

# RESEARCH COMMONS

CENTRAL FLORIDA RESEARCH PARK



ORLANDO, FLORIDA  
**OFFERING SUMMARY**



# RESEARCH COMMONS

## The Investment Opportunity

Jones Lang LaSalle (“JLL”) is pleased to present the exclusive opportunity to acquire Research Commons (the “Property”), a premier 129,982 rentable square foot office building strategically positioned within Orlando’s highly coveted Central Florida Research Park. Currently 94% occupied with a 2.8-year Weighted Average Lease Term (WALT) and 6.1-year Weighted Average Tenant Tenancy (WATT), the Property delivers exceptional stability while serving as the perfect home for several Department of Defense agencies and contractors.

Built in 1989 and renovated in 2006, Research Commons benefits from its rare positioning as one of only two privately owned assets within the Force Protection Zone, providing substantial competitive advantages for attracting and retaining government and defense contractor tenants. The Property features dedicated pedestrian gates providing direct access to the Naval Support Activity Center, GSA-approved security fencing, and emergency backup power generation, creating strategic infrastructure ideally suited for intensive government operations. These attributes have driven exceptional stability with a 93% average occupancy over the past decade.

Located within Florida’s largest research park and the fourth largest in the nation, Research Commons plays a critical role in establishing Orlando as the “World Capital of Modeling and Simulation” and is positioned less than one mile from the University of Central Florida, the nation’s second-largest university. With nearly \$1 million in recent capital improvements including renovated common areas and lobby, combined with a 4.2 per 1,000 SF parking ratio, Research Commons represents an exceptional investment opportunity to acquire a mission-critical government-anchored asset in one of Florida’s most dynamic and specialized office markets.

| Research Commons Overview |                  |
|---------------------------|------------------|
| Address                   | 12249 Science Dr |
| Occupancy                 | 94%              |
| Building Size (RSF)       | 129,982          |
| Stories                   | 4                |
| Year Built                | 1989 / 2006      |
| WALT (Years)              | 2.8              |

**129,982**  
Total SF

**94%**  
Occupancy

**4**  
Stories

**2.8 | 6.1**  
WALT | WATT

**4.2 / 1,000 SF**  
Parking Ratio



# Investment Highlights



## EXCLUSIVE FORCE PROTECTION ZONE ACCESS

One of only two privately owned assets within the Force Protection Zone, alongside Tech Point I & II (offered separately by JLL). This rare positioning provides substantial competitive advantages for attracting and retaining government and defense contractor tenants.



## DIRECT NAVAIR ACCESS

Dedicated pedestrian gates provide immediate access to the Naval Support Activity Center, delivering unparalleled convenience for tenants requiring convenient access.



## STRATEGIC INFRASTRUCTURE FOR GOVERNMENT TENANTS

The Property features GSA-approved security fencing around the entire perimeter and an emergency backup generator providing redundant power to the entire building, both critical for intensive government operations.



## EXCEPTIONAL HISTORICAL OCCUPANCY

The Property has demonstrated consistent stability with an average occupancy of 93% since 2016.



## PREMIER CENTRAL FLORIDA RESEARCH PARK LOCATION

Situated within Florida's largest research park and the fourth largest in the nation, internationally recognized as the "World Capital of Modeling and Simulation."



## STRATEGIC PROXIMITY TO UCF

Located less than one mile from the nation's second-largest university, UCF provides direct access to an exceptional talent pipeline, particularly through its top-ranked computer science program that feeds directly into the park's modeling and simulation industry.



## RECENTLY RENOVATED LOBBY AND COMMON AREA

The Property benefits from nearly \$1 million in capital improvements within the past five years including renovated common areas and lobby.



# Modeling, Simulation and Training Capital of the World

Recognized as the modeling, simulation and training capital of the world, Orlando has become the premier hub where government agencies, defense contractors, technology companies, and academic institutions deploy and advance simulation-based technologies.

With the defense budget expected to nearly double from \$901 billion in FY 2026 to a proposed \$1.5 trillion in FY 2027, defense-related modeling and simulation programs will receive substantial additional funding, benefiting tenants in and around the Property.

**Naval Air Warfare Center Training Systems Division (NAWCTSD)**

Develops training systems, simulators, and instructional technology for Navy and Department of Defense personnel under NAVAIR (Naval Air Systems Command)



**Air Force Agency for Modeling and Simulation (AFAMS)**

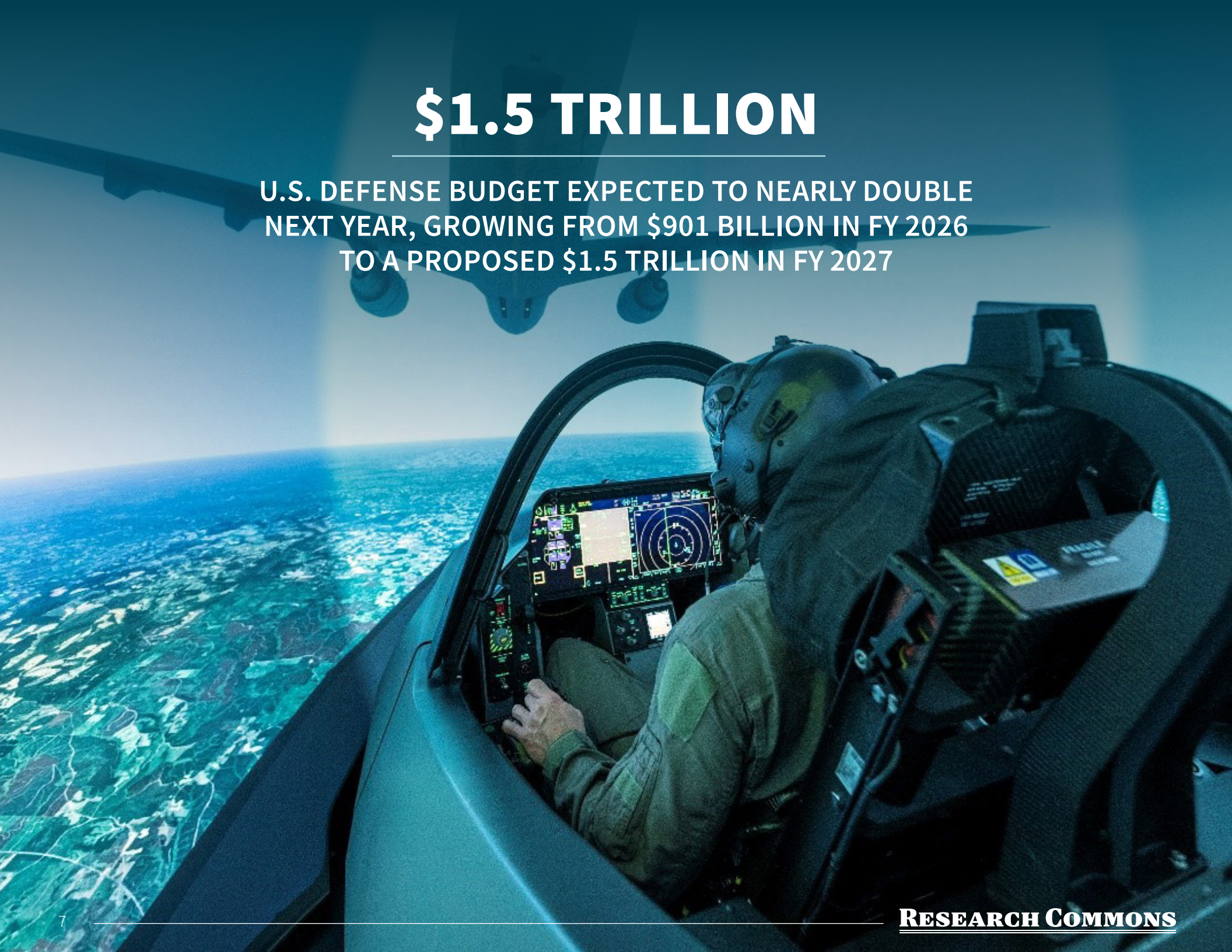
Provides modeling and simulation capabilities supporting Air Force operations, acquisition, and training through analytical tools and combat simulations

Headquartered in Tech Point II

**U.S. Army's Program Executive Office, Simulation, Training and Instrumentation (PEO STRI)**

Manages and develops integrated training environments, virtual simulators, and live-fire ranges supporting soldier skill development

PEO STRI executes a multibillion-dollar program annually, and is staffed by more than 1,200 military, government, and service support contractors



**\$1.5 TRILLION**

**U.S. DEFENSE BUDGET EXPECTED TO NEARLY DOUBLE NEXT YEAR, GROWING FROM \$901 BILLION IN FY 2026 TO A PROPOSED \$1.5 TRILLION IN FY 2027**

# Premium Access and Security Infrastructure



**NAVAL SUPPORT ACTIVITY (NSA) ORLANDO**  
 PROVIDES SUPPORT TO ALL DEPARTMENT OF DEFENSE ACTIVITIES IN CENTRAL FLORIDA

**DIRECT NAVAIR ACCESS**

**EMERGENCY GENERATOR**  
 PROVIDES REDUNDANT POWER FOR THE ENTIRE PROPERTY

**RESEARCH COMMONS**

**WITHIN FORCE PROTECTION ZONE**  
 GSA-APPROVED FENCING ENCOMPASSES PROPERTY  
*Tech Point I & II (offered separately by JLL) are the only other privately owned assets within FPZ*

# Exceptional Historical Occupancy

Research Commons' unique security infrastructure and direct access to NSA Orlando create sustained demand from government and defense contractor tenants seeking mission-critical facilities.

The Property has maintained exceptional occupancy stability since 2016, averaging 93% occupancy over the past decade. This consistent performance significantly outpaces the broader Orlando office market.

| Year | Average Occupancy |
|------|-------------------|
| 2016 | 92%               |
| 2017 | 89%               |
| 2018 | 95%               |
| 2019 | 96%               |
| 2020 | 95%               |
| 2021 | 87%               |
| 2022 | 88%               |
| 2023 | 96%               |
| 2024 | 90%               |
| 2025 | 98%               |



# Strategic Location in Central Florida Research Park

Central Florida Research Park (CFRP) stands as Florida’s largest research park and the fourth largest in the nation. The park houses over 140 companies employing more than 9,500 professionals with an annual payroll exceeding \$1 billion. Tenants within the park benefit from relationships with the University of Central Florida through technology transfer, laboratory facilities, faculty consultations, and employment programs.

CFRP is home to a myriad of multiple Fortune 500 companies, government agencies and contractors, attracting over \$1.4 billion in federal contracts annually for activities in and around the park.



**HUB FOR NATIONALLY RECOGNIZED FIRMS**




**GENERAL DYNAMICS**




**NORTHROP GRUMMAN**



 U.S. Department of War

**#1**  
Largest Research Park in Florida

**#4**  
Largest Research Park in U.S.

**68**  
Buildings

**1,027**  
Acres

**140+**  
Companies

**9,500+**  
Employees



# Florida - Surging Growth



Source: US News & World Report (2025)

## #1 RANKED ECONOMY FOR THIRD CONSECUTIVE YEAR

| Rank | State   |
|------|---------|
| 1    | Florida |
| 2    | Texas   |
| 3    | Utah    |
| 4    | Idaho   |
| 5    | Arizona |

Source: US News & World Report

**#1** STATE FOR FUTURE JOB GROWTH  
 Source: Lightcast

**#1** STATE TO START A BUSINESS  
 Source: WalletHub

**#3** LARGEST WORKFORCE IN THE US  
 Source: U.S. Bureau of Labor Statistics

**#3** BEST STATE FOR BUSINESS  
 Source: CNBC

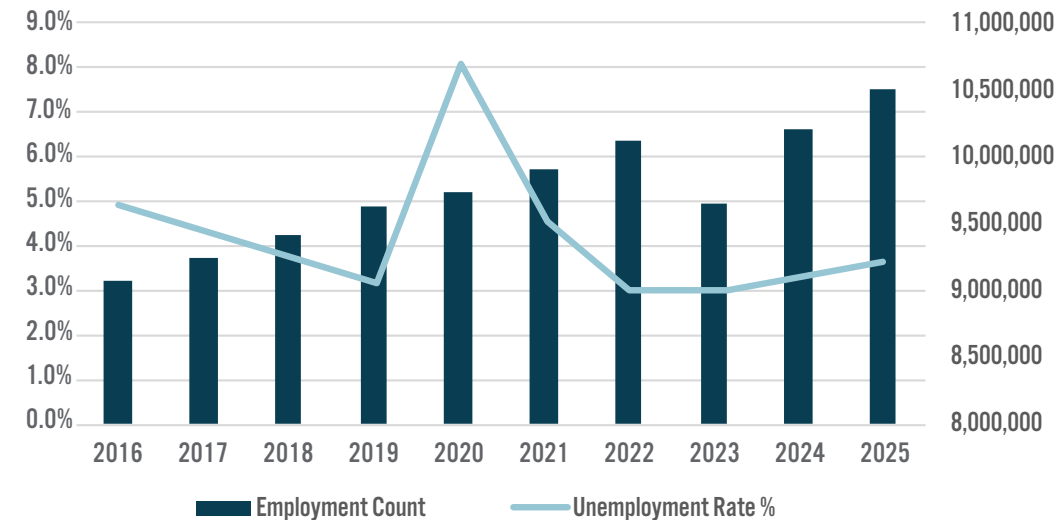
In 2025, Florida ranked as the **2nd fastest-growing state** in the nation, surpassed only by Texas, based on the annual U-Haul Growth Index. The state's appeal was even more evident at the city level, as **eight of the top ten U.S. growth cities** were located in Florida, with Central Florida's Ocala securing the number one position overall.

### TOP GROWTH STATES OF 2025

1. Texas
- 2. Florida**
3. North Carolina
4. Tennessee
5. South Carolina

Source: U-Haul

### FLORIDA EMPLOYMENT GROWTH



Source: U.S. Bureau of Labor Statistics



# Orlando

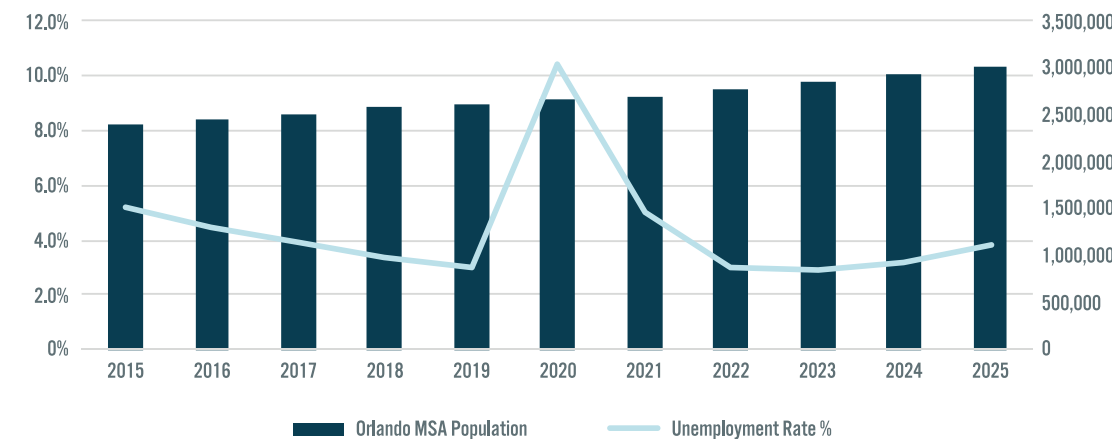
3 Million Residents

37.4% Growth since 2010

### EMPLOYMENT

Orlando is a dynamic metro with many driving forces. A leading region in infrastructure, the area is surging in growth with emerging tech and medical hubs. While Orlando is the world's tourism mecca, 80% of employment in the metro comes from outside of the industry. Following COVID-19, the Orlando MSA has consistently been one of the most powerful economies in the nation.

### ORLANDO GROWTH



Source: FRED

### TOP 10

FASTEST GROWING US METRO BY GDP % GROWTH

### #1

FASTEST-GROWING MARKET AMONG TOP 30 U.S. REGIONS

### #1

CITY FOR WAGE GROWTH FROM 2000-2024

# RESEARCH COMMONS

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