



# RESEARCH COMMONS

12249 Science Drive  
Orlando, FL 32826



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# Secure By Design

Research Commons is a four-story, 129,982-SF office in Orlando's Central Florida Research Park. Adjacent to University of Central Florida (UCF) and located within the Force Protection Zone, the building provides critical privacy and security for government or data-sensitive tenants and offers direct connectivity to the Naval Support Activity Center (NAVAIR).

The building features updated amenities and offers exceptional access to major Orlando thoroughfares.

Position your business in this strategic, security-enhanced office.



BUILT IN 1989



FORCE  
PROTECTION  
ZONE POSITION



24/7 BUILDING  
SECURITY



INFRASTRUCTURE  
REDUNDANCY



4.2 / 1,000 SF  
PARKING RATIO



CONTROLLED  
ACCESS

# Unparalleled Convenience and Access

Research Commons offers tenants access to nearly 40 restaurants and 18 hotels within a five-mile radius, while maintaining proximity to major transportation hubs including Orlando Executive Airport (12 miles), Downtown Orlando (15 miles), Orlando International Airport (16 miles), and Sanford International Airport (20 miles).



STAY

1. La Quinta Inn & Suites
2. Homewood Suites
3. Double Tree
4. Courtyard
5. Hilton Garden Inn



DINE & SHOP

1. Tropical Smoothie Cafe
2. 4 Rivers
3. Starbucks
4. Lazy Moon Pizza
5. Kobe Japanese Steakhouse
6. Cheddar's Scratch Kitchen
7. Chick-Fil-A
8. Blaze Pizza



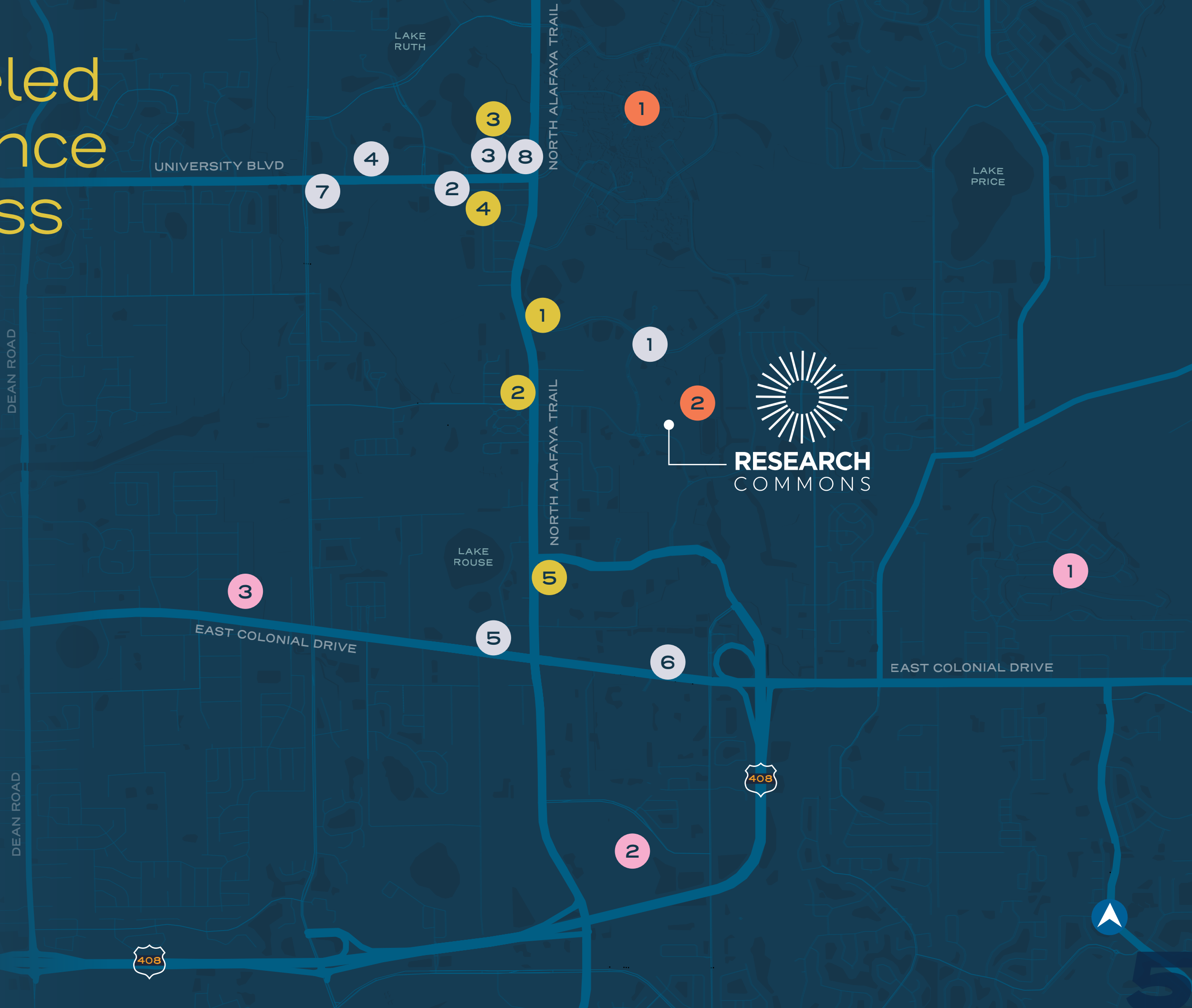
RECREATION

1. Fairways Country Club
2. Waterford Lakes Town Center
3. Boardwalk Bowl Entertainment Center



INSTITUTION

1. University of Central Florida
2. NAVAIR



# Orlando Business Growth Surges

As the 20th-largest metropolitan area in the United States and the third-largest MSA in the state, Orlando is home to a wide range of industries, from science, technology and bio-medical research to digital media and advanced manufacturing.

The dynamic lifestyle offers something to enjoy every day; the perfect breeding ground for businesses looking to grow and thrive.



## TALENT POOL

- CONCENTRATION OF ABUNDANT AND HIGHLY SKILLED LABOR
- DIVERSITY OF AGES AND BACKGROUNDS
- SUSTAINED POPULATION GROWTH AND IMMIGRATION



## AFFORDABILITY

- LOWER COST OF DOING BUSINESS
- LOWER COST OF LIVING
- INCENTIVE PACKAGES
- RIGHT-TO-WORK LAWS



## QUALITY OF LIFE

- WARMER CLIMATE
- NATURAL AMENITIES
- AIR, ROAD, AND RAIL CONNECTIVITY
- SAFETY



## BRIGHTLINE

\$5 BILLION RAILWAY EXTENSION CONNECTING MIAMI TO ORLANDO INTERNATIONAL AIRPORT'S TERMINAL C, PROJECTING 8 MILLION ANNUAL PASSENGERS.



## I-4 ULTIMATE

\$2.3 BILLION RENOVATION COMPLETED ON 21-MILE STRETCH OF INTERSTATE-4

ACCOMMODATES CONTINUED GROWTH THROUGHOUT THE REGION WITH 15 MAJOR INTERCHANGES, WIDER BRIDGES, REWORKED EXITS, FOUR NEW EXPRESS LANES IN THE CENTER OF I-4 AND OTHER IMPROVEMENTS.

Source: JLL Orlando Spotlight; Esri

126,096  
Total Businesses

1.3M  
Total Employees

2.9M  
Orlando Residents

# Florida's Tax Advantage

Florida's tax advantages and affordability consistently draw firms from diverse industries.

- No corporate income tax on limited partnerships or S-corps and no state income tax
- Florida offers Targeted Industry and Workforce Training incentives that provide tax credits or refunds for jobs created within the state
- Sale and Use Tax exemptions on machinery, R&D labor, electricity used for manufacturing, aerospace and more

37.4%  
Population Growth  
Since 2010

5.2M  
Projected Residents  
by 2030



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## FOR LEASING INFORMATION:

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