

# CHALLENGER >> I & II



FLEXIBLE. VIBRANT. CENTRAL.

AVAILABLE | 12600 CHALLENGER PKWY, ORLANDO, FL 32826  
5,526-11,506 SF OF FLEX SPACE

## VERSATILE SPACE IN AN INNOVATION CORRIDOR

Position your business for growth in the heart of East Orlando's thriving University corridor. Located within Central Florida Research Park near the University of Central Florida, BaySpace Challenger offers direct access to a highly educated workforce, strong infrastructure, and one of the region's most active business environments.

The property features two large buildings set within a professionally maintained business park. The glass-front exterior creates a modern and vibrant atmosphere that welcomes clients and employees. Inside, the space offers a balance of functionality and flexibility for a wide range of uses, including office, R&D, and light industrial operations. The location also provides storefront opportunities along with loading capabilities, ideal for businesses that require visibility and operational efficiency.



## PROPERTY HIGHLIGHTS

**Multiple suite configurations** accommodating a range of business sizes.

**Ample parking** and easy site access for employees and visitors.

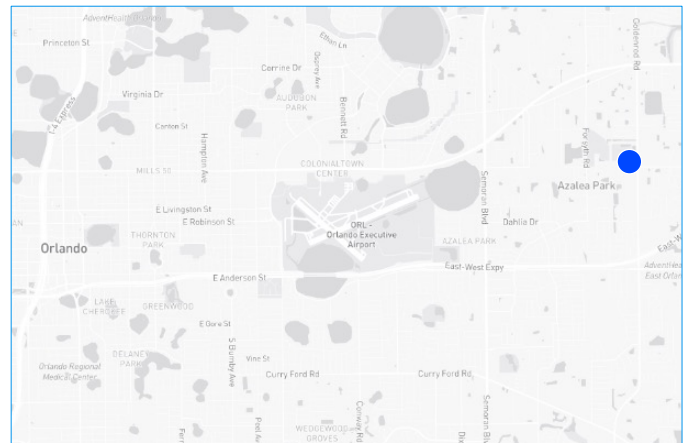
**Interior grid design offering an efficient layout** for modular furniture and the distribution of power and wiring.

**Immediate access to SR 408 and SR 417**, providing seamless connectivity across the Orlando metro area.

## BUSINESS & CONNECTIVITY ADVANTAGES

Located in Orlando's Central Florida Research Park, one of the largest research parks in the country, BaySpace Challenger benefits from proximity to major employers, research institutions, and technology-driven companies. The property is surrounded by a dense and growing population base driven by the University corridor. This creates a steady pipeline of talent and a built-in customer base for service-oriented businesses.

This campus is ideal for businesses that value access to talent, infrastructure, and amenities in a suburban environment. Schedule a tour today and see how your business can grow at BaySpace Challenger.



LEARN MORE ABOUT THIS PROPERTY AND  
VIEW MORE PHOTOS HERE >>

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