CAM: \$6.98**

For more information, contact:  
**Tiffany Zullo**  
(407) 659.0120 x114 | TZullo@trpcre.com

[www.trpcre.com](http://www.trpcre.com)

## BUILDING FEATURES & ON-SITE AMENITIES

- ▶ Office & Grade Level Flex Space
- ▶ Building & Monument Signage Available
- ▶ 4/1000 Parking
- ▶ Multiple Oversized Conference Rooms
- ▶ Telcom/Fiber: Spectrum
- ▶ Fully Air Conditioned Building



## LOCATION HIGHLIGHTS

- ▶ Research Pointe II is located in Orlando's renowned Central Florida Research Park & near 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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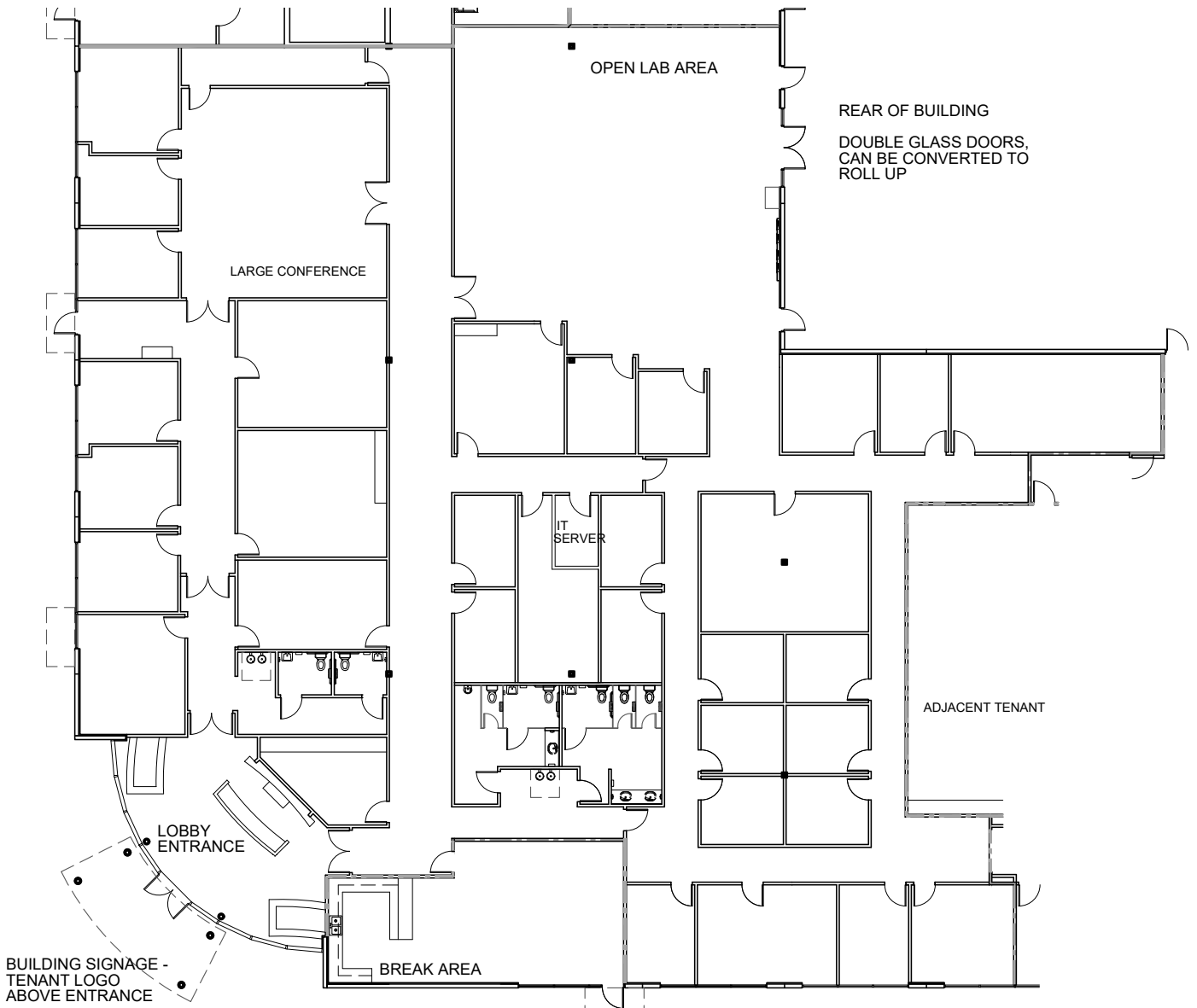
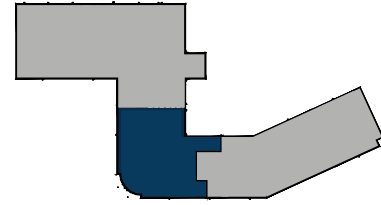
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### Notes

- Ceiling Heights - Vary throughout - (9' 8" - 14")
- Max Height Ceilings - 18' 11" bottom of girder & 20' 5" bottom of joist

1st Floor

Suite 125: 15,681 RSF



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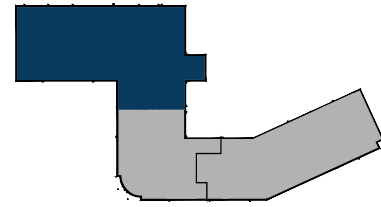
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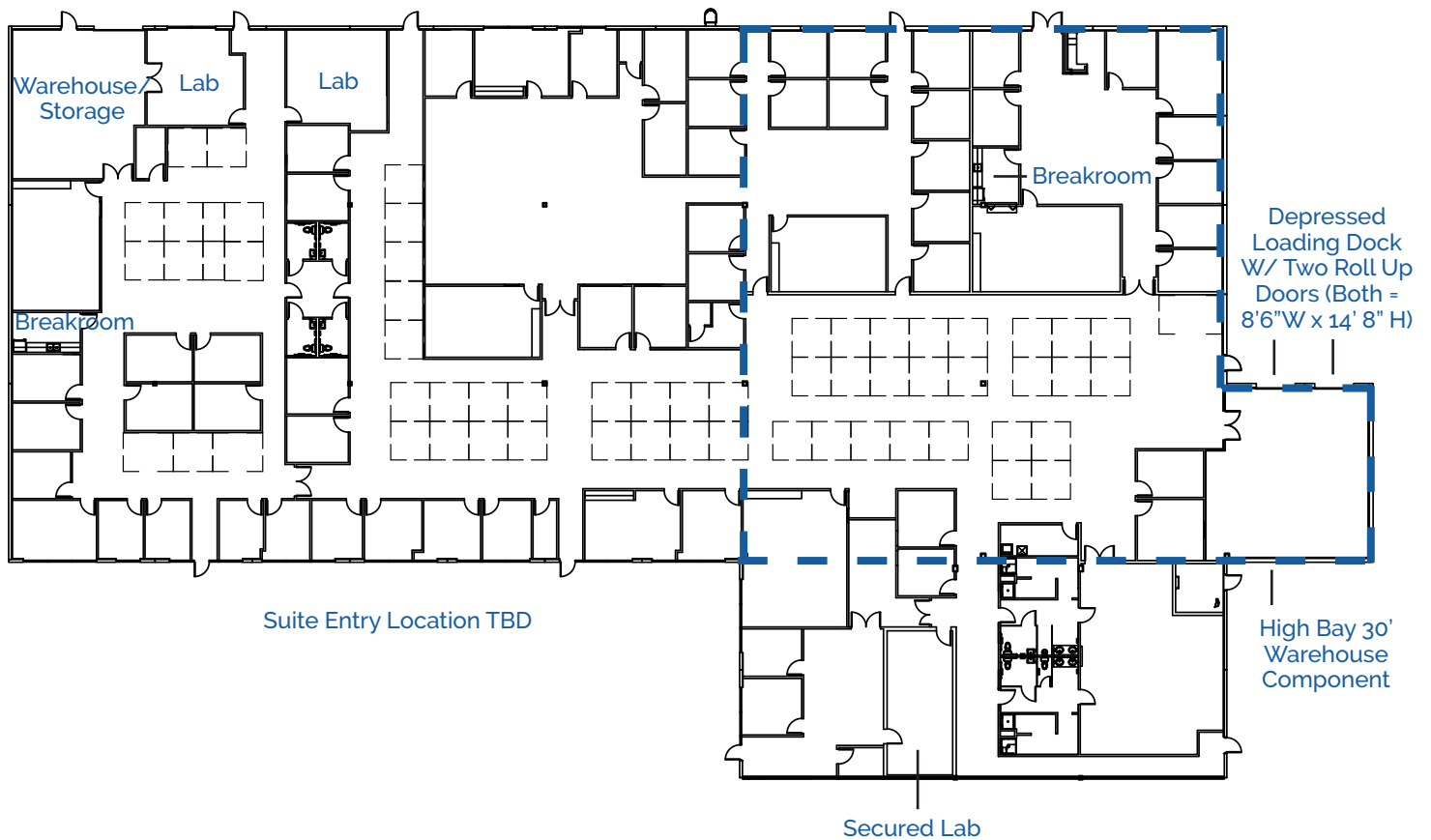
- Secured Lab Space
- Telcom/Fiber - Spectrum
- Ceiling Heights - Office - 9'8" ( can be expanded in areas noted below)
- 30' ceiling height warehouse component (with depressed loading dock)

1st Floor

Suite 200: 32,812 RSF



Available 6/1/2025



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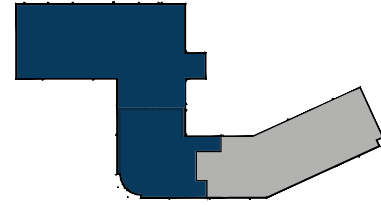
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### Notes

- Secured Lab Space
- Telcom/Fiber - Spectrum
- Ceiling Heights - Office - 9'8" ( can be expanded in areas noted below)
- 30' ceiling height warehouse component (with depressed loading dock)

1st Floor

Suite 125/200: 48,493RSF



Available 6/1/2025

