



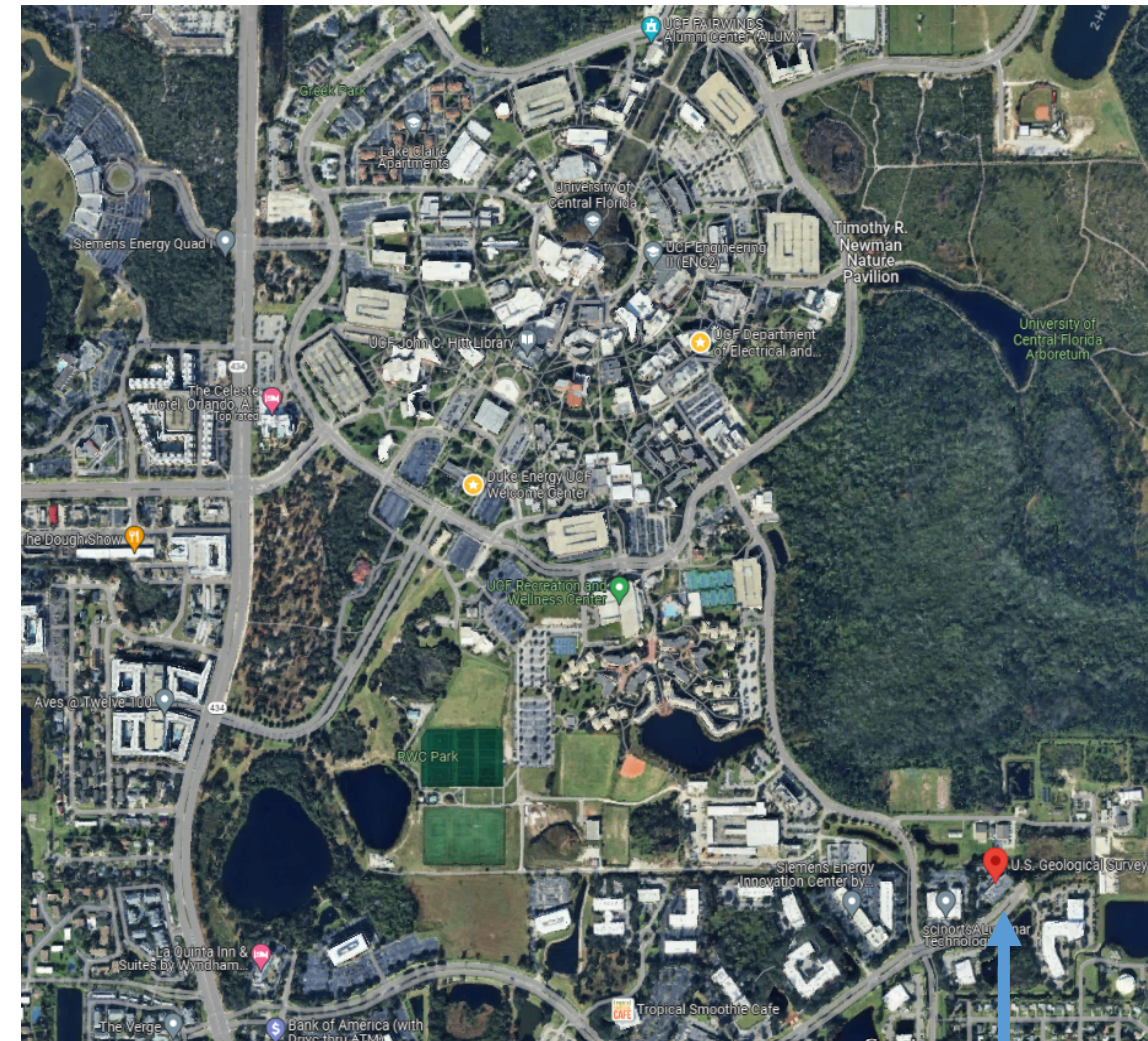
12703 Research Parkway Drive Building Lease Approval

Board of Trustees – Facilities and Infrastructure Committee

September 27, 2024

Lease Terms – 12703 Research Parkway

- **Leased Premises:** 18,560 rentable square feet including high bay warehouse
- **Lease Term:** Ten (10) years
 - If UCF fails to exercise the Purchase Option than the Lease Term becomes fifteen (15) years
- **Lease Commencement:** May 1, 2026
- **Rental Obligations:**
 - **Annual Base Rent**
 - \$14.00/rentable sf with 3% annual escalations
 - **Additional Rent (CAM):** Estimated at \$8.28/rentable sf
 - **Total Anticipated Rental Obligations:**
 - **Average Annual Cost: \$602k**
 - Total Lease Term Commitment: \$6M
- **Recent Renovation** including a new roof
- **Purchase Option:** UCF shall have the right to purchase the property at anytime between Lease Commencement and the end of the 5th lease term year. The parties mutually agree upon a Purchase Price based on 95% of an appraised value.



12703 Research Parkway

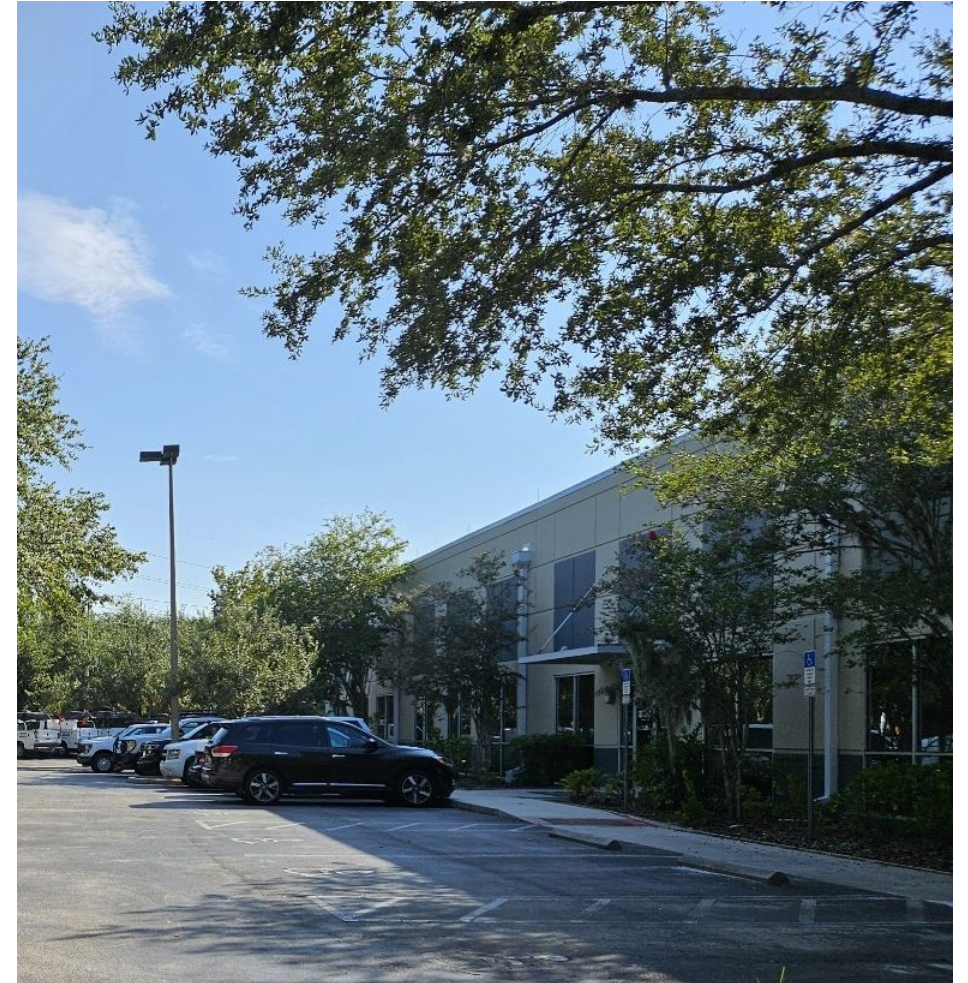
The United States Geological Survey (USGS)

U.S. Department of the Interior Caribbean-Florida Water Science Center (CFWSC)

Federal research partnership adjacent to main campus with focused support of hydrologic research and monitoring across Florida, Puerto Rico, and the U.S. Virgin Islands region.

- UCF Collaborative Research Program
- Site established in 2005
- Critical monitoring and support during geological events including hurricanes

Opportunities to expand collaborative research with faculty



Limbitless Solutions UCF

Component of the UCF Research Foundation, Limbitless develops biomedical technology including multi-gesture bionic arms and a hands-free wheelchair control device - paired with interactive video game training - currently in clinical trials.

- **Advanced manufacturing zone with extensive equipment**
- Clinical patient facilities for active **Orlando Health Arnold Palmer Children's Hospital** partnership where children receive bionic arms and assessment on site
- Collaborative research programs with faculty and students from across UCF Colleges & disciplines.
- **Student Scholar research program currently averaging 50+ students per semester engaged in interdisciplinary and patient focused research**

