



OFFICE SPACE FOR SUBLEASE

12802 Science Dr, Orlando, FL 32826

Three-Story Class "A" Office Building for Sublease Available Immediately

- Class A Sublease offering; Lease Expiration December 31, 2028
- Can be subleased in total or in part
- FF&E available
- Located within the CFL Research Park, directly adjacent to the NAWCTSD facility
- **Only space within the building already constructed for complete government security clearance/communications**
- First floor lobby and branded boardroom for use and lobby presence available
- Ready for immediate move-in and "turn-key" occupancy
- Direct access to SR 408 within two minutes
- Exceptional amenities including fitness center, large tenant breakroom/lounge with exterior patio, showers in first floor restrooms, and executive board room and conferencing.



ASKING PRICE:

\$26.50 PSF FS



AVAILABLE SPACE:

Up to 12,493 ± SF



PARKING:

5.25/1,000



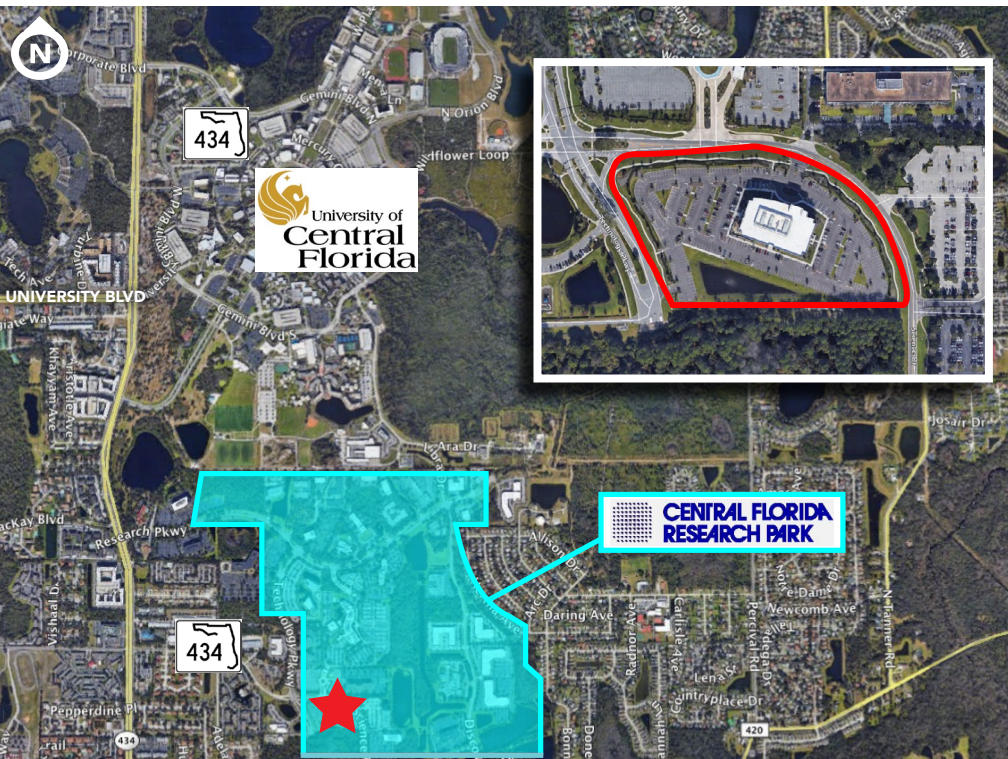
TRAFFIC COUNTS:

On N. Alafaya Trail
49,500± vehicles/day



YEAR BUILT:

2013



JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

OFFICE SPACE FOR SUBLEASE

12802 Science Dr, Orlando, FL 32826

BUILDING EXTERIOR



HARBERT
REALTY SERVICES

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

For More Information: HarbertRealty.com

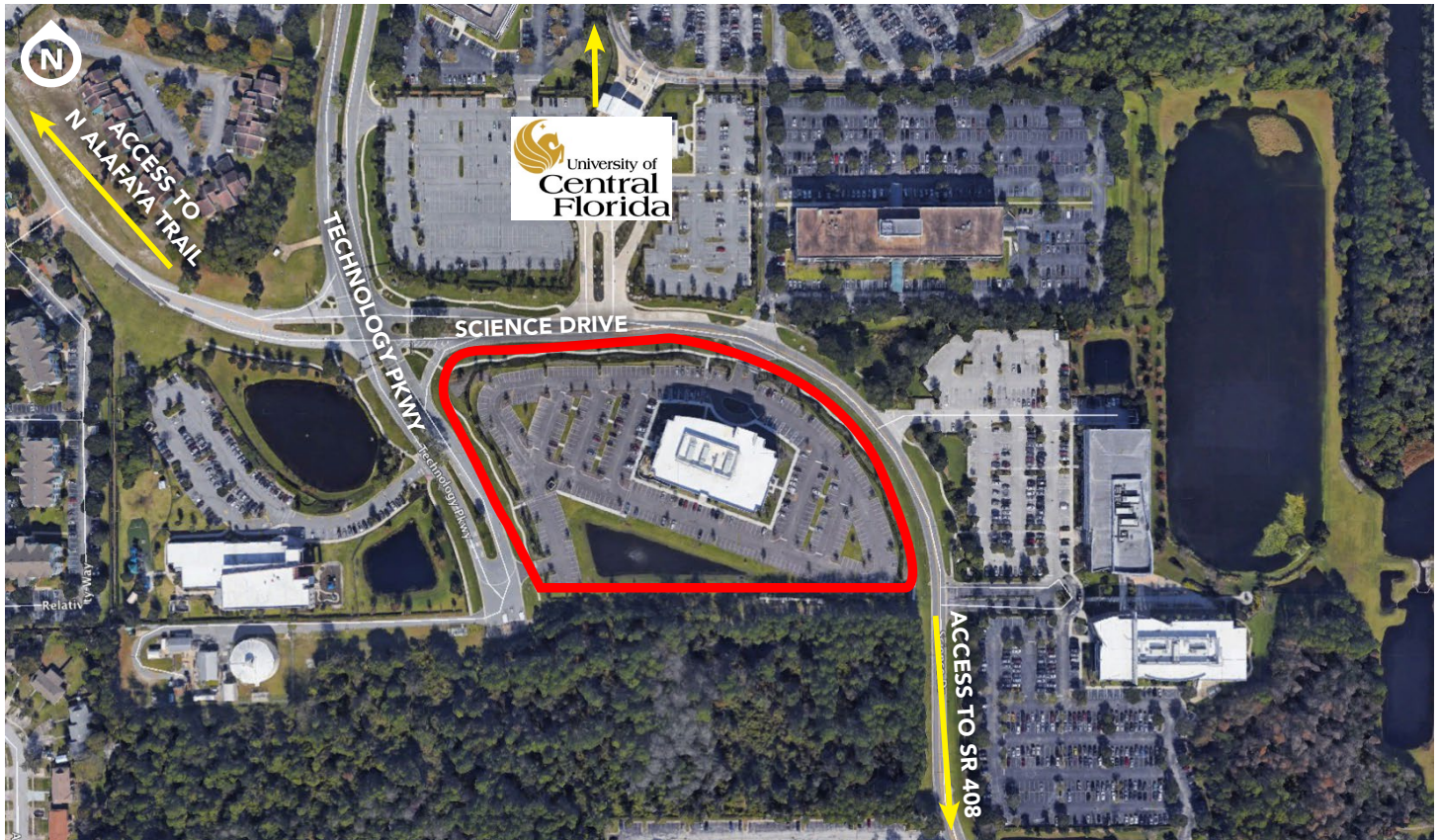
400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

OFFICE SPACE FOR SUBLEASE

12802 Science Dr, Orlando, FL 32826

AERIAL VIEW



DRIVE TIMES

3 minutes

to SR 408

3 minutes

to UCF

18 minutes

to I-4

20 minutes

to Orlando International
Airport (MCO)



HARBERT
REALTY SERVICES

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

OFFICE SPACE FOR SUBLEASE

12802 Science Dr, Orlando, FL 32826

FLOORPLAN

FIRST FLOOR: BUILDING AMENITIES

CORPORATE BOARD ROOM &
VESTIBULE AVAILABLE
1,130 SF

RESTROOMS WITH SHOWERS



TENANT LOUNGE
SERVING ALL TENANTS

TENANT FITNESS CENTER
FOR ALL TENANTS



HARBERT
REALTY SERVICES

JOSH SMITH
jsmith@harbertrealty.com | 407.377.4050

DAMIEN MADSEN
dmadsen@harbertrealty.com | 407.256.2844

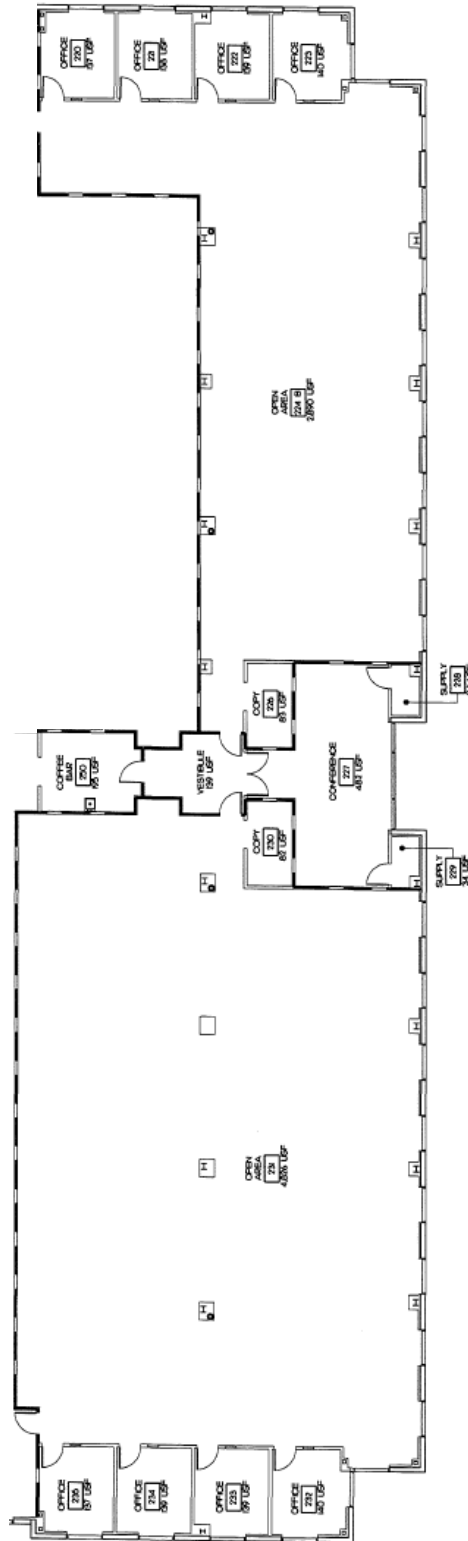
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

OFFICE SPACE FOR SUBLEASE

12802 Science Dr, Orlando, FL 32826

FLOORPLAN



HARBERT
REALTY SERVICES

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

OFFICE SPACE FOR SUBLEASE

12802 Science Dr, Orlando, FL 32826

INTERIOR & AMENITIES



HARBERT
REALTY SERVICES

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.