



GUIDEWELL INNOVATION CENTER
6555 Sanger Road | Orlando, FL 32827



TAVISTOCK
DEVELOPMENT COMPANY

**LIFE SCIENCES
OFFICE BUILDING
AVAILABLE**

FOR MORE INFO, CONTACT:

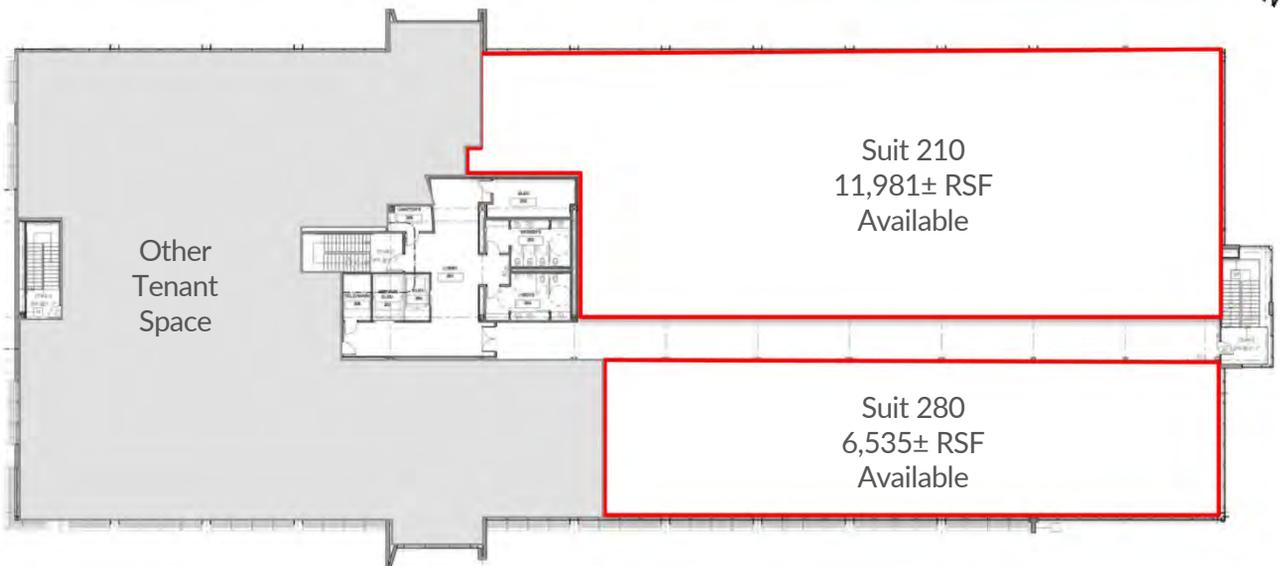
GINGER VETTER
C: (407) 619-5245 | D: (407) 816-6686
gvetter@tavistock.com



GUIDEWELL INNOVATION CENTER

2nd Floor

Suites from 2,500 -11,981± SF



GuideWell Innovation Center is a state-of-the-art commercial, multi-tenant life sciences building designed to promote autonomous wet laboratory and office uses in the heart of Lake Nona Medical City



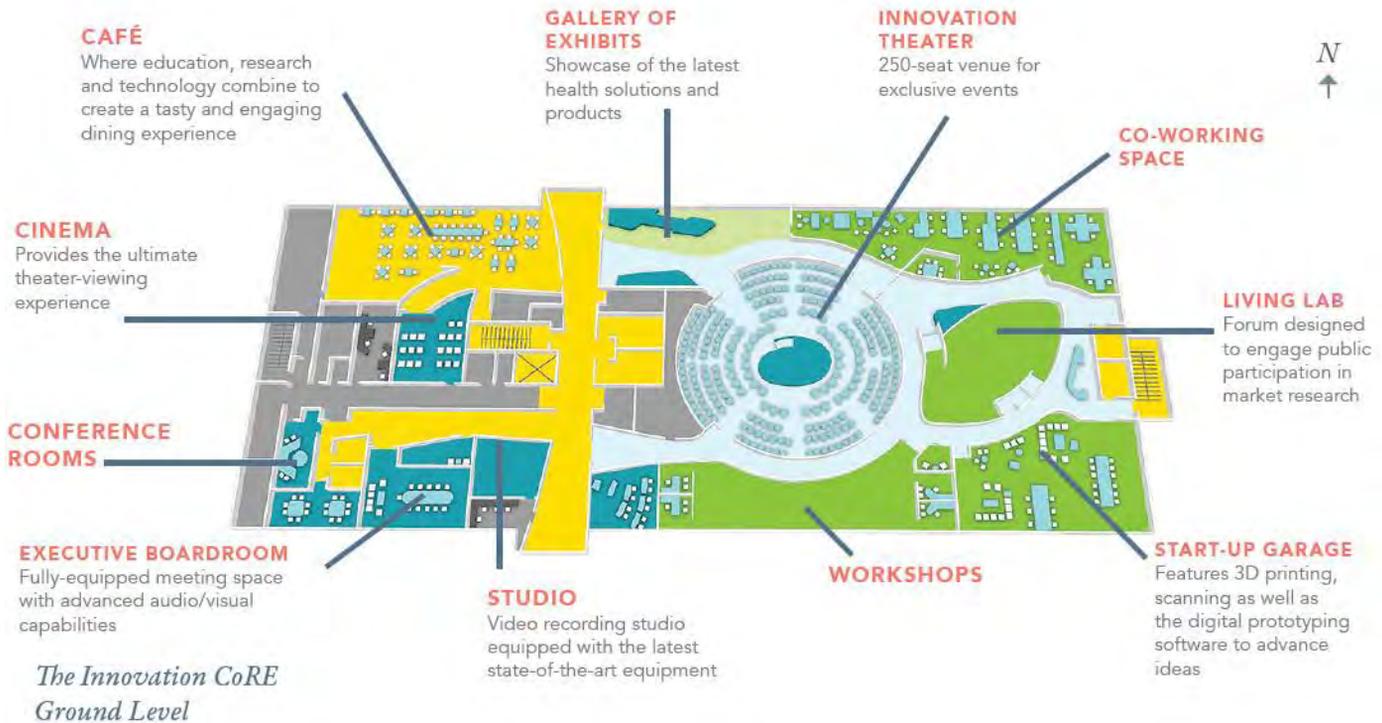
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Within the Innovation Center, GuideWell has dedicated 30,000 SF for its Collaborative Resources Ecosystem (CoRE). GuideWell partners will have access to its key facilities:



PROPERTY FEATURES

- 92,120 RSF, three-story building with glass/metal panel curtain wall construction
- Approximately 50,000 rentable square feet available on upper floors
- Glass/metal panel energy-efficient curtain wall exterior
- Steel frame/concrete floor structure for vibration and sound dampening
- Robust infrastructure suitable for wet labs and office
- 15-foot floor-to-floor height
- 22-foot column
- Dedicated mechanical penthouse and roof space available for mechanical equipment
- Individually metered tenant space with separate emergency power generators for power consumption
- Passenger and service elevators
- Separate loading/unloading facilities
- Outdoor gathering area adjacent to the building
- Walking distance to UF Research & Academic Center
- On-site café
- Surface parking available



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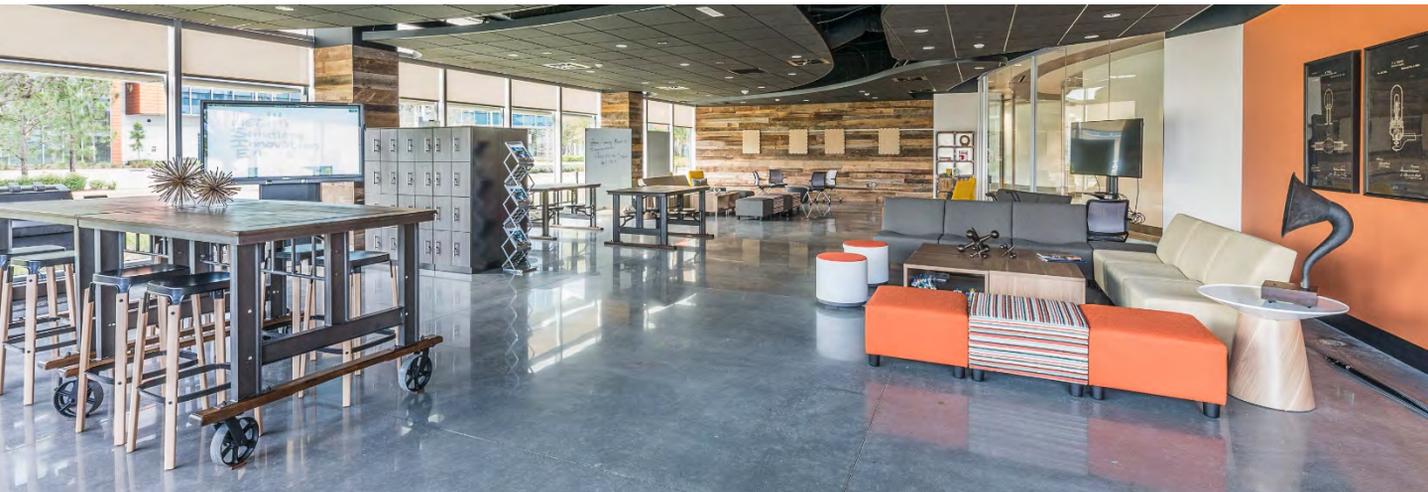
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Anchored by GuideWell, the state's largest health solutions company, the 92,000 SF building will also be home to a state-of-the-art biotech incubator jointly managed by the University of Central Florida and the University of Florida. Additional early and mid-stage companies and service organizations supporting the entrepreneurial ecosystem will make the Innovation Center their home. Lake Nona has gained international recognition for its unique partnerships, commitment to innovation, and culture of collaboration. Lake Nona's investment in technology has been recognized by global organizations such as Cisco, which named Lake Nona the first Iconic City in the United States and only the ninth in the world among its Smart + Connected Communities.



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