

INGENUITY POINT

12650 Ingenuity Drive
Orlando, FL 32826



Madison Kimbell
Vice President
+1 407.982.8580
madison.kimbell@jll.com



Ingenuity Meets Infrastructure



Ingenuity Point is a two-story, 125,616-SF office in Orlando's Central Florida Research Park, adjacent to University of Central Florida (UCF). Located at Challenger Parkway and Ingenuity Drive, the building offers exceptional access to major Orlando thoroughfares and features updated amenities with redundant power feeds from two Duke Energy substations.

Position your business in this institutional-quality office within the dynamic Central Florida Research Park.



BUILT IN 1999



RECENTLY RENOVATED LOBBY



LAKE VIEWS AND OUTDOOR BREAK AREAS



HIGH-TECH INFRASTRUCTURE



7 / 1,000 SF PARKING RATIO








24/7 BUILDING SECURITY





Mission-Critical Infrastructure

-  Digital Recorder Surveillance System
-  Highly-Amenitized Including Tenant Lounge and On-site Cantina Food Service
-  Monument and Building Entrance Signage
-  Fiber-Optic Lines Feed Building, CAT5 Plenum-rated Cable Runs on Premises
-  Fiber/Cable AT&T/Century Link/Verizon



Unparalleled Convenience and Access

Ingenuity Point's location 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



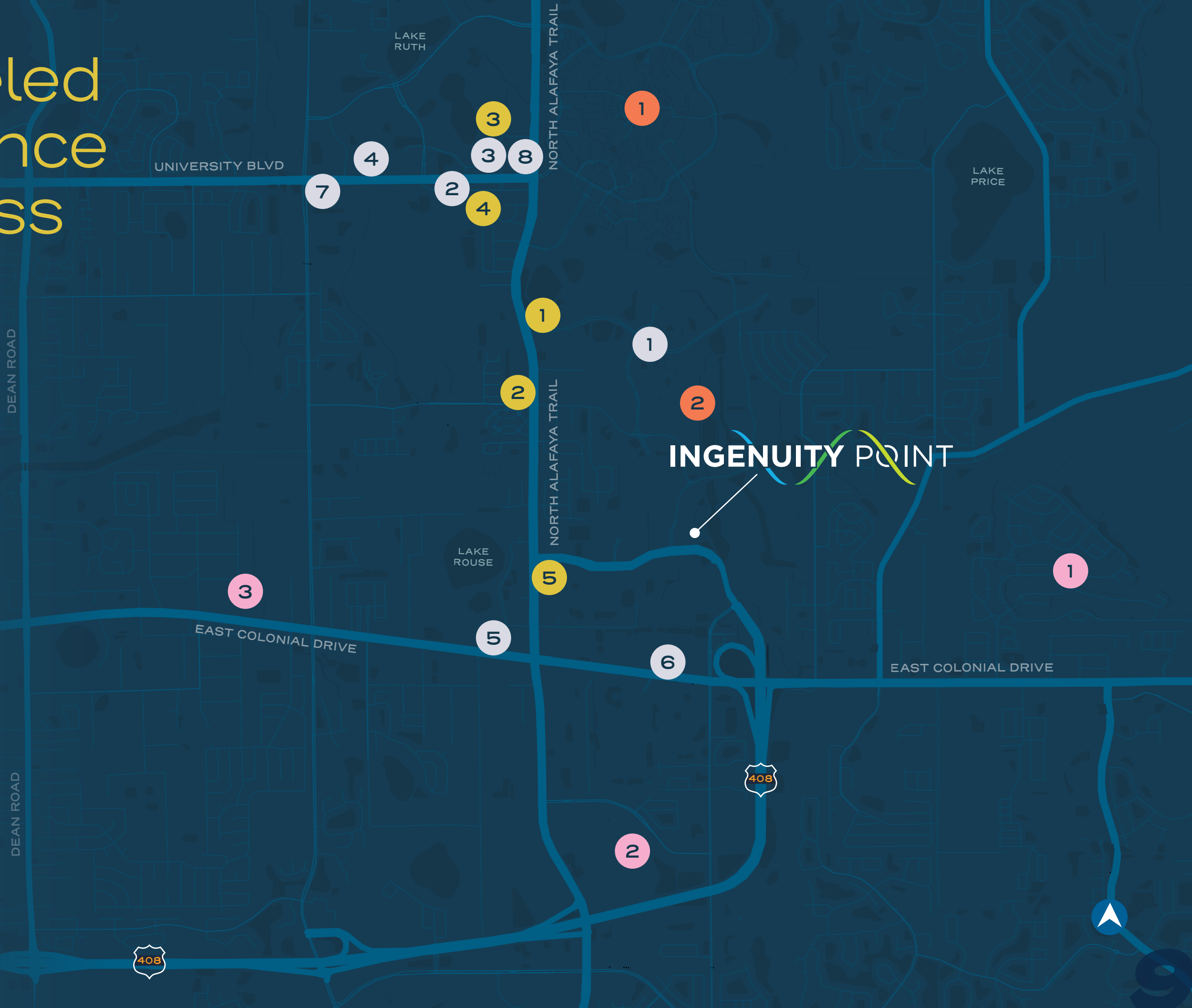
RECREATION

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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Vice President
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Jones Lang LaSalle Americas, Inc.

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