

DISCOVERY POINT

2300 DISCOVERY DRIVE, ORLANDO, FL

FOR SUBLEASE

- Up to 141,072 RSF
- Available now
- Plug n' play
- Brand new furniture
- Brand new buildout



Discovery Point

CLASS A OFFICE BUILDING AVAILABLE FOR SUBLEASE NOW

Ideally situated near the University of Central Florida (UCF) and the Central Florida Research Park (CFRP), the property is in the heart of the thriving Orlando defense and technology hub, and short drive to Downtown Orlando, Lake Mary and Orlando International Airport (MCO).

- Approximately 360,000 SF 6-story Class A building
- New modern lobby and common areas
- On-site property manager and a dedicated security check-in station
- Fitness facility with new equipment, showers and lockers
- New Foxtail Coffee/restaurant on-site
- 250 seat tenant collaboration lounge
- Ample parking including an area dedicated for visitors
- Minutes to a variety of dining options including First Watch, Cooper's Hawk, Bonefish Grill, Starbucks, Chipotle and Subway



+/- 15'
Ceiling Heights



+/- 60K
Floorplates



6/1,000
Parking



2020
Renovations



OPEN WORKSTATIONS



FITNESS CENTER

SUBMARKET LABOR DEMOGRAPHICS

ECONOMY OVERVIEW

285,535

Population (2021)

Population **grew by 11,946** over the last 5 years and is projected to **grow by 17,001** over the next 5 years

98,147

Total Regional Employment

Jobs **grew by 5,003** over the last 5 years and are projected to **grow by 6,209** over the next 5 years.

\$67.3K

Avg. Earnings Per Job (2021)

Regional average earnings per job are **\$9.3K below** the national average earnings of \$76.6K per job

TAKEAWAYS

As of 2021 the region's population increased by 4.4% since 2016, growing by 11,946. Population is expected to increase by 6.0% between 2021 and 2026, adding 17,001.

From 2016 to 2021, jobs increased by 5.4% in 9 Florida ZIPs from 93,144 to 98,147. This change outpaced the national growth rate of 0.7% by 4.7%. Labor force data is not available for 9 Florida ZIPs.

There is no education attainment data for 9 Florida ZIPs.

The top three industries in 2021 are Education and Hospitals (State Government), Restaurants and Other Eatng Places, and Business Support Services.

GRADUATE PIPELINE



174 Programs

2,063 programs can train for this job, while only 174 programs have produced completers in this region.



18,622 Completions (2020)

The completions from all regional institutions for all degree types.



12,240 Openings (2020)

The average number of openings for an occupation in the region is 17.

Top Schools

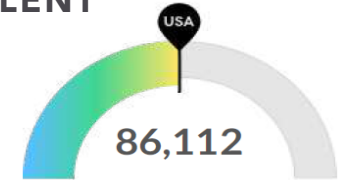
Completions (2020)

University of Central Florida

18,254

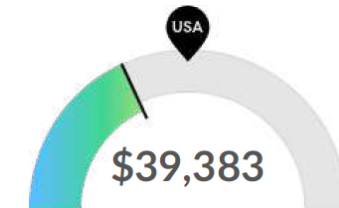


SUPPLY OF REGIONAL TALENT



Supply (Jobs)

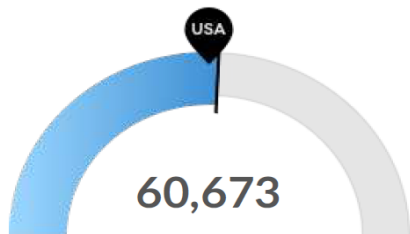
Your area is about average for this kind of talent. The national average for an area this size is 86,112* employees, while there are 86,112 here.



Compensation

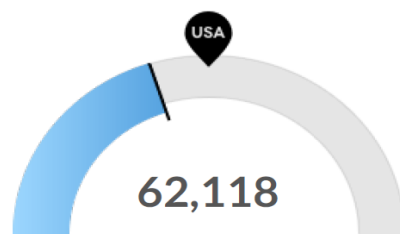
The cost for talent is low in your area. The national median salary for your occupations is \$42,214, while you'll pay \$39,383 here.

POPULATION CHARACTERISTICS



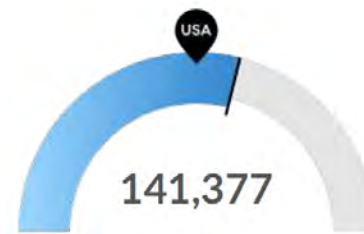
Millennials

Population grew by 11,946 over the last 5 years and is projected to grow by 17,001 over the next 5 years



Retiring Soon

Retirement risk is low in your area. The national average for an area this size is 83,852 people 55 or older, while there are 62,118 here



Racial Diversity

Racial diversity is high in your area. The national average for an area this size is 113,479 racially diverse people, while there are 141,377 here.



UCF


The University of Central Florida (UCF), located just outside of downtown Orlando, is the largest university by enrollment in the state. Approximately 200,000 UCF alumni have chosen to stay in Florida to work.

UCF also employs a business liaison to assist placing business college students with local employers.

UCF STATS:

 \$204.5M Research Funding

 103 Majors

 #1 workforce supplier of graduates to aerospace and defense industries

 70,000+ Students


 13 Colleges

Central Florida Research Park


The Central Florida Research Park (CFRP) is Orlando's tech hub.

CFRP STATS:

 Nation's 6th largest research park

 Home to the nation's Army, Navy, Airforce and Marine's simulation operations

 1,027 acre campus-like office park

 Employs more than 10,000 employees

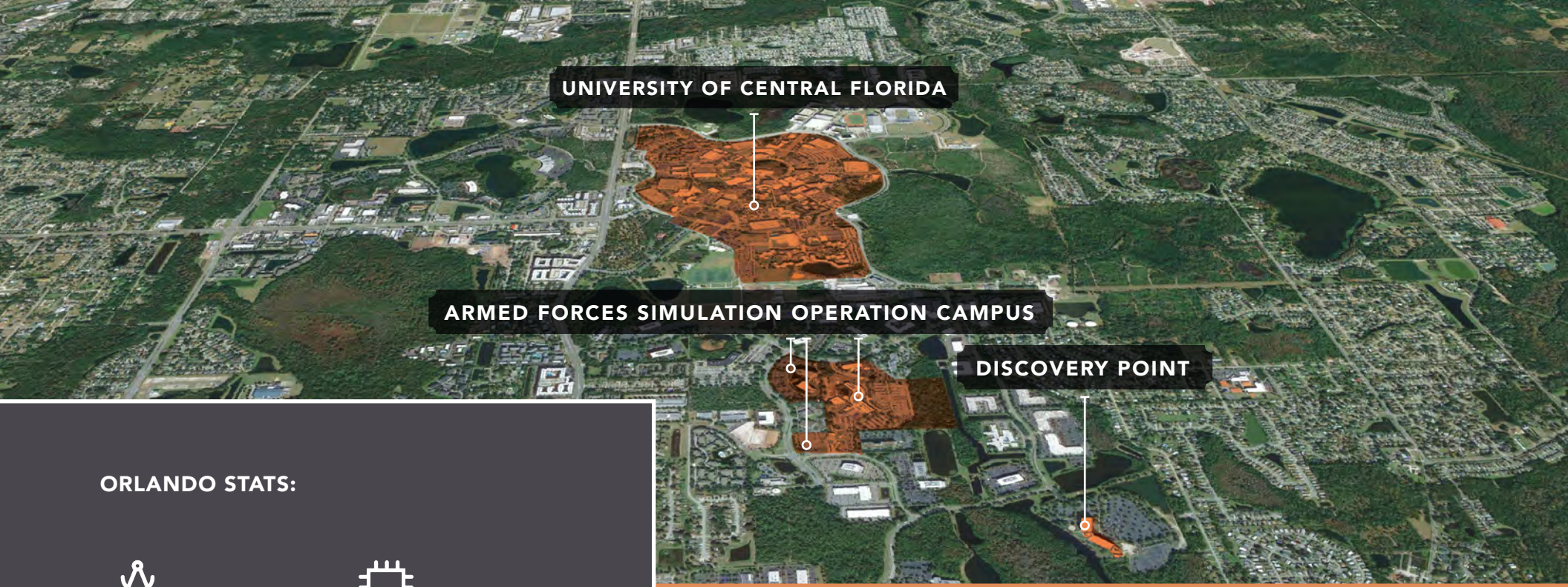
 145 companies

 65 buildings

- National Center for Simulation
- Naval Support Activity of Orlando
- PEO STRI
- Air Force Agency for Modeling and Simulation
- ACC Orlando
- Mission Support Orlando
- Defense Contract Management Agency



University of Central Florida



ORLANDO STATS:



No. 1 for STEM Job Growth in the U.S. (*Forbes* 2018)



38,000+ Qualified Tech Workers in Orlando (*JobsEQ*, 2020)



Orlando ranks #1 for best places to work in tech (*Yahoo Finance*, 2021)



Greater Orlando ranks No. 1 in fastest growing cities for entrepreneurs (*LinkedIn News*, 2021)



Orlando is ranked #2 in the US for the number of start-ups, averaging about 4,861 annually (*Source: Roofstock*)



The nation's Army, Navy, Air Force, and Marine's simulation operations are based in Central Florida's Research Park

Orlando Highlights

Orlando's growth rate is the second fastest of the 30 largest US cities, and for good reason. Orlando is a place where people want to live. The combination of affordable living, restaurants, arts, culture, professional sports and endless outdoor activities have made Orlando a desirable place for workers from all over the U.S.

RECRUITMENT OPPORTUNITY

Surrounded by over 35 colleges, universities, and technical schools, and anchored by the University of Central Florida (UCF), the immediate Orlando area has more than 140,000 students enrolled in higher educational institutions. Looking at a 100-mile radius, the number grows to 500,000 students enrolled.

Amenities Map

RESTAURANTS

- | | |
|-----------------------------|---|
| 1. Lazy Moon | 16. Blaze Pizza |
| 2. First Watch | 17. Kobe Japanese Steakhouse |
| 3. Azteca D'Oro | 18. Hungry Crab |
| 4. Tijuana Flats | 19. Bahama Breeze |
| 5. Ice & Bites Café | 20. Fuzzy's Taco Shop |
| 6. Chick Fil A | 21. Cheddar's Scratch Kitchen |
| 7. Buffalo Wild Wings | 22. Miller's Ale House |
| 8. Panera Bread | 23. DOMU Chibi Ramen |
| 9. Zaxby's | 24. The Halal Guys |
| 10. Metro Diner | 25. Don Julio Mexican Kitchen & Tequila Bar |
| 11. Starbucks | 26. Cooper's Hawk Winery & Restaurant |
| 12. Bar Louie | |
| 13. 4 Rivers Smokehouse | |
| 14. Habibi UCF | |
| 15. Habaneros Mexican Grill | |

HOTELS

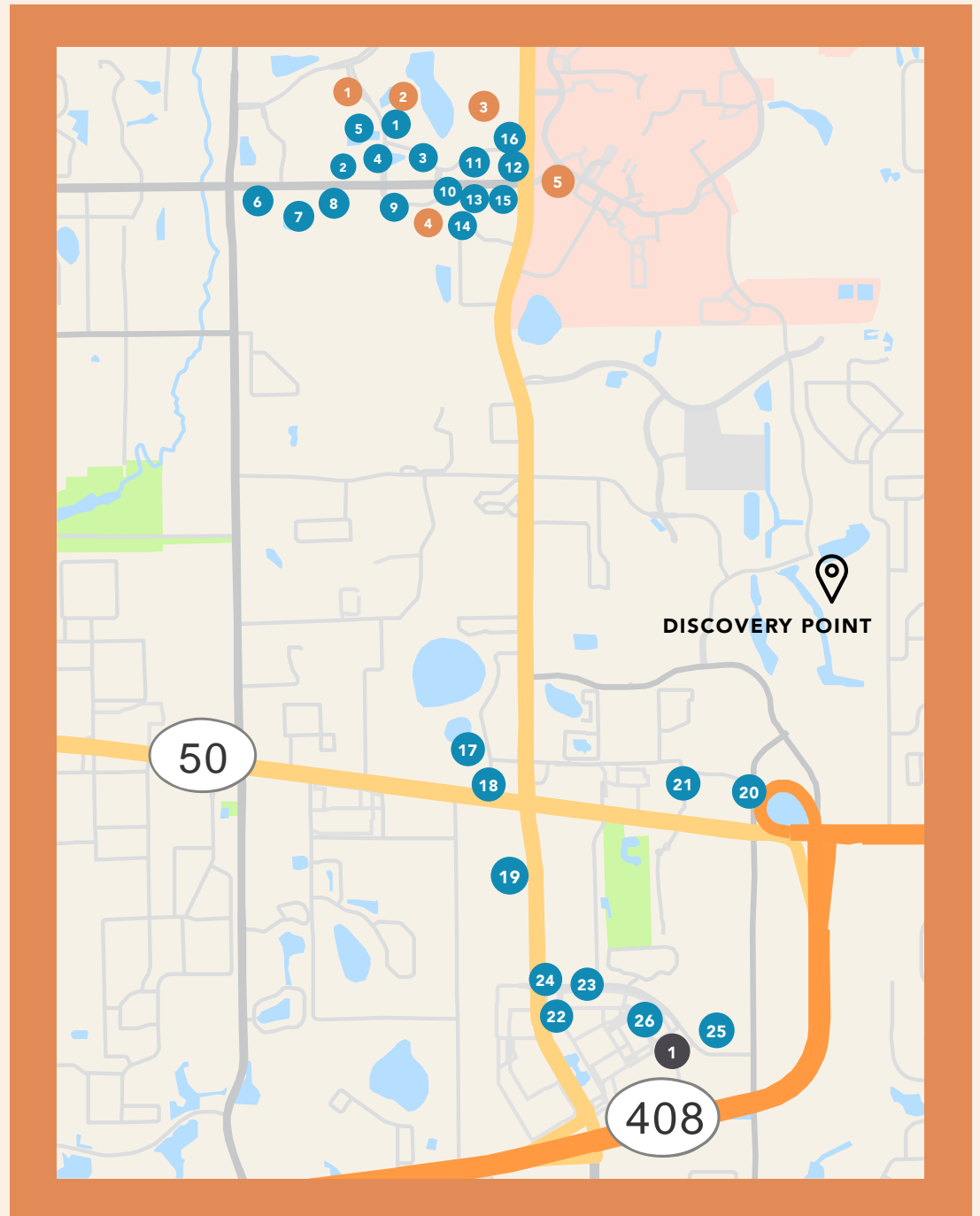
- | | |
|--------------------------|--------------------------|
| 1. Home2Suites by Hilton | 4. Courtyard by Marriott |
| 2. Hampton Inn & Suites | 5. The Celeste Hotel |
| 3. DoubleTree by Hilton | |

SHOPPING

1. Waterford Lakes Town Center

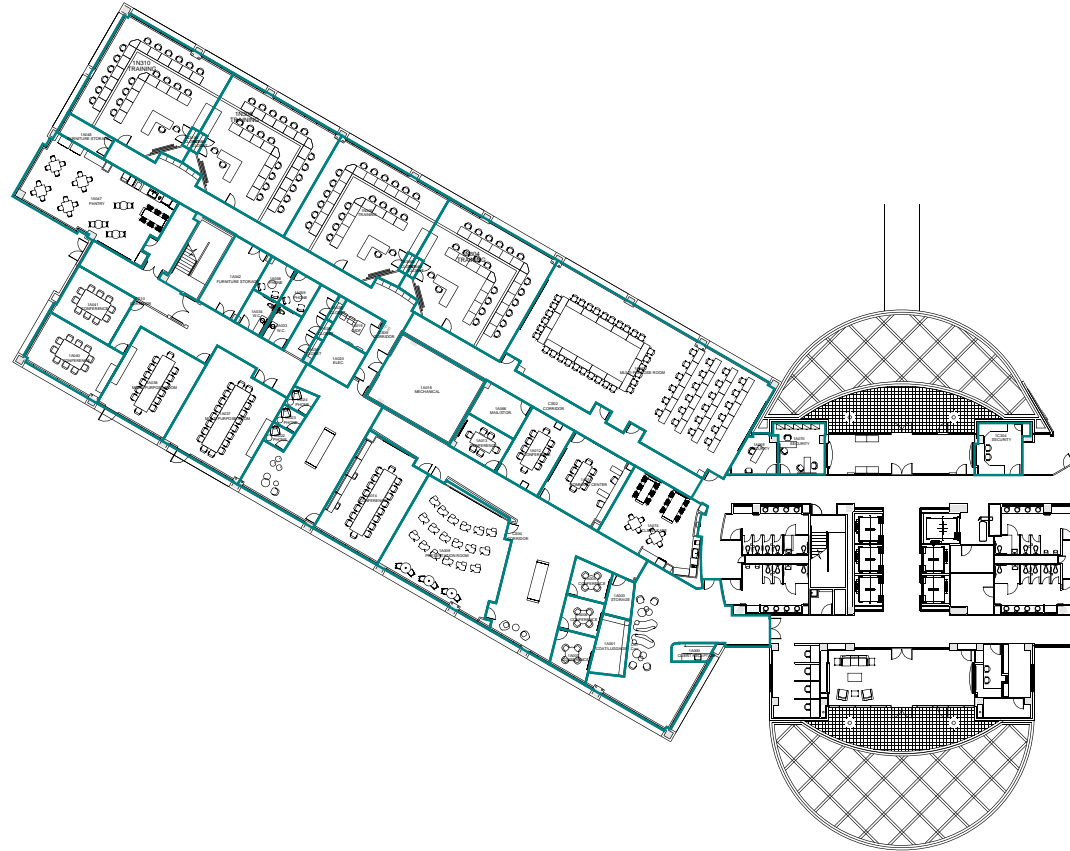
Major retailers include:

- | | |
|----------------|----------------------|
| 1. ULTA Beauty | 4. Nike |
| 2. Sephora | 5. Victoria's Secret |
| 3. Target | 6. Sunglass Hut |



23,127 SF

1st Floor





MEETING ROOMS



CONFERENCE ROOMS



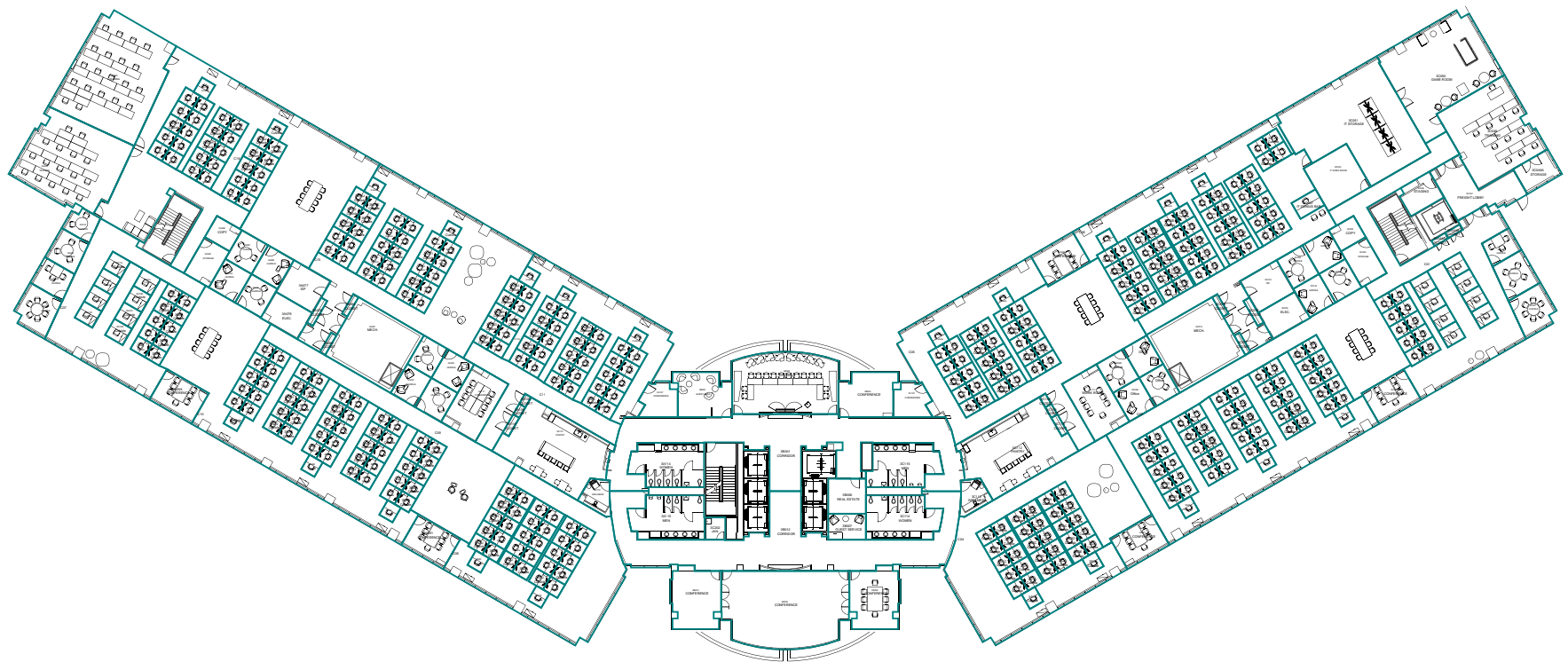
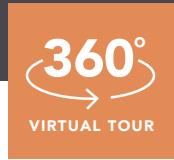
BREAK ROOM



RECEPTION AREA

58,579 SF

3rd Floor



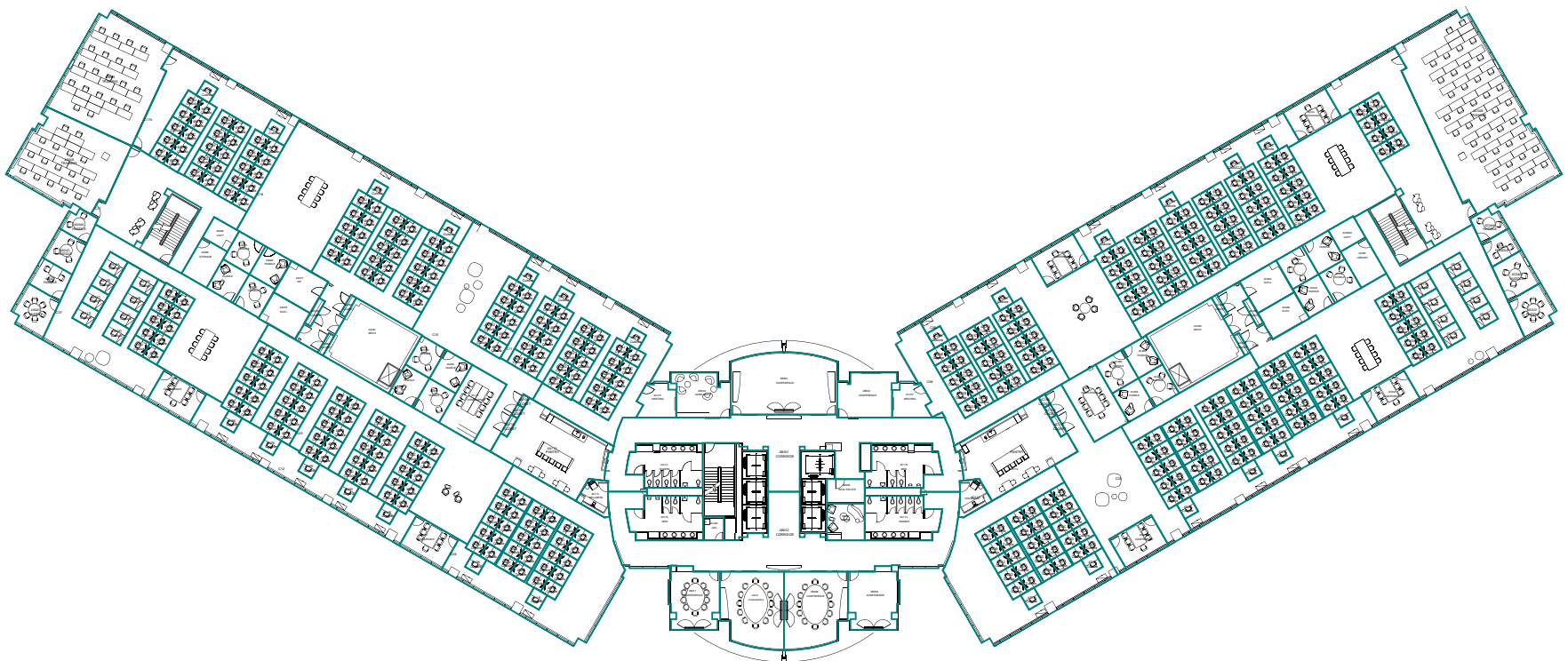
OPEN FLOOR PLAN



COLLABORATION

58,579 SF

4th Floor



LARGE TRAINING ROOM



BREAK ROOM



Discover

the possibilities

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