

# RESOURCE SQUARE



## OFFICE SPACE FOR LEASE

**RESOURCE SQUARE ONE**  
13501 INGENUITY DRIVE | ORLANDO, FL 32826

**RESOURCE SQUARE THREE**  
12001 RESEARCH PARKWAY | ORLANDO, FL 32826



# TWO CLASS A OFFICE BUILDINGS AVAILABLE in Central Florida Research Park



## FEATURES

- Two Class A office buildings totaling over 245,000 s.f. located in the Central Florida Research Park
- Close proximity to major thoroughfares, Downtown Orlando, Orlando International Airport and the University of Central Florida
- New, strong, well capitalized/institutional ownership
- 5.0 parking spaces per 1,000 s.f.
- On-site property management
- Fitness center with shower in both buildings
- High speed fiber available in both buildings
- Providers – AT&T, Sprint, TW Telecom & Brighthouse



## AVAILABILITY FROM 2,645 - 10,840 SF

- **RESOURCE SQUARE ONE  
13501 INGENUITY DRIVE**

**Suite 132 Size (SF) 3,483 (Available 5/1/24)**

**Suite 200 Size (SF) 7,408**

**Suite 204 Size (SF) 4,509**

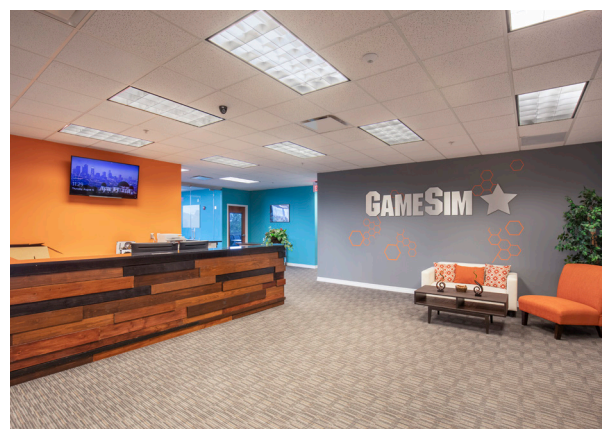
**Suite 212 Size (SF) 4,512**

**Suite 310 Size (SF) 8,540**

**Suite 350 Size (SF) 10,840**

- **RESOURCE SQUARE THREE  
12001 RESOURCE PARKWAY**

**Fully Leased**



## Fact sheet

### RESOURCE SQUARE ONE 13501 INGENUITY DRIVE

- RBA – 91,890 s.f.
- Floors – 3
- Year built – 1999
- Energy Star certified, Well Health-Safety Rated, and 2022 Kingsley Excellence Award for Tenant Satisfaction
- Telcomm – AT&T, Sprint & Brighthouse
- Fiber to the building
- On-site management
- On-site fitness center with showers
- Winner of 2020/2021 TOBY Award

### RESOURCE SQUARE THREE 12001 RESEARCH PARKWAY

- RBA – 153,220 s.f.
- Floors – 5
- Year built – 2003
- Energy Star certified, Well Health-Safety Rated, and 2022 Kingsley Excellence Award for Tenant Satisfaction
- Fiber to the building
- Telcomm – AT&T, Sprint, TW Telcom & Brighthouse
- On-site fitness center with showers
- Attractive natural park area behind the building with a pond, gazebo, basketball court and dock to the lake
- Winner of 2020/2021 TOBY Award



For more information,  
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