

# OFFICE SPACE FOR LEASE

**AVISON  
YOUNG**



## DISCOVERY POINT

2300 Discovery Drive  
Orlando, FL 32826

### CLASS A OFFICE SPACE

Located in the Central Florida Research Park

Available

**11,235 - 58,579** RSF

Total Available

**151,520** RSF

### NEW BUILDING FEATURES

Discovery Point now offers a brand new, fully equipped Fitness Center and private Conference Room available for Tenants to reserve.



For more information, contact:

[Greg Morrison](#)

(407) 440.6640

[Greg.Morrison@avisonyoung.com](mailto:Greg.Morrison@avisonyoung.com)

[Emily Zinaich](#)

(407) 440.6641

[Emily.Zinaich@avisonyoung.com](mailto:Emily.Zinaich@avisonyoung.com)

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## Multi-Million Dollar Renovations Complete

### CLASS A OFFICE SPACE

Discovery Point is a 6-story Class A office building with approximately 360,000 RSF and recently underwent multi-million dollar renovations.

Space is leasing fast, don't miss the opportunity to lease in this sought after newly renovated building with picturesque views and ample parking.

### SPACE AVAILABLE

Suite	RSF
1st Floor	23,127 RSF
3rd Floor	58,579 RSF
4th Floor	58,579 RSF
5th Floor	11,235 RSF

Total Contiguous:  
**117,158 RSF**

Parking Ratio: **6/1000**



### BUILDING FEATURES & AMENITIES

- Aramark Grab-N-Go
- Discovery Point Café Featuring Starbucks Coffee
- New Lobby Modernization & Upgrades
- New Fitness Center with Showers & Lockers
- New Tenant Lounge - 250 Guests
- Triple Power Redundancy, 2 Different Substations & a Back Up Generator
- 6-Story Class A 360,000 RSF Building
- On- Site Institutional Property Management
- Built on an Expansive 97 Acres
- Fiber Internet Available
- Dock High Loading Accessible to Tenants

### NEWEST TENANTS



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## SECURITY DETAIL

Discovery Point has been designed with both safety and security in mind. A new access-card system will provide tenants a secure entry to the building along with dedicated security station in the entry. All visitors will have a different entry point to the building where they will be greeted by Tower's Tenant Services Coordinator. All visitors are required to provide documentation in order to receive a visitor badge. In addition, the elevators at Discovery Point have the access card system and we have the ability to restrict access to single-tenant upper floors via access cards if a full floor tenant wishes to do so. All tenants may access the building 24/7 via an access card. The property also has on-site Security from 8:00 AM to 8:00 PM during the week and Saturdays from 8:00AM to 1:00PM as well as a closed circuit camera system which is recorded and monitored by the on-site security team.

Our security officers utilize a proactive approach to security with deterrence and prevention as their main priorities as well as assisting tenant with visitors, guests, etc.



## NOW OPEN

Discovery Point Café, featuring Starbucks coffee, and an Aramark grab-and-go, are now open for all tenants to enjoy!



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LOBBY MODERNIZATION  
Common Corridor &  
Restroom Upgrades



FITNESS CENTER  
with Showers & Lockers



CONFERENCE AREA  
Employee Interaction &  
Collaboration Areas

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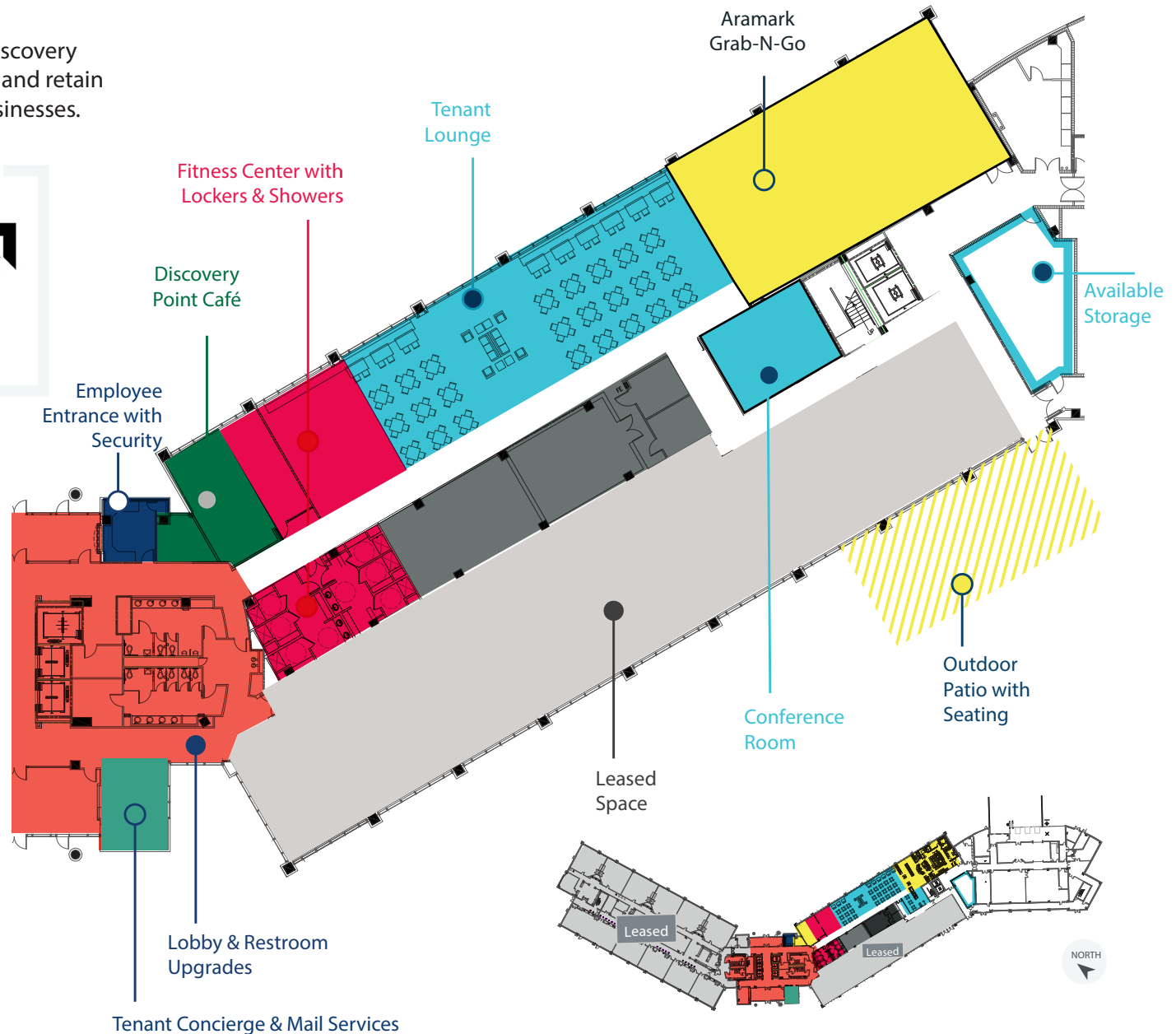
## FIRST FLOOR AMENITIES

Best-in-class amenities fill the first floor of Discovery Point. The new and updated features attract and retain Central Florida's top and most successful businesses.

### NEWEST TENANTS



	Discovery Point Café
	Aramark Grab-N-Go
	Outdoor Patio with Seating
	Tenant Lounge & Conference
	Fitness Center
	Lobby & Restroom Upgrades
	Leased Space
	Available Storage
	Employee Entrance with Security
	Tenant Concierge & Mail Services
	Mechanical



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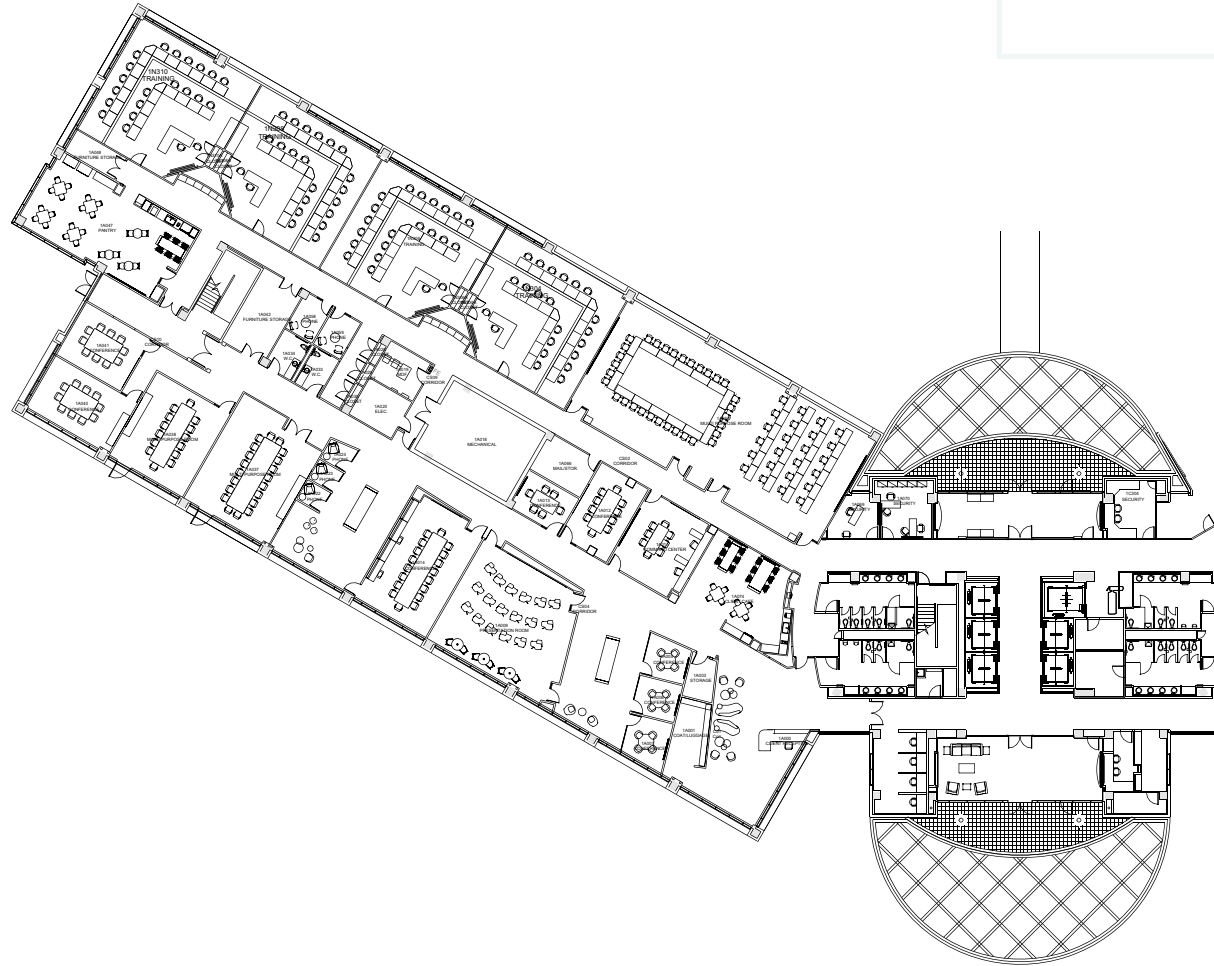
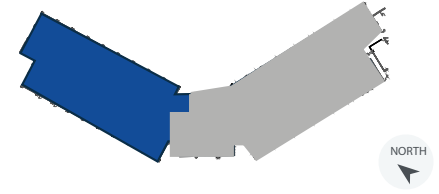
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1st  
Floor

23,127 RSF



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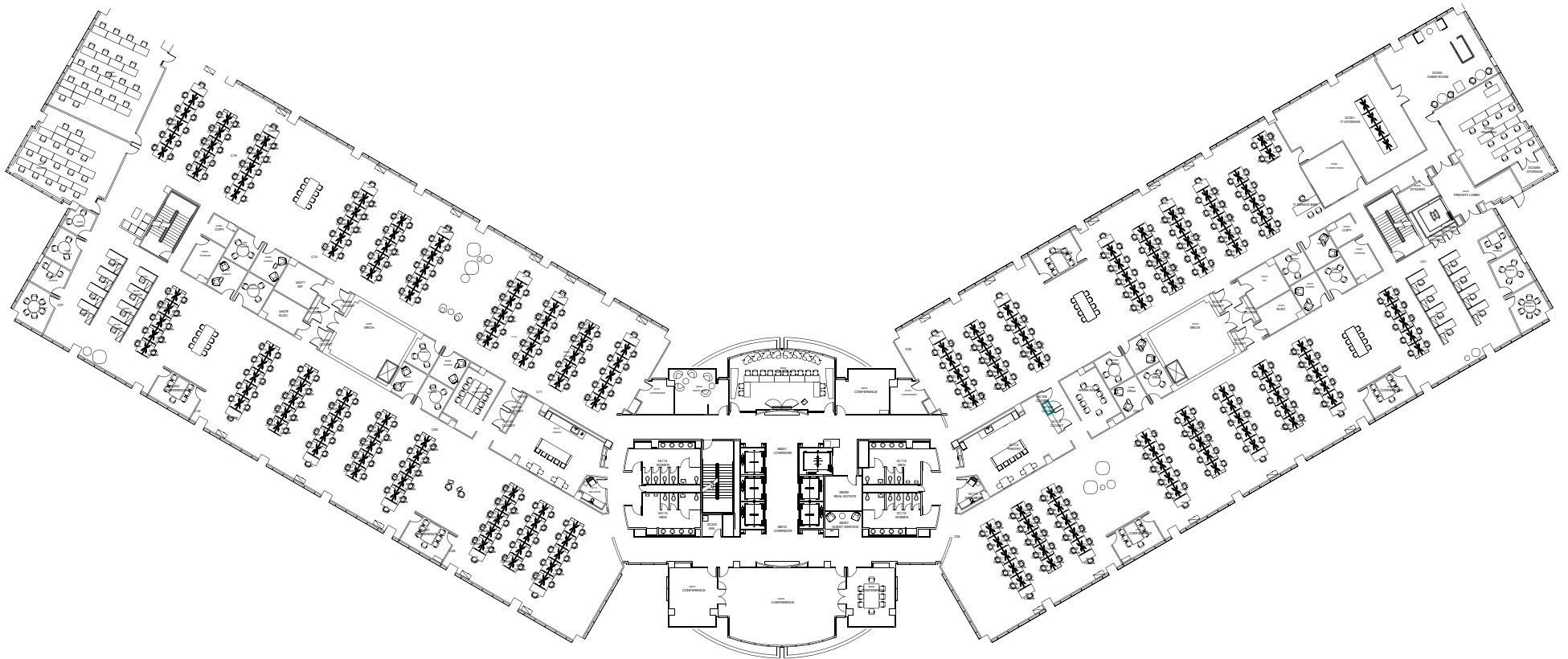
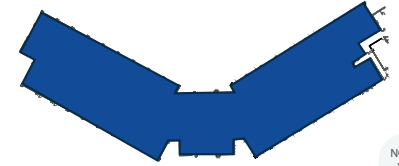
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Property Owned &  
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3rd  
Floor

58,579 RSF



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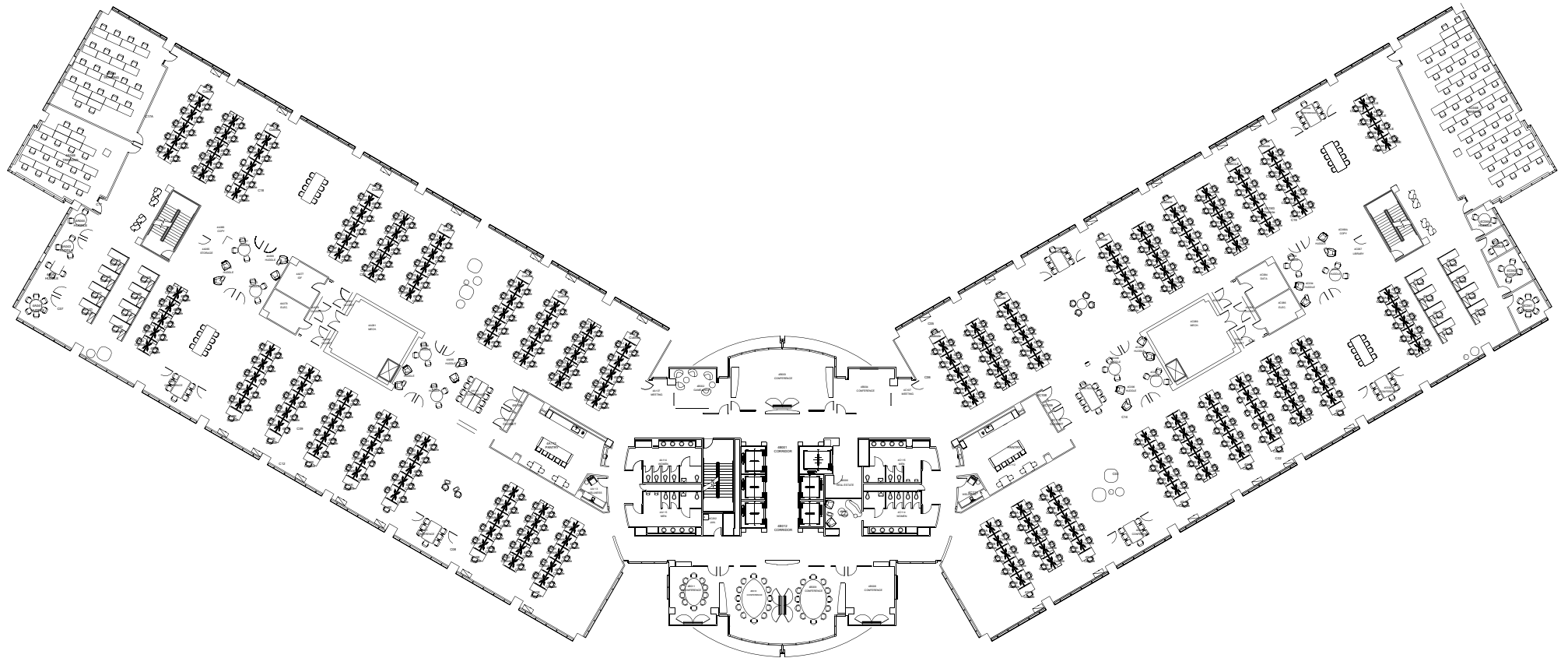
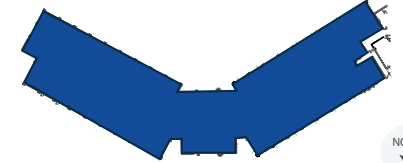
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4th  
Floor

58,579 RSF



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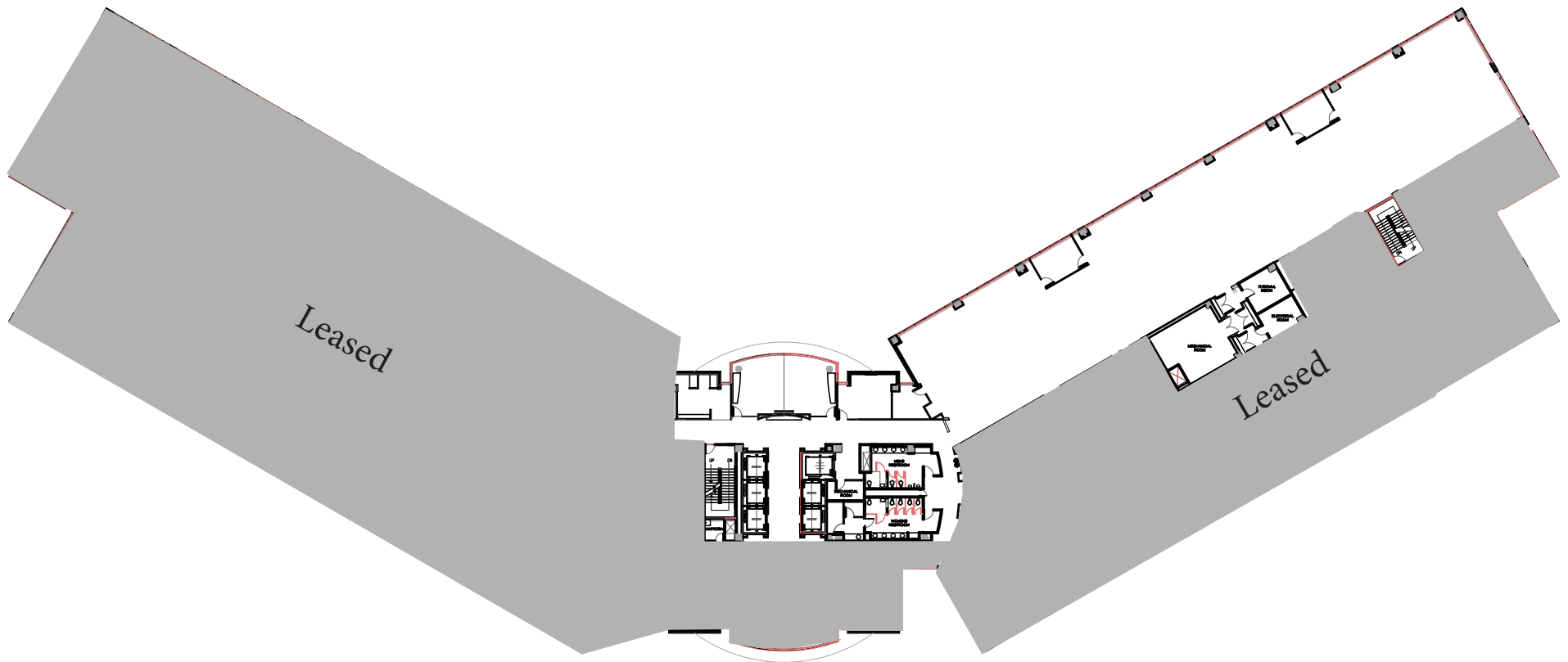
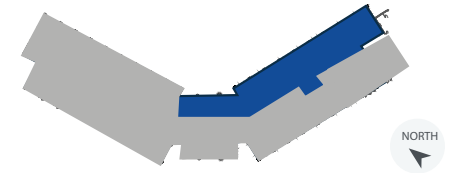
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5th  
Floor

11,235 RSF

North Wing: [Virtual Tour](#)



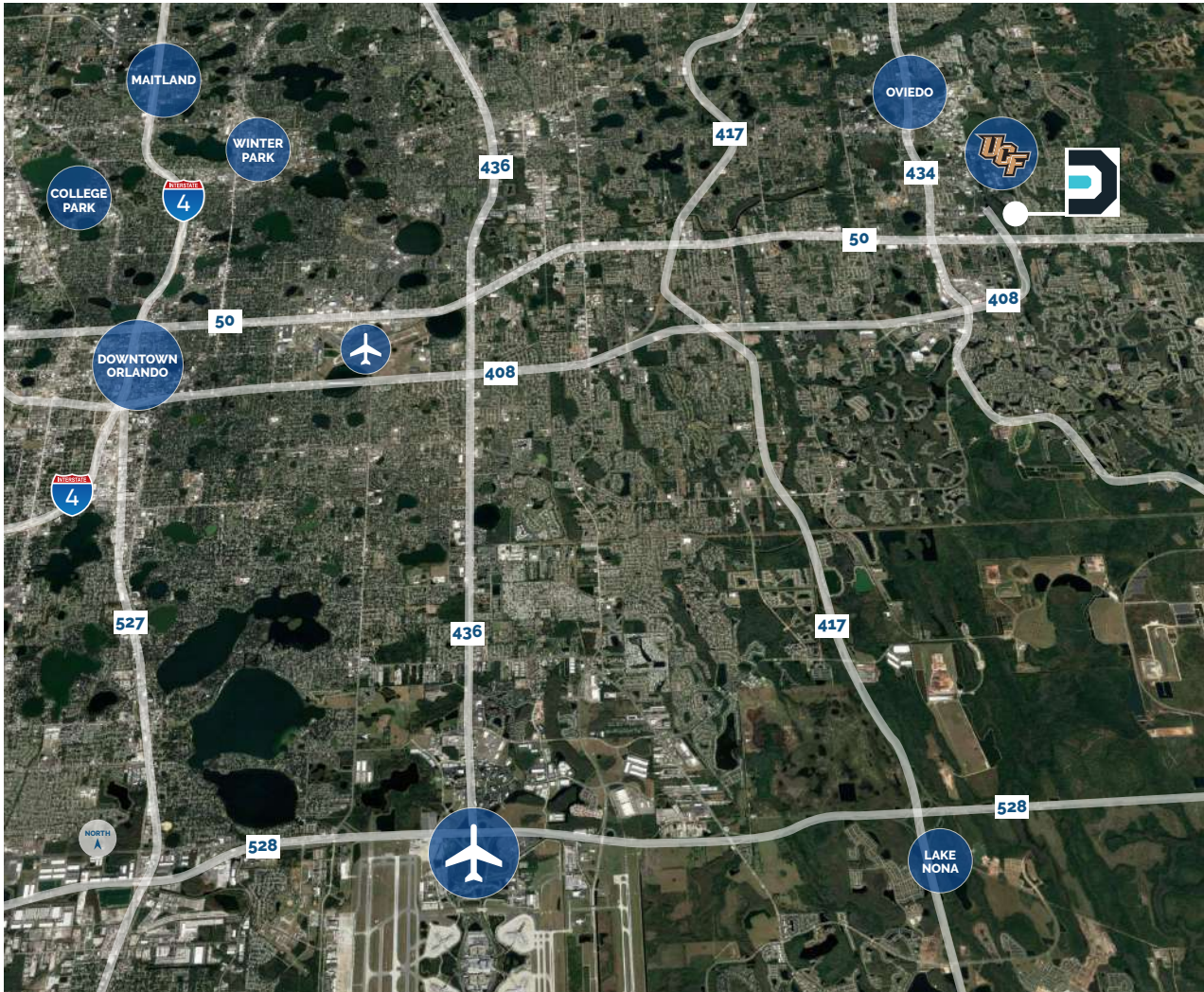
\*5th Floor without Furniture

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## LOCATION HIGHLIGHTS

- Discovery Point is directly south of the University of Central Florida in Orlando's renowned Central Florida Research Park
- Ideal access to all major thoroughfares
  - State Road 434: 1.5 miles
  - Highway 50: 2 miles
  - Express Road 408: 2.5 miles
  - Express Road 417: 6.5 miles
- The Central Florida Research Park is a campus-like environment situated on 1,027 acres and home to over 145 businesses. There are on-site hotels as well as banks and restaurants for the 10,000+ employees who work on campus

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