

2603 CHALLENGER TECH CT.

AVAILABLE FOR SUBLEASE

**EXCELLENT LOCATION IN
RESEARCH PARK**

2603 CHALLENGER TECH CT.

OFFICE FOR SUBLEASE



PROPERTY FEATURES

- Centrally located in the Central Florida Research Park
- Minutes from the University of Central Florida
- Easy access to SR 408 and SR 417
- Modern building with local built institutional quality ownership and management
- Fully air conditioned building

SF:	11,156 SF
LEASE EXPIRATION:	April 30, 2029 with ability to extend
TIMING:	Immediately
PARKING:	5/1,000
YEAR BUILT:	2002

PLEASE CONTACT

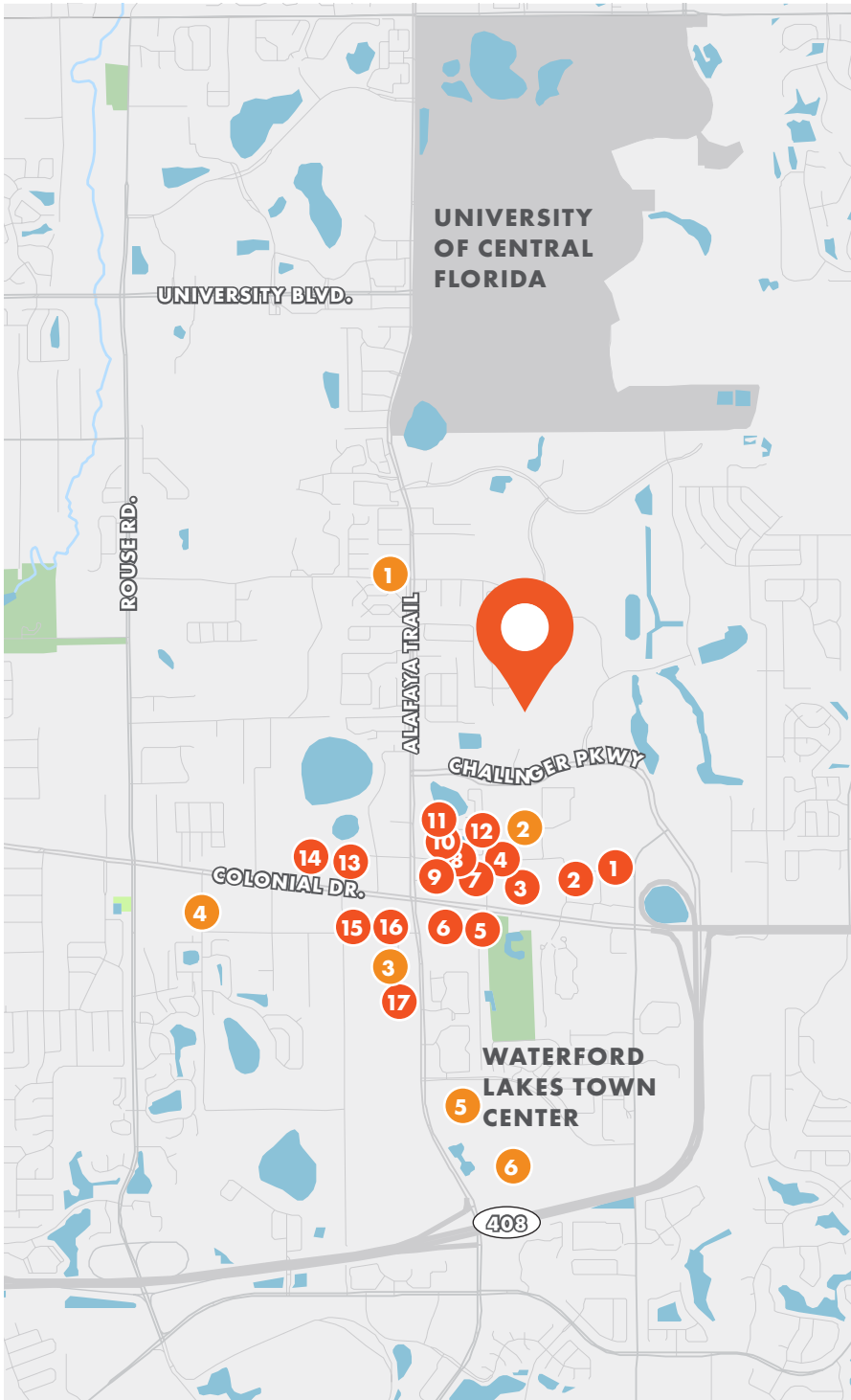
GABE DE JESUS **407.650.1501** | gabe.dejesus@foundrycommercial.com
Licensed Real Estate Broker

MARIA LOMBARDI **407.458.5880** | maria.lombardi@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

2603 CHALLENGER TECH CT.

AMENITIES



FOOD AND DINING

1. Fuzzy's Taco Shop
2. Cheddar's Scratch Kitchen
3. PDQ
4. Chili's Grill & Bar
5. Old Cuban Cafe
6. Olive Garden
7. Steak 'n Shake
8. Popeyes
9. Twistee Treat
10. Denny's
11. Jollibee
12. Taco Bell
13. Waffle House
14. Golden Corral
15. Mellow Mushroom
16. Wendy's
17. First Watch

SHOPPING/CONVENIENCE

1. Walgreens
2. Academy Sports + Outdoors
3. Hobby Lobby
4. At Home
5. Best Buy
6. Target

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FLOOR PLAN



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