

AVAILABLE FOR SUBLEASE

# PLUG & PLAY OFFICE SPACE

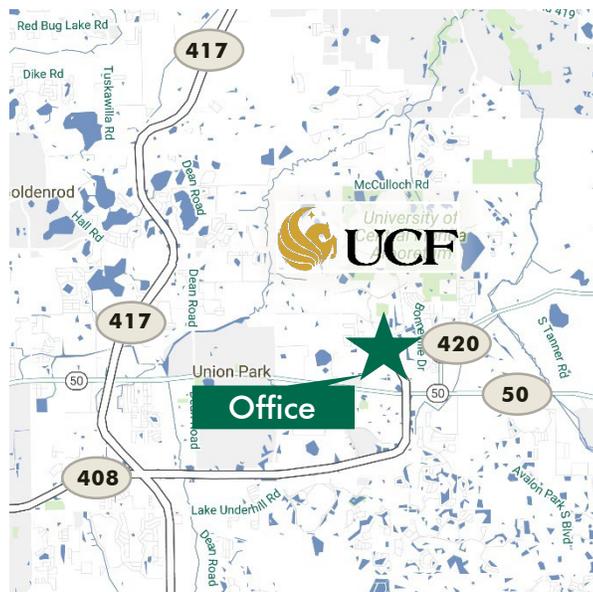
12650 Ingenuity Drive  
Orlando, FL 32826



## OFFICE OVERVIEW

Located in the "heart" of Orlando's Research Park with 1,027 acres, 6.5 million SF of mixed-use space, 700 hotel rooms and commercial support activities. Direct access to 408.

- + 40,750± SF available for sublease, 2<sup>nd</sup> floor
- + Class A office building - 2 stories
- + State-of-the-art facility featuring open work space and ample natural light
- + Immediate occupancy
- + Access to area amenities including restaurants, shopping, banking and hotels
- + Furniture and back-up generator available
- + Parking 7/1,000 RSF
- + On-site 24-hour security
- + \$26.00 full service
- + Sublease expires December 15, 2021
- + Opportunity to do a direct transaction with the Landlord
- + [Click for Video Tour](#)



## CONTACT US

### MICHAEL PHIPPS

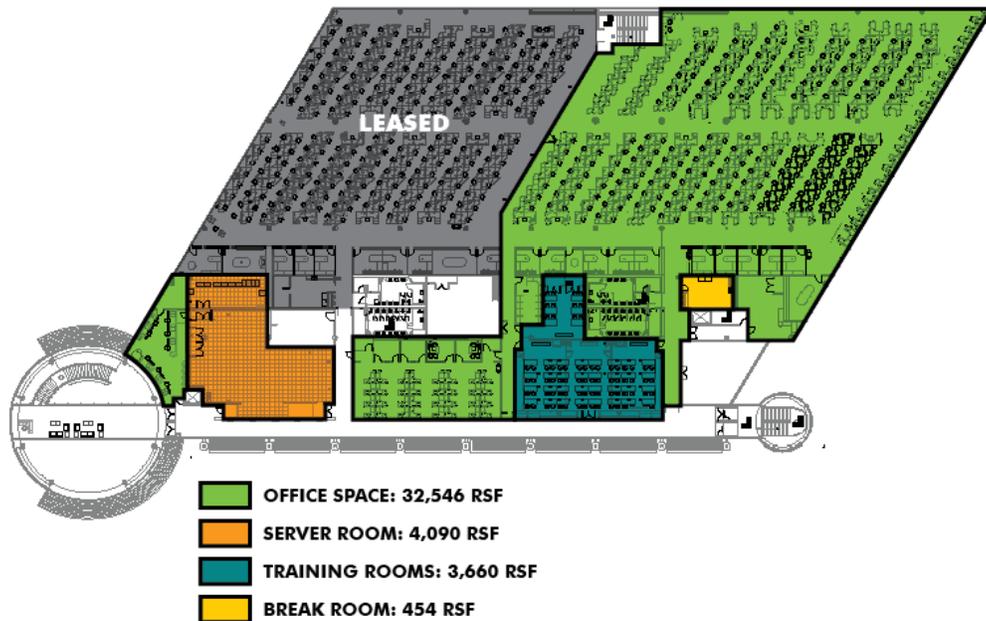
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**CBRE**

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## BUILDING INFRASTRUCTURE

- + Redundant power feeds from two Duke Energy transformers.
- + 300 KVA Liebert UPS system. All workstation and office power is on UPS.
- + 2 Redundant - 1100KW Caterpillar Generators. These run in parallel and back up the entire building power system.
- + 10,000 Gallon above ground fuel storage on-site.
- + 2 Redundant 270 Ton Trane air cooled chillers for building HVAC.
- + Fiber feeds into building from multiple carriers.
- + Fiber feeds from MDF to IDF closets.
- + Entire building cabled with Cat-5 data cable to workstations.
- + Cubical furniture in place.
- + Furniture is Steelcase Avenir.
- + Cubes are 5 x 5 42 inches high.
- + Space has separate restroom facilities.



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