

For Sublease

2501 Discovery Drive, Suite 100 & 200

Orlando, FL 32826



11,426± sf available

**AVISON
YOUNG**

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Introduction

Discovery Lakes I is a single story, Class A Flex building and is located directly south of the University of Central Florida in Orlando's renowned Central Florida Research Park. The Central Florida Research Park is a campus-like environment situated on 1,027± acres with ideal access to all major thoroughfares (S.R. 434, Highway 50, S.R. 408, and S.R. 417) and home to over 145 businesses. There are on-site hotels, as well as a bank and restaurants for the 10,000± employees who work on campus.

PROPERTY HIGHLIGHTS

RENTAL RATE: \$17.50/SF - NNN

PARKING RATIO: 6.00/1,000

CAM: \$5.53/SF

100% OFFICE

EXPIRATION DATE: MAY 31, 2031

**LOCATED IN CENTRAL FLORIDA
RESEARCH PARK**

**RECENTLY BUILT OUT WITH
HIGH-END FINISHES**

MONUMENT SIGNAGE AVAILABLE



Nearby Amenities



Photos



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