BAYSPACE » CHALLENGER I & II

3,457 – 5,980 SF FLEX & OFFICE SPACE

FLEXIBLE. VIBRANT. CENTRAL.

12600 CHALLENGER PKWY. ORLANDO, FL 32826

FLEX SPACE IN ORLANDO'S UNIVERSITY CORRIDOR

BaySpace Challenger offers flex and office suites from 3,457 to 5,980 SF in two glass-front buildings within Central Florida Research Park, near the University of Central Florida. Suites support office, R&D and light industrial uses, with storefront visibility and loading capabilities.

PROPERTY BENEFITS

- **3,457 – 5,980 SF** flex & office suites.
- **Office, R&D & light industrial** uses.
- **Glass-front buildings** with storefront visibility.
- **17' clear height** (1st floor) with loading capabilities.
- **Interior grid layout** for modular furniture, power & wiring.
- **Ample parking** and easy site access.
- **Immediate access to SR 408 & SR 417**.







BUSINESS & CONNECTIVITY ADVANTAGES

Central Florida Research Park is one of the largest research parks in the country, putting Challenger near major employers, research institutions and technology companies. The growing University corridor provides a steady pipeline of talent and a built-in customer base for service businesses.

Schedule a tour to see how your business can grow at BaySpace Challenger.

Contact BaySpace for suite-specific pricing and availability.

BaySpace Leasing — Challenger I & II
214.833.0723
info@bayspace.com

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AVAILABLE SPACES

Suite	Address	Size	Use	Rent / SF / YR	Base Rent / Month
340	12612 Challenger Pkwy (Bldg 2)	3,457 SF	Flex	$19.50 NNN	$5,618
450	12612 Challenger Pkwy (Bldg 2)	5,980 SF	Office	$19.50 NNN	$9,718

9,437 SF total available · CAM $8.53/SF/YR additional

BUILDING SPECIFICATIONS

Buildings	12600 & 12612 Challenger Pkwy
Property Type	Flex / Tech
Building Area	75,000 SF
Land Area	7.81 acres
Clear Height	17’ (1st floor) · 13’ (2nd floor)
Parking	5.0 / 1,000 SF
Asking Rent	$19.50/SF/YR NNN
CAM	$8.53/SF/YR

RESEARCH PARK & UCF

#6
Largest research park in the U.S.

1,027 AC
Campus-style office park

10,000+
Employees · 145 companies

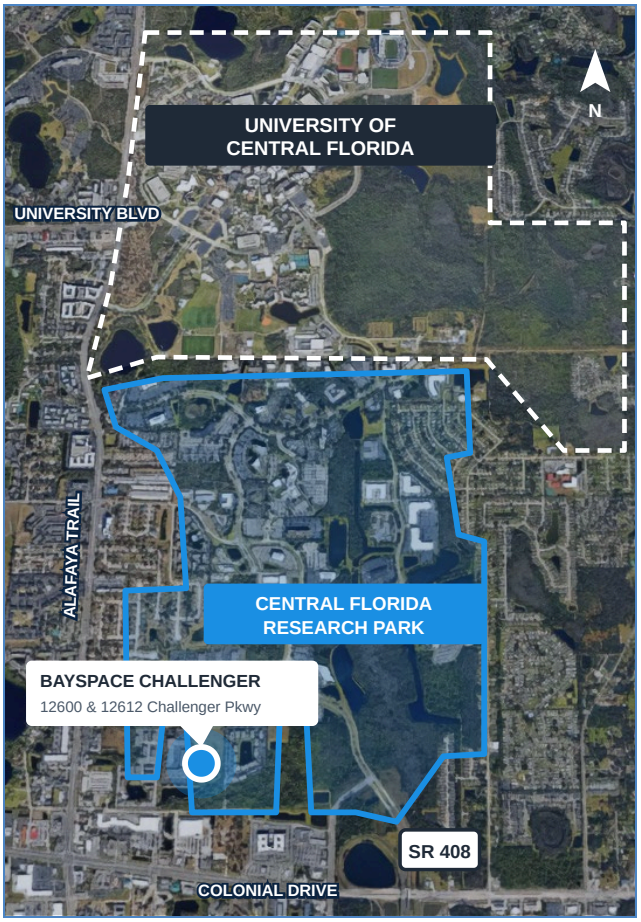
70,000+
UCF students

$204.5M
UCF research funding

#1
Grad supplier to aerospace & defense

Home to the nation’s military simulation community, including the National Center for Simulation, Naval Support Activity Orlando and PEO STRI.

LOCATION



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