

2603 CHALLENGER TECH CT.

SUITE 145 AVAILABLE FOR SUBLEASE

**EXCELLENT LOCATION IN
RESEARCH PARK**



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**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:	8,285
LEASE EXPIRATION:	August 31, 2034
TIMING:	Immediately
PARKING:	5/1,000
YEAR BUILT:	2002

PLEASE CONTACT

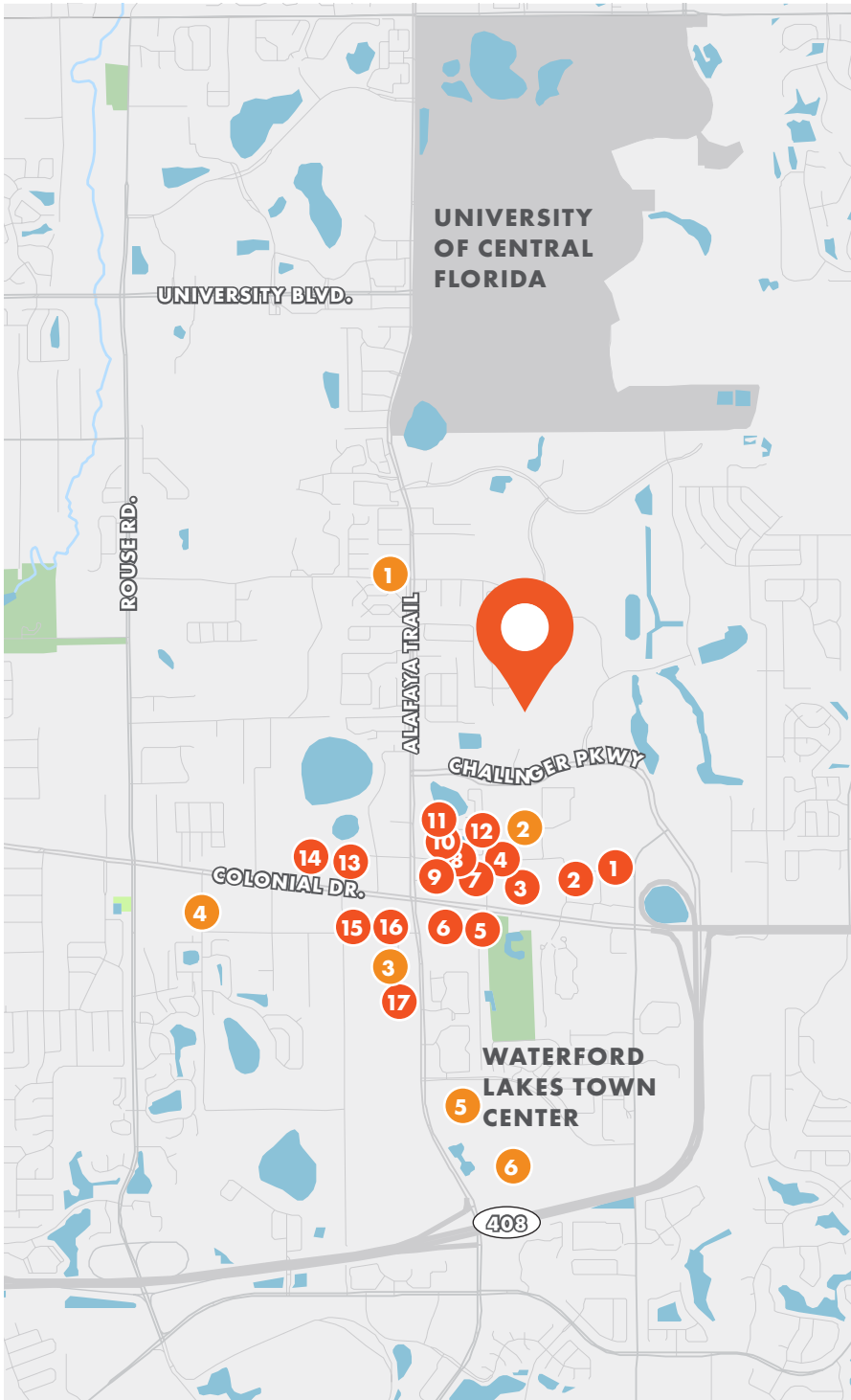
GABE DE JESUS **407.650.1501** | gabe.dejesus@foundrycommercial.com
Licensed Real Estate Broker

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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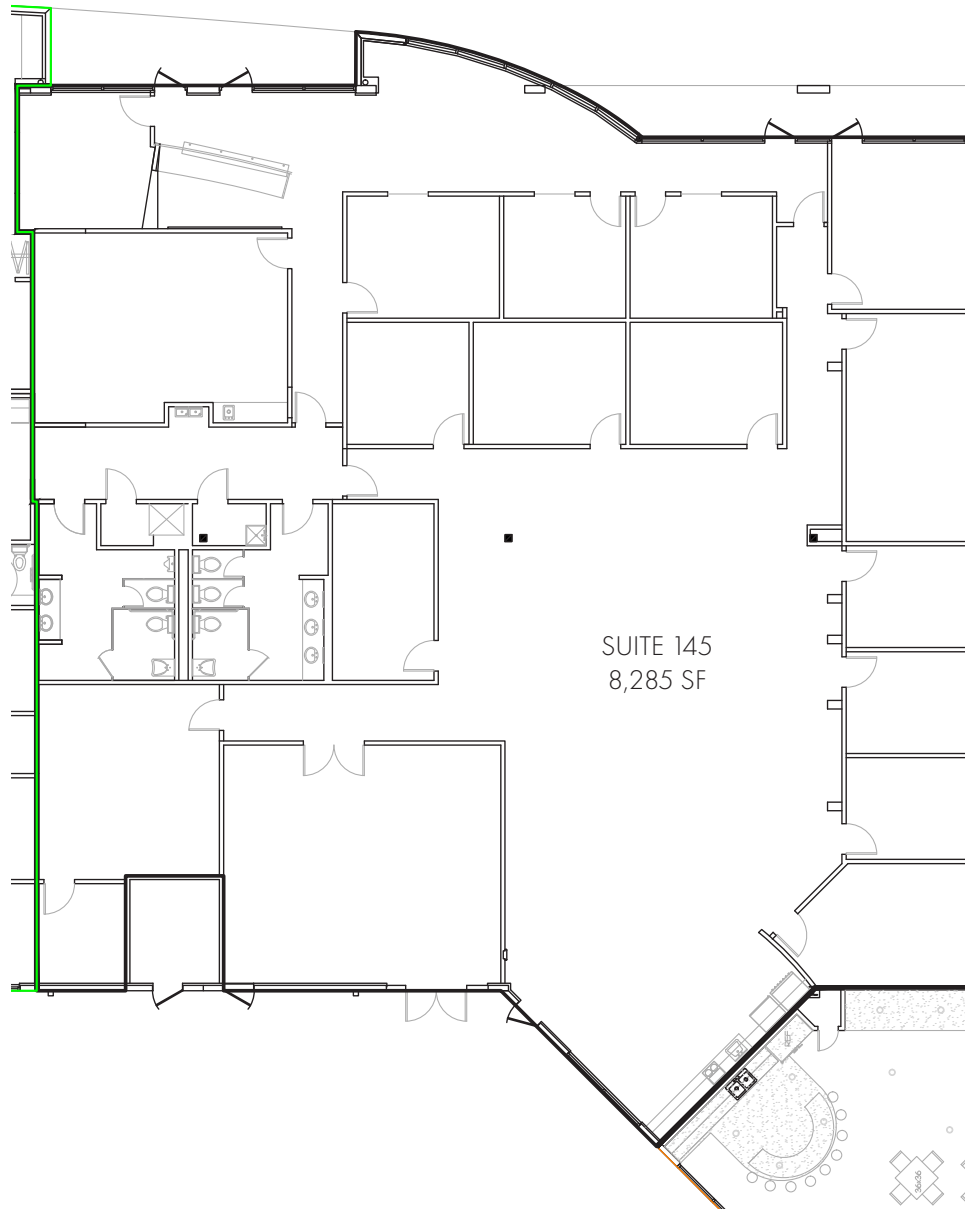
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SUITE 145 FLOOR PLAN



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