

# 12601 RESEARCH PKWY

RESEARCH + DEVELOPMENT SPACE FOR  
SUBLEASE IN EAST ORLANDO

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## PROMINENT FLEX AND R&D BUILDING IN RESEARCH PARK

12601 Research Pkwy has 47,333 rentable square feet of efficient, high-tech single-story office and includes R&D/Light Manufacturing space in a single tenant building.

SUITE	RSF
100	35,383 - 47,333

## PROPERTY FEATURES

- 3.3/1,000 PSF Parking Ratio
- Elevators onsite for easy mezzanine access
- Ample outdoor seating adjacent to break room
- 100% under HVAC, replaced in 2017
- Sublease term through 9/30/2028



FOR MORE INFORMATION, PLEASE CONTACT:

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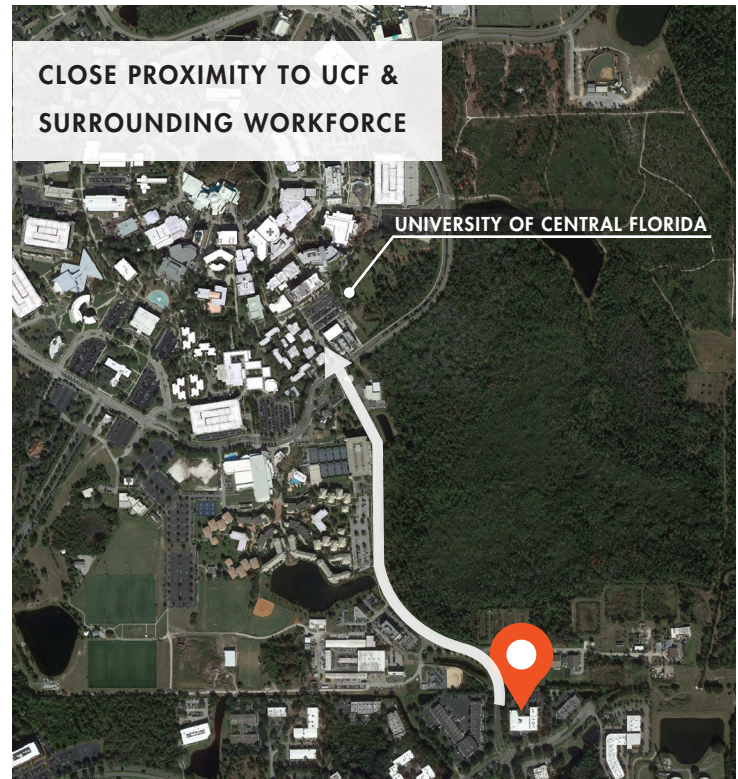
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**BUILDING SPECIFICATIONS**

BUILDING SIZE	47,333 SF
OFFICE	14,614 SF
R/D SPACE	15,673 SF
HIGH BAY	10,000 SF
2ND FLOOR MEZZANINE	7,046 SF
PARKING	3.3/1,000
YEAR BUILT	1993
AVAILABLE	June 1, 2024
POWER	1100 Amp, 3 phase electrical service, 30 KW 100 Amp backup generator with 500 gallon tank

**CLOSE PROXIMITY TO UCF & SURROUNDING WORKFORCE****ASSEMBLY/MANUFACTURING FLOOR****FOUNDRY**  
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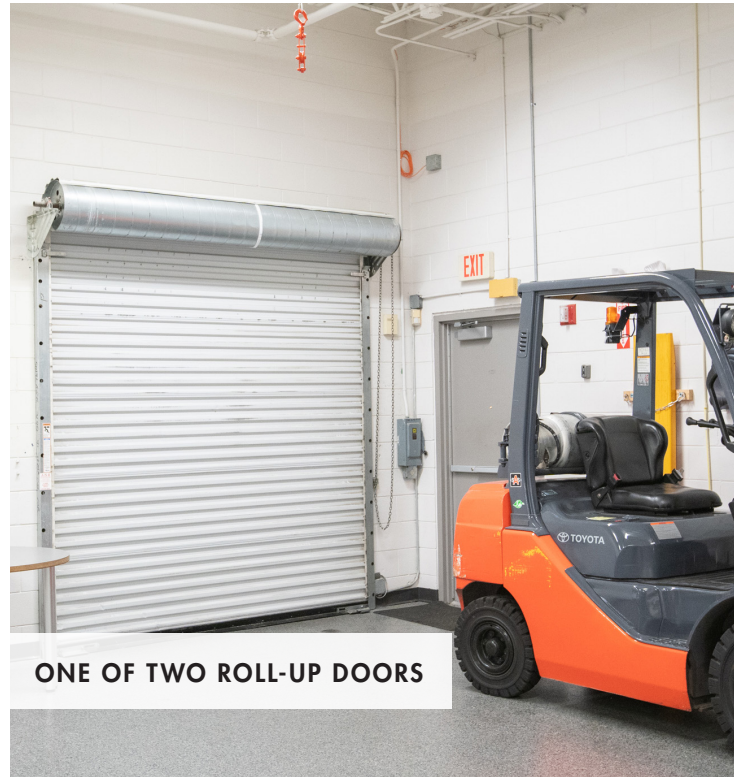
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**BREAKROOM AREA**

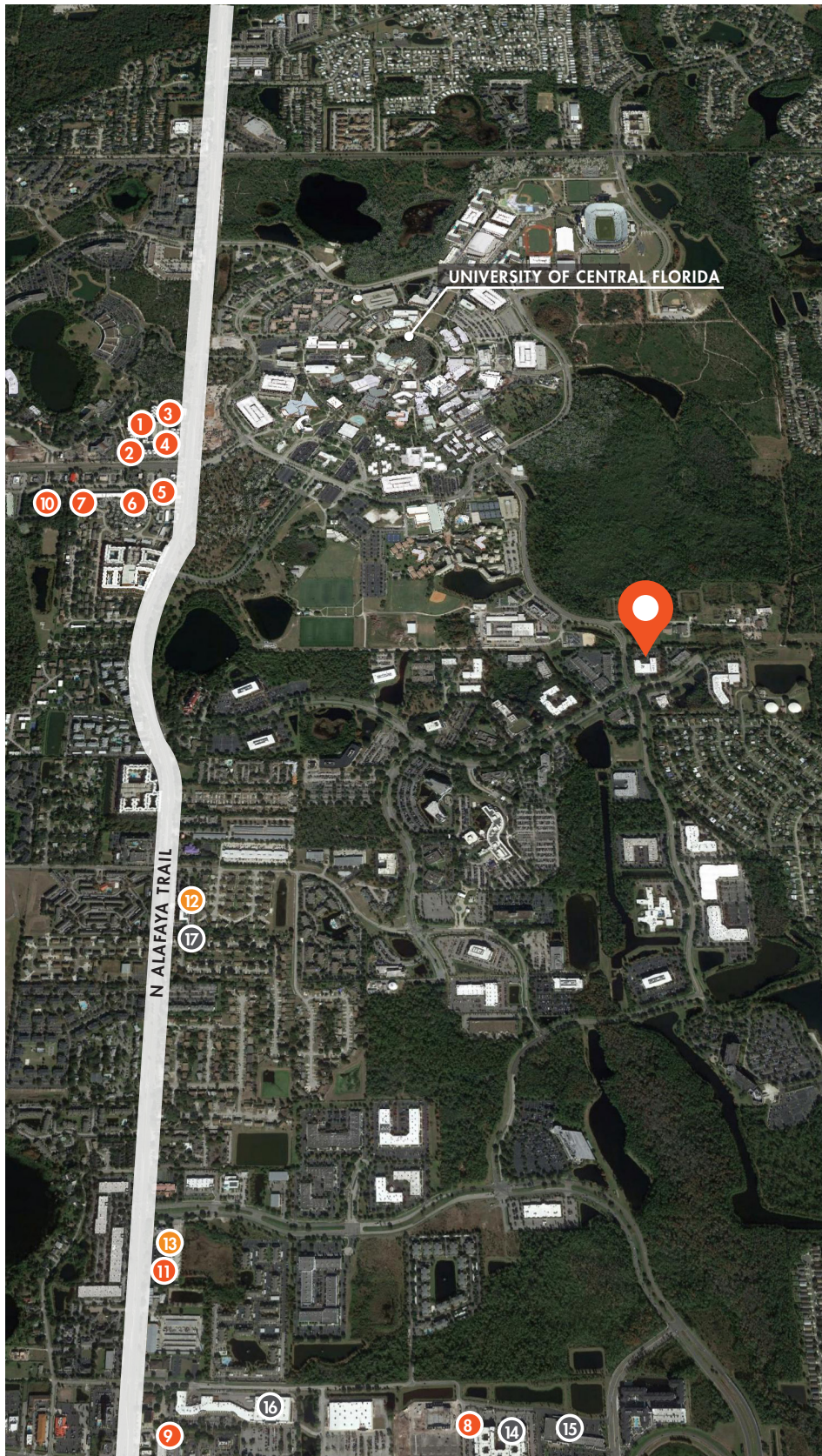


**ONE OF TWO ROLL-UP DOORS**



**NEWLY FINISHED CORRIDORS**





## LOCATION

12601 Research Pkwy is in close proximity to the University of Central Florida and numerous dining options nearby.

## DINING

- 1 Blaze Pizza
- 2 Bar Louie
- 3 Bento
- 4 BurgerFi
- 5 Kyoto Sushi
- 6 Habibi UCF
- 7 Del Taco
- 8 Cheddar's
- 9 Chili's Grill and Bar
- 10 4Rivers Smokehouse
- 11 Bubbalou's BBQ

## HOTELS

- 12 La Quitna Inn & Suites
- 13 Comfort Inn & Suites

## AMENITIES

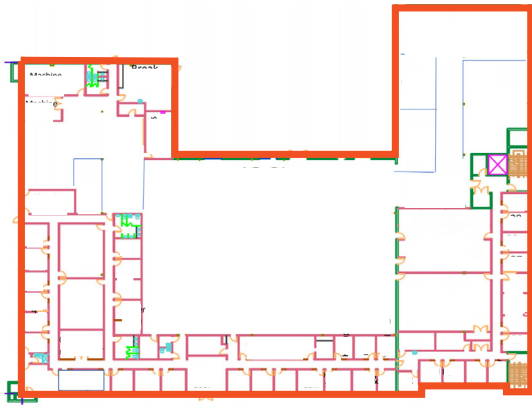
- 14 Publix
- 15 Wawa
- 16 Academy Sports + Outdoors
- 17 Bank of America

## LEASING SCENARIOS

SUBLEASE SPACE

AVAILABLE JUNE 2024

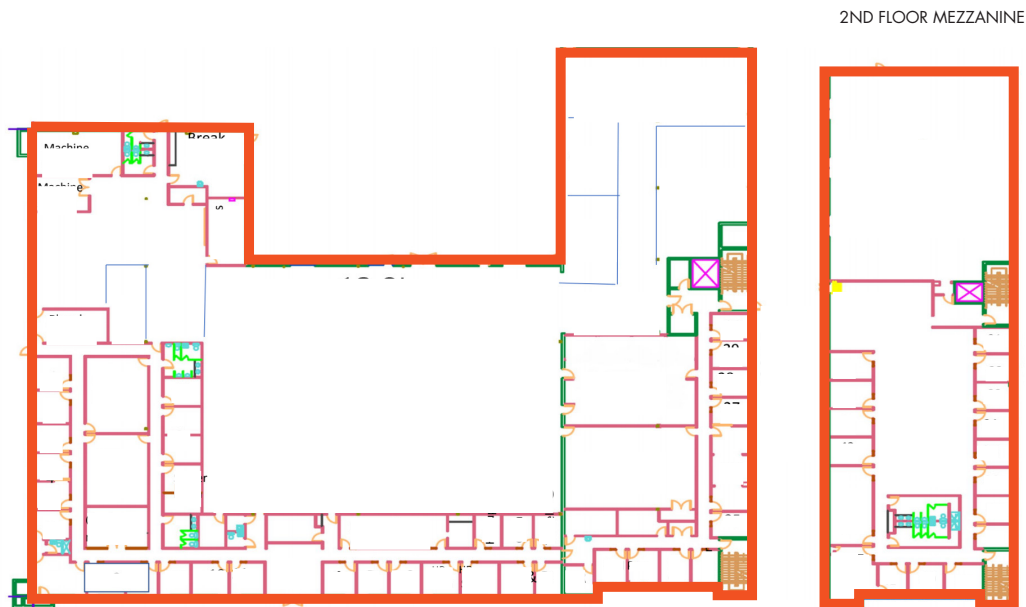
### A. FIRST FLOOR ONLY - 35,383 SF



### B. 1ST FLOOR + PARTIAL 2ND FLOOR (PREFERRED OPTION) - 42,583 SF



### C. FULL BUILDING - 47,333 SF



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