

CENTRAL FLORIDA RESEARCH PARK

5,471± SF OFFICE BUILDING FOR SALE



12151 SCIENCE DRIVE, ORLANDO, FL 32826

HIGHLIGHTS:

- Rare ownership opportunity
- 5,471± Sf office building divided into two (2) suites
- Set-up as two (2) suites with separate entrances and shared Common Areas
- 10 Private Offices, Large Conference and Reception
- 4 Restrooms- 2 with Showers
- 28 parking spaces (5.19/1000 Sf) on 0.65 Acres
- Zoned IND-2 / IND-3 (Orange County)
- Built in 1996
- 1.7 miles to SR 408 and 1.5 miles south of UCF
- Offering price: **\$1,095,000 (\$200.15 PSF)**

DEMOGRAPHICS	1	3	5
2016 Population	14,444	96,278	215,555
Median Household Income	\$29,208	\$43,490	\$53,307
Average Household Income	\$38,940	\$59,511	\$71,549

HIGHWAYS / ROADS	TRAFFIC COUNTS
University Boulevard	51,344 AADT
Alafaya Trail (North of Challenger Parkway)	63,000 AADT

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PHOTOS



RECEPTION AREA



CONFERENCE ROOM



SUITE 101



SUITE 101

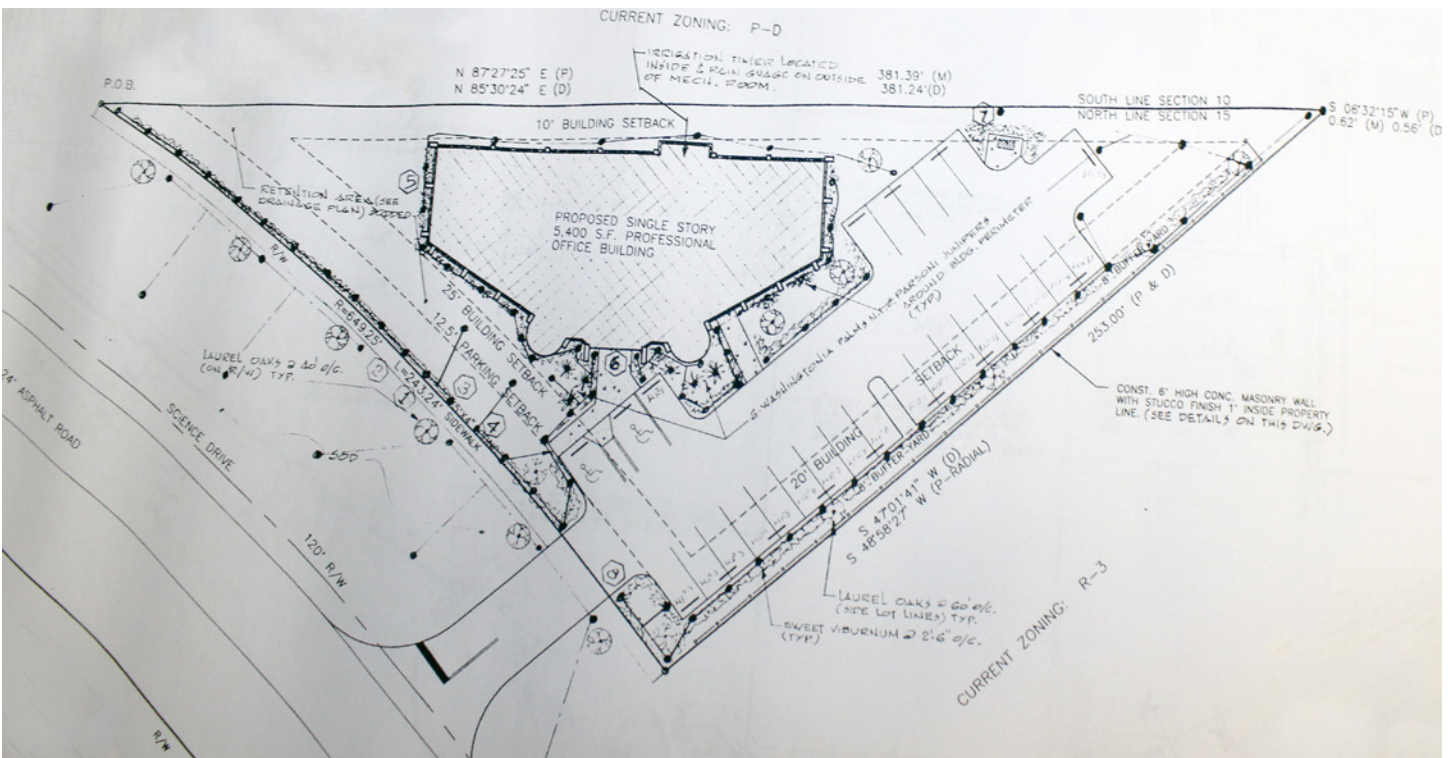
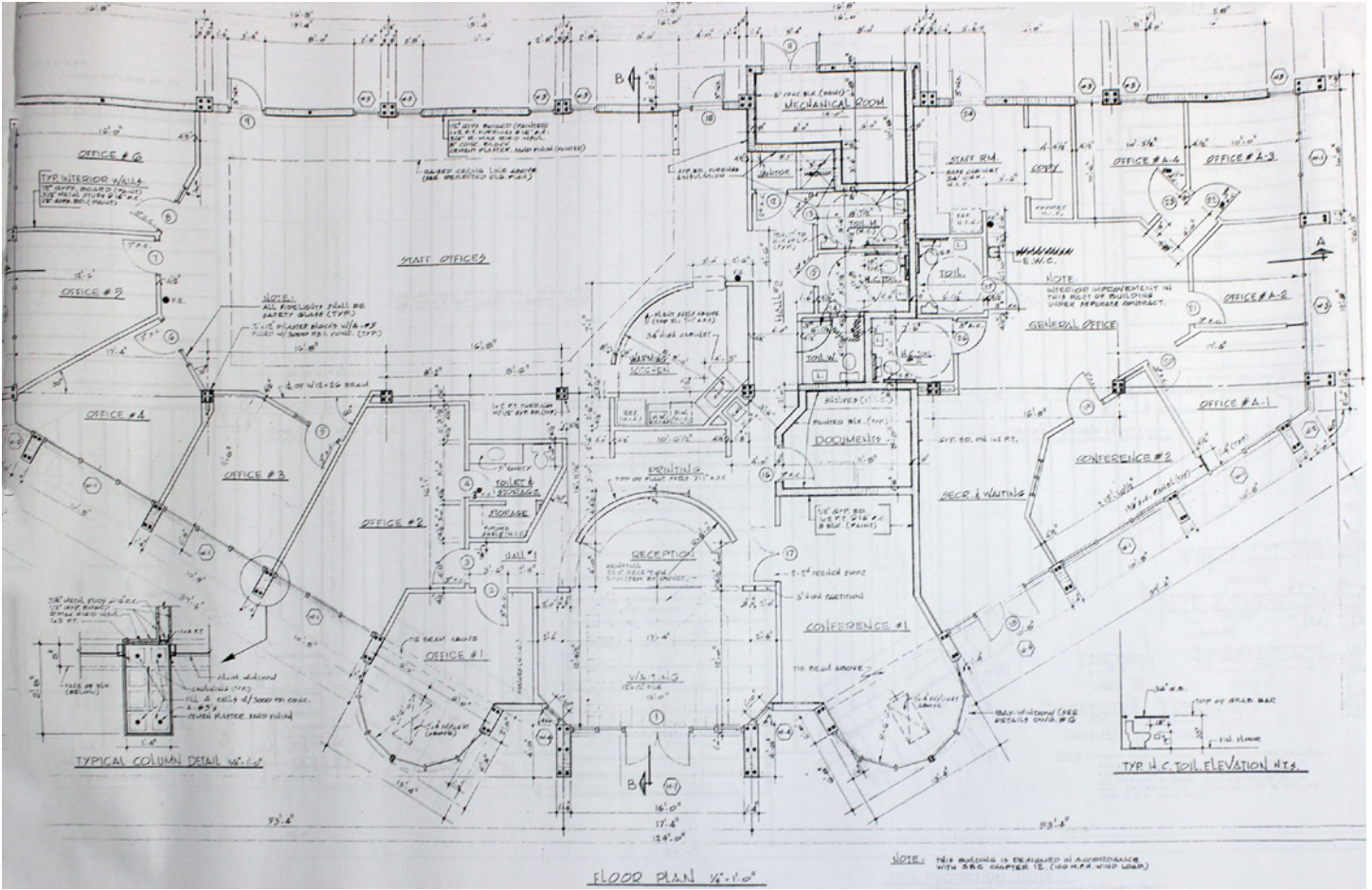


SUITE 102



SUITE 102

FLOOR PLAN & SURVEY



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SITE LOCATION & AERIAL



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