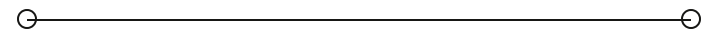


**SALE / LEASE**

Office Biscayne,  
brand-new Medical &  
Professional office suites  
available NOW

**3416 WEST LAKE MARY BOULEVARD**

Lake Mary, FL 32746



**PRESENTED BY:**

**CHRIS BUTERA**

Phone: 386.453.4789

[chris.butera@svn.com](mailto:chris.butera@svn.com)

FL #SL3083110

**TERADEV**

  
ALLIANCE  
COMMERCIAL REAL ESTATE ADVISORS

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Contact Broker
<b>LEASE RATE:</b>	Contact Broker
<b>BUILDING SIZE:</b>	21,483 SF Total (12,287 SF Phase I)
<b>AVAILABLE SUITES:</b>	1,869 - 21,483 SF
<b>LOT SIZE:</b>	2.2 Acres
<b>PARKING RATIO:</b>	4.9/1,000 USF
<b>ZONING:</b>	PO (City of Lake Mary)

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OFFICE BISCAYNE | 3416 West Lake Mary Boulevard Lake Mary, FL 32746



### PROPERTY DESCRIPTION

Secure your place in Office Biscayne, a brand new, high-visibility medical/professional office building on Lake Mary Blvd. Designed for today's healthcare providers and business professionals, these suites offer the opportunity to OWN or LEASE your office in a modern, adaptable environment. Sizes are available from 1,869 SF up to the entire 21,483 SF building. Act now to secure your spot before these units are taken.

### PROPERTY HIGHLIGHTS

- MOVE-IN NOW - spec suites are available
- Modern, adaptable suites for today's healthcare and business users
- Incredible exposure directly on Lake Mary Blvd

SVN | ALLIANCE COMMERCIAL REAL ESTATE ADVISORS 2

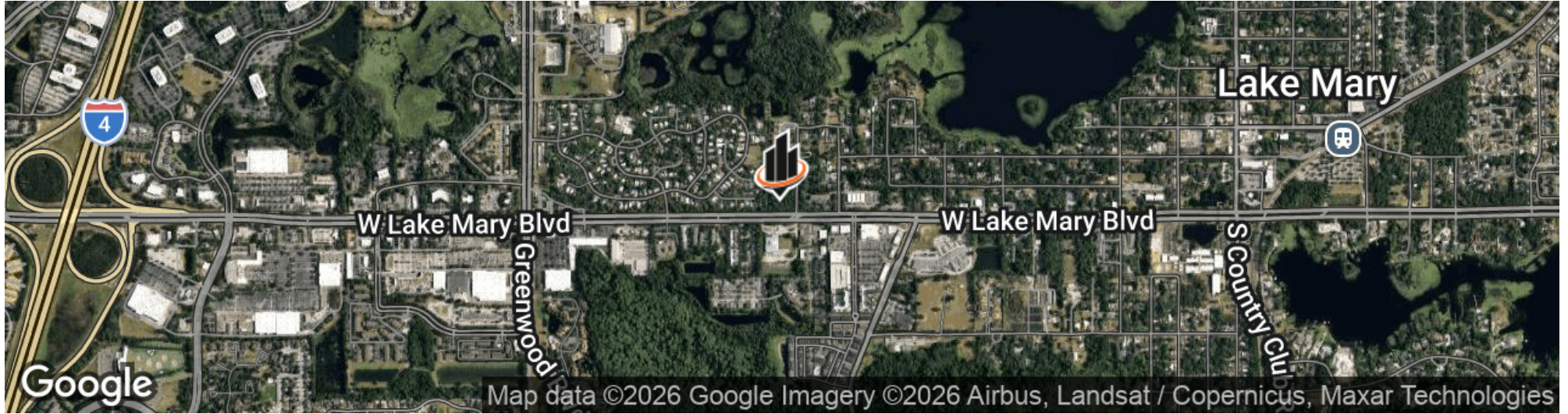


# CONSTRUCTION PHOTOS



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## LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

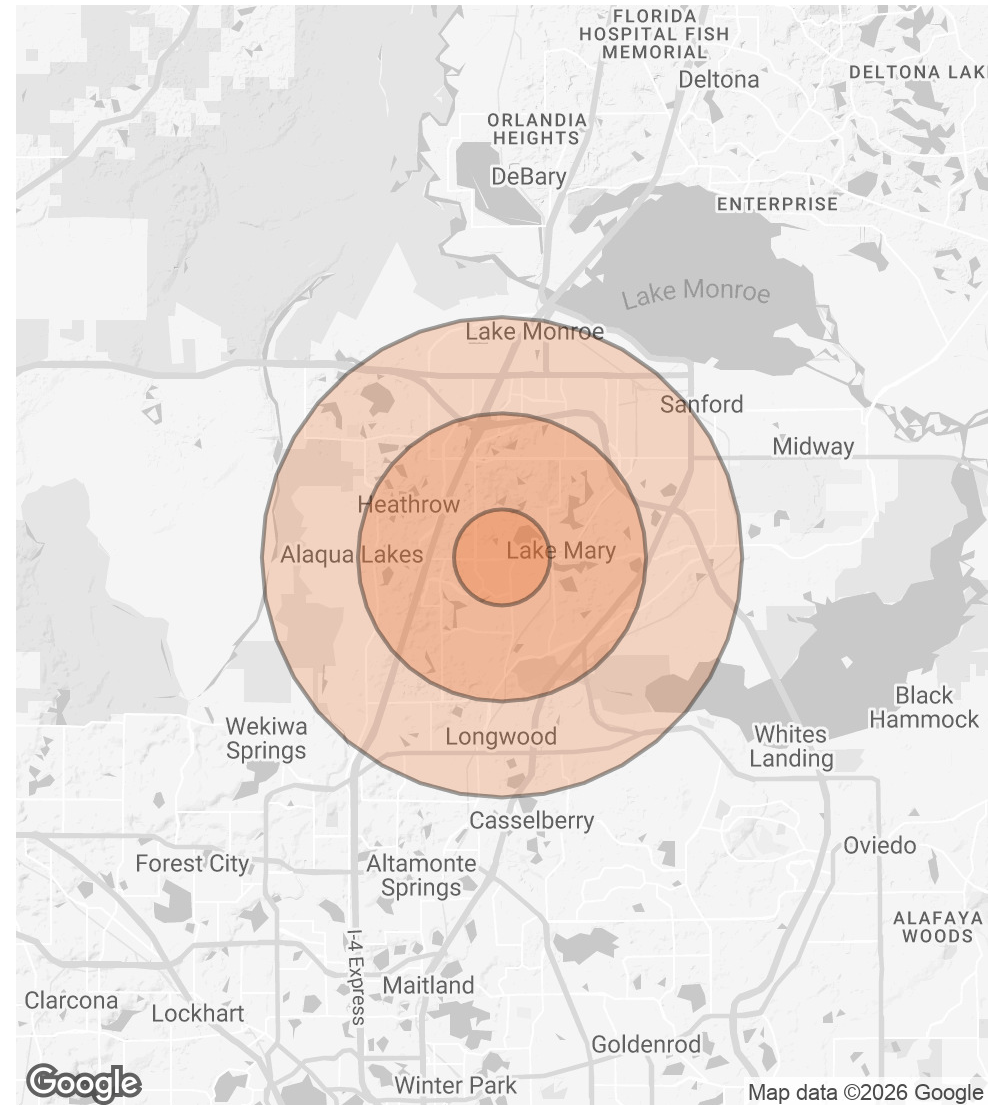
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,314	65,920	153,363
<b>AVERAGE AGE</b>	43	42	41
<b>AVERAGE AGE (MALE)</b>	42	40	39
<b>AVERAGE AGE (FEMALE)</b>	45	43	42

## HOUSEHOLDS & INCOME

### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,340	25,801	58,630
<b># OF PERSONS PER HH</b>	2.5	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$115,273	\$120,617	\$116,550
<b>AVERAGE HOUSE VALUE</b>	\$424,976	\$428,960	\$429,530

2020 American Community Survey (ACS)



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