

For Lease

Brio Business Center

1,275 - 10,000 SF | \$2,160.00 - \$16,942.00 per month



1105-1295 West Airport Blvd

Sanford, Florida 32773

Property Highlights

- Glass storefronts on Buildings 1, 2 and 3
- Grade-level roll-up doors - 9' w x 10' h
- Clear height: 14'
- Fire suppression system
- Zoning: PD (City of Sanford)
- Great visibility with frontage on Airport Blvd, at intersection of Old Lake Mary Road
- Easy access to US Highway 17-92, SR 46, SR 417 (GreeneWay), Lake Mary Blvd and I-4
- Surrounded by dense residential development
- Less than 5 miles from Orlando-Sanford International Airport

Lease Rate: \$15.00/SF NNN (Op Ex: \$5.33/SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1109 West Airport, Bldg 1	\$3,117 per month	1,840
1209 West Airport, Bldg 3	\$16,942 per month	10,000
1249 West Airport, Bldg 3	\$2,160 per month	1,275



For more information

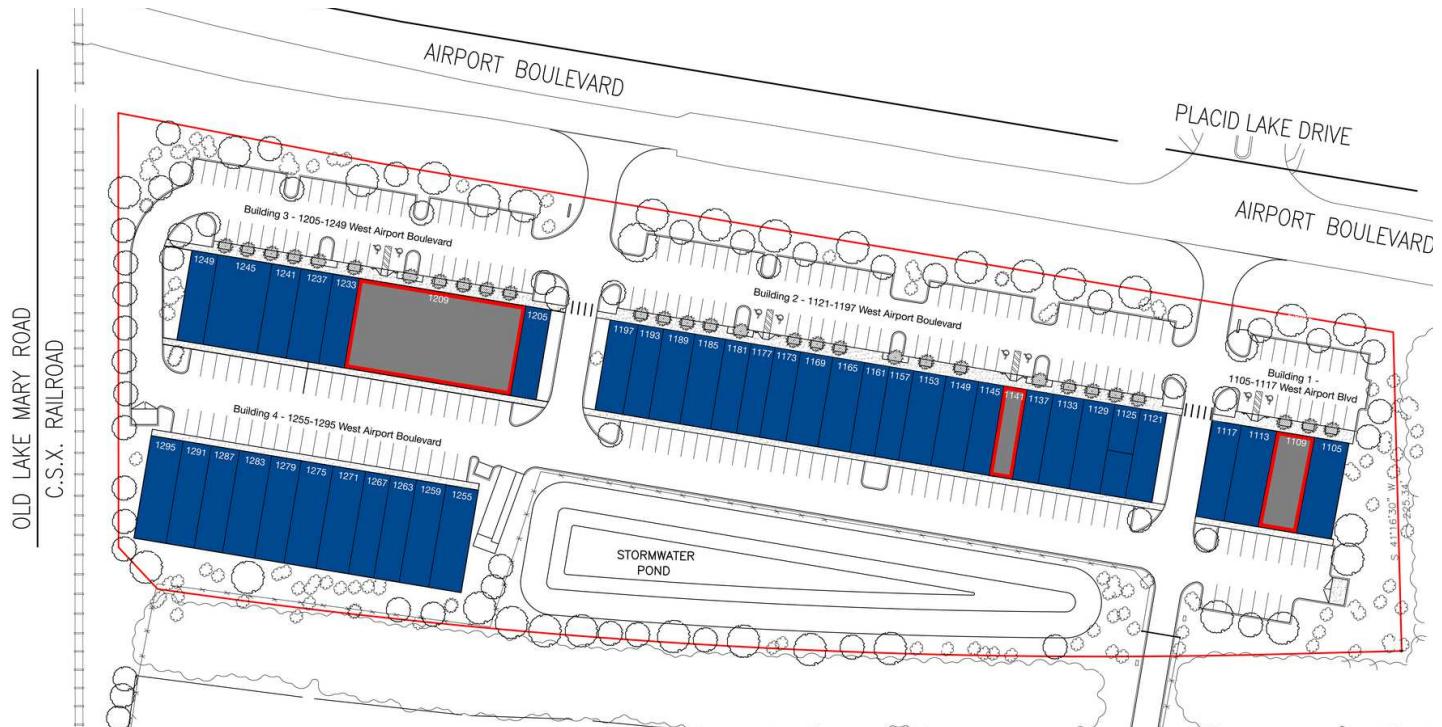
Stian Funk

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Property Photos



Available Spaces

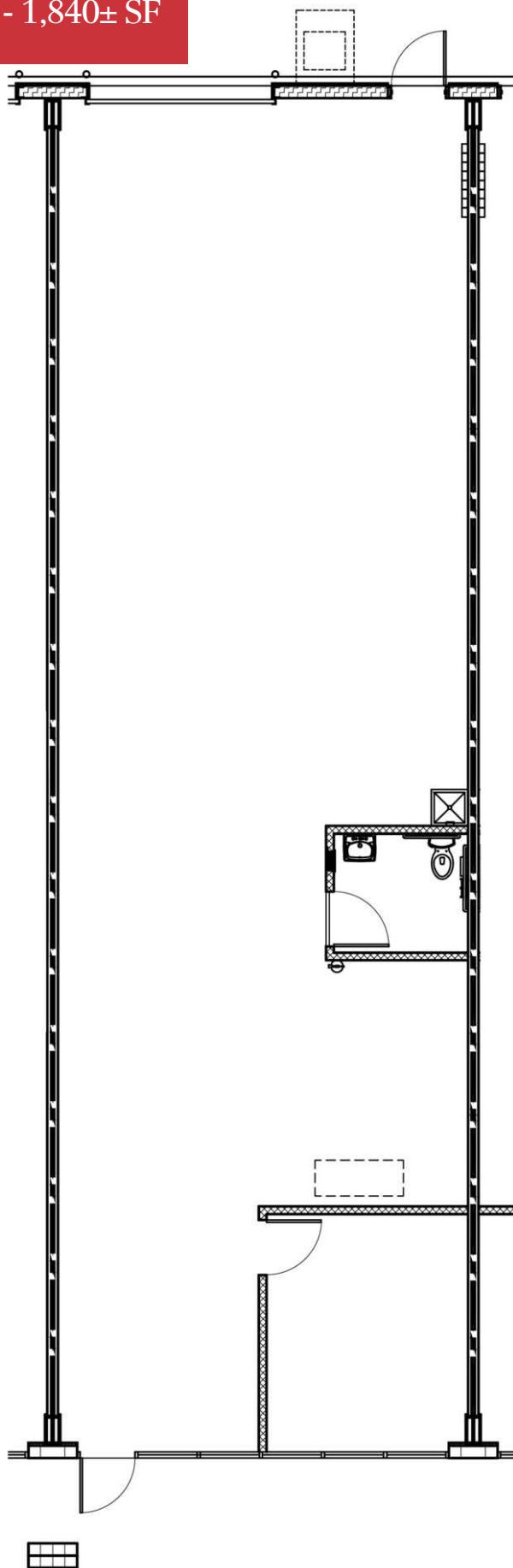


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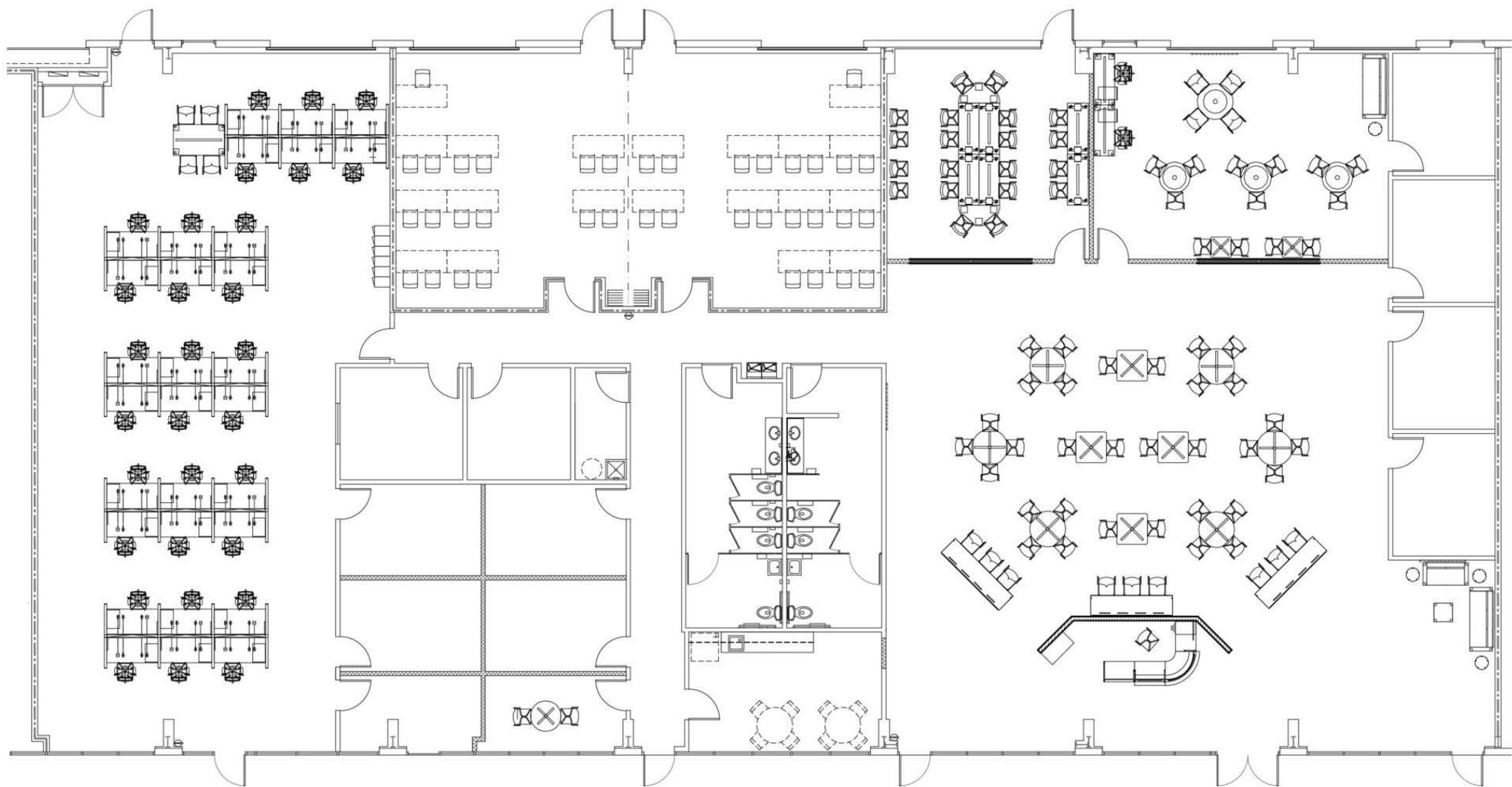
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1109 West Airport, Bldg 1	1,840 SF	NNN	\$3,117 per month	One private office One grade-level roll-up door (10' W x 10' H); Power: 3-Phase / 120/240V / 100 Amps
1209 West Airport, Bldg 3	10,000 SF	NNN	\$16,942 per month	Available 07/01/26 100% office - attractive floor plan with reception area, several open work areas, large and small conference rooms and private offices
1249 West Airport, Bldg 3	1,275 SF	NNN	\$2,160 per month	Large front office/showroom and separate large work area/break room One grade-level roll-up door (10' W x 10' H); Power: 3-Phase / 120/240V / 100 Amps

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

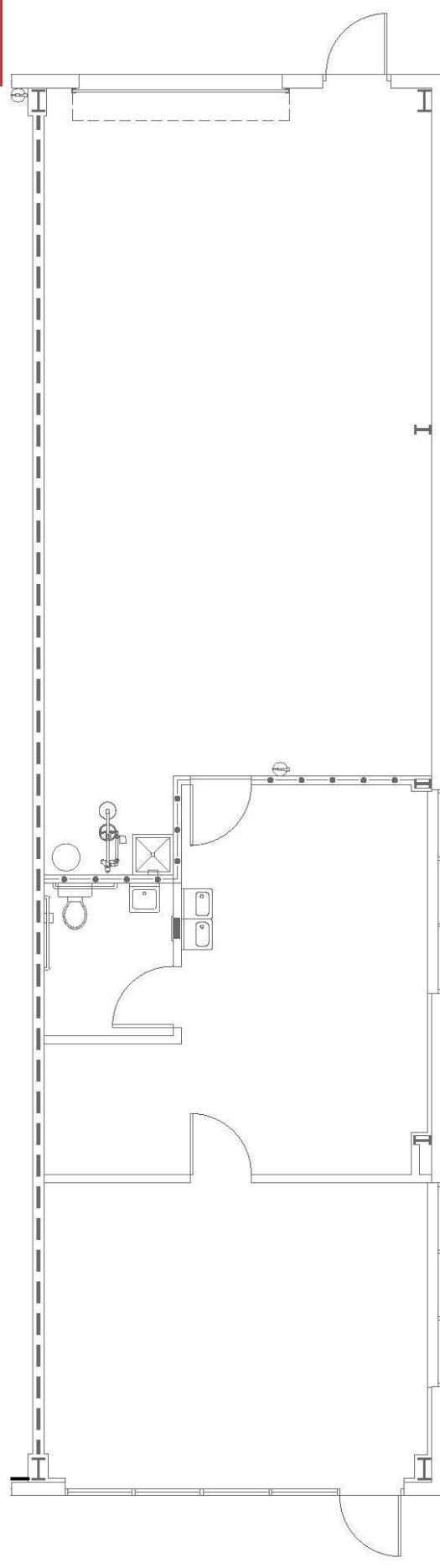
1109 West Airport Blvd - 1,840± SF



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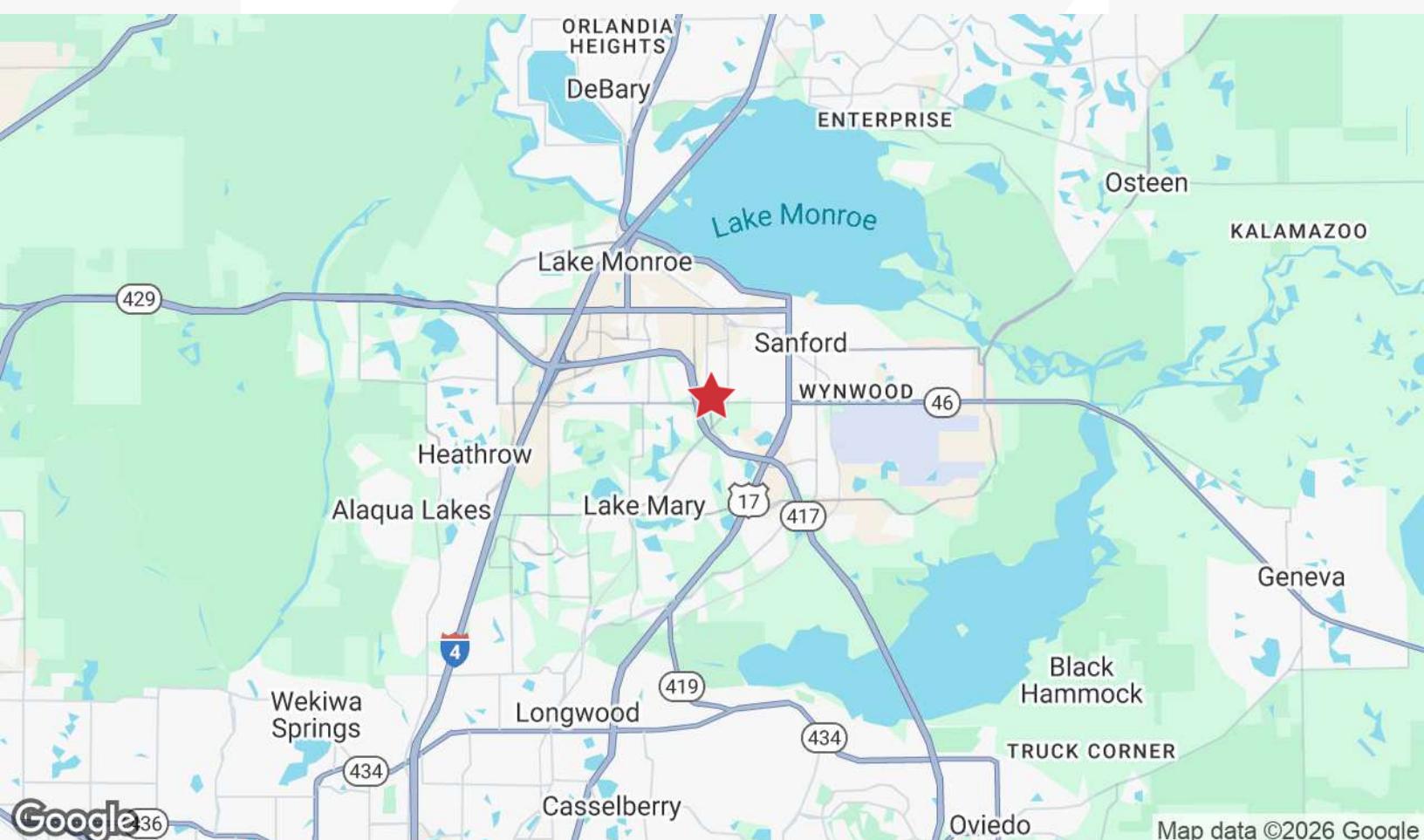
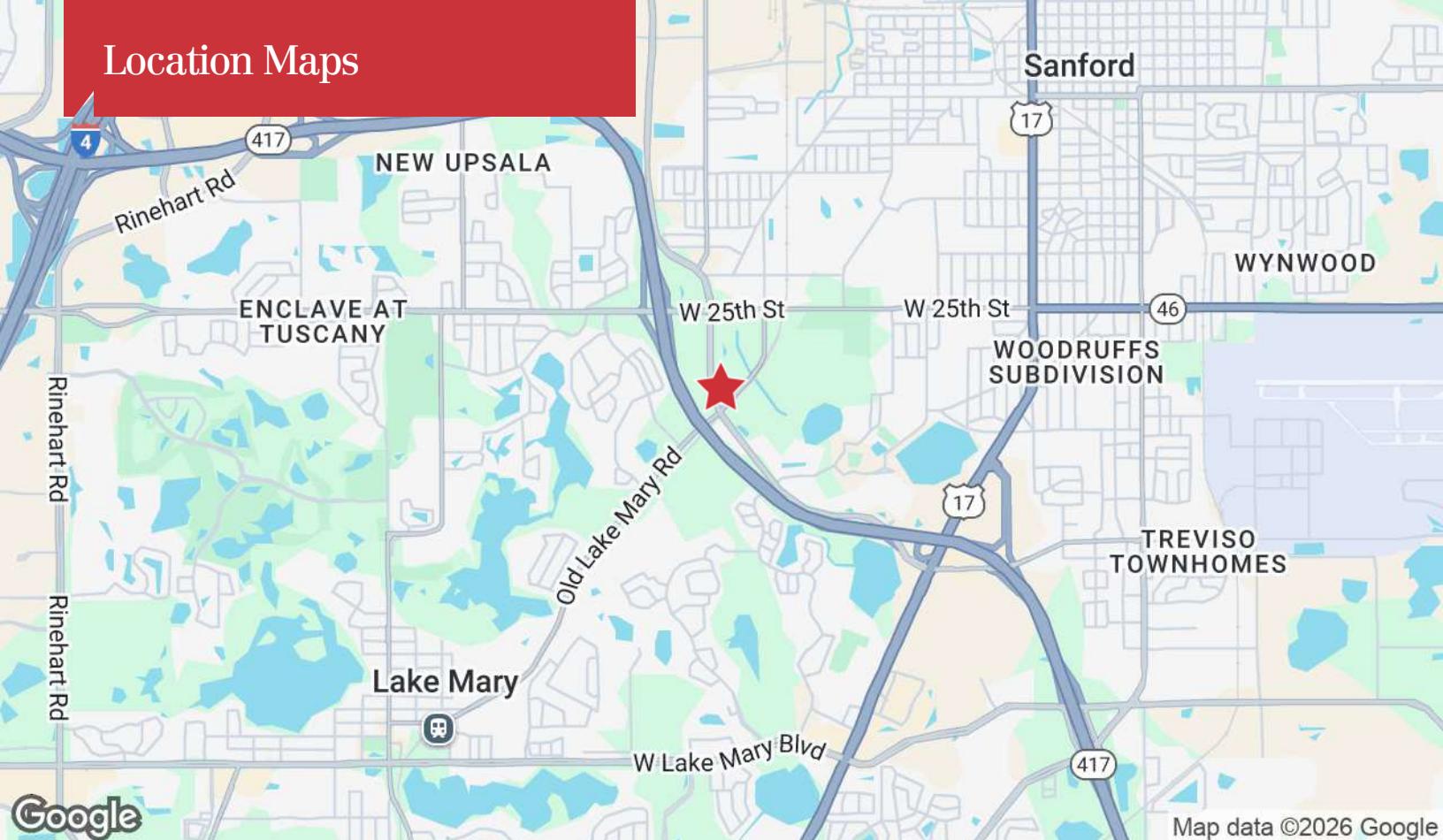


1249 West Airport Blvd - 1,275± SF



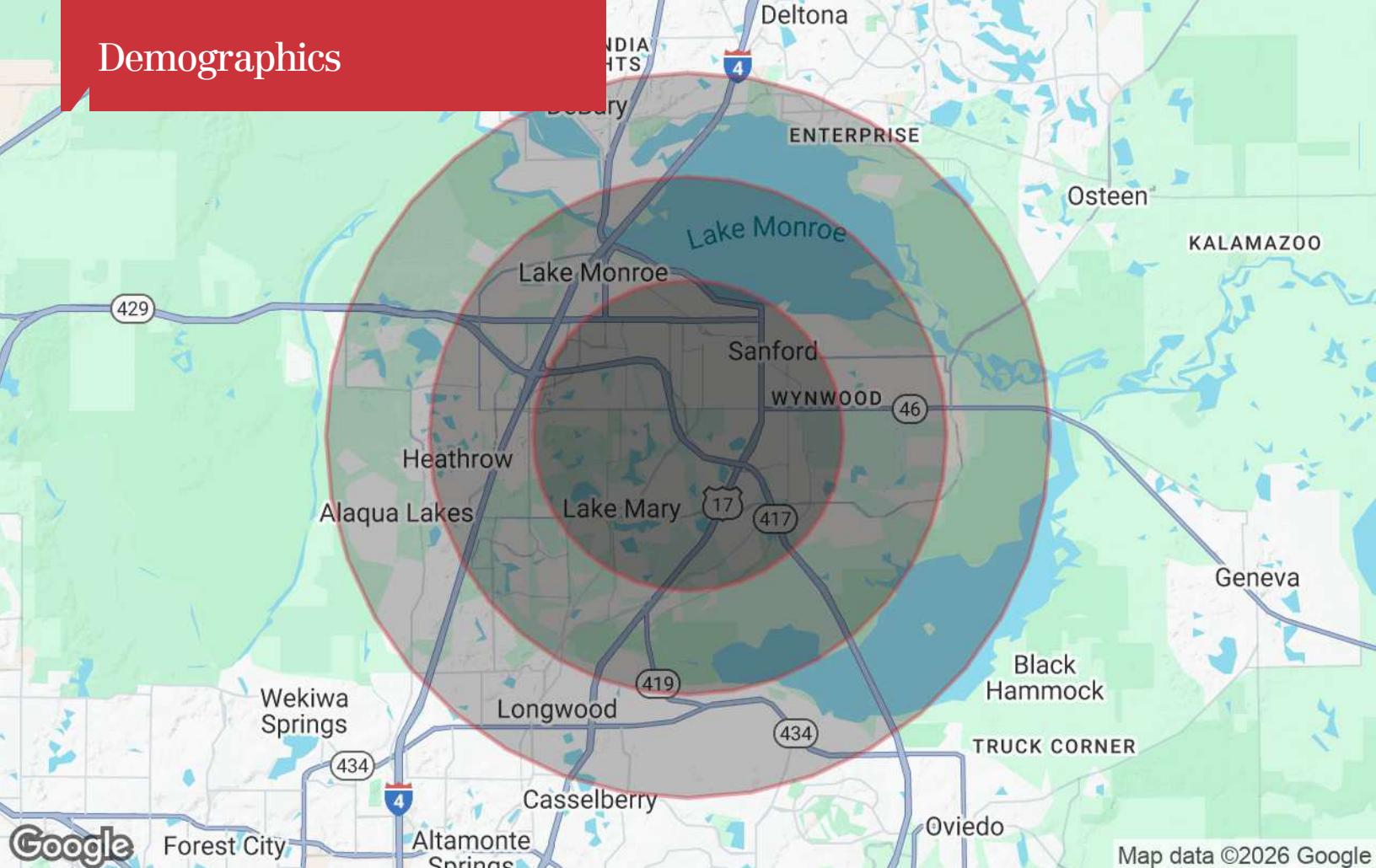
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Location Maps



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Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	76,265	137,390	208,469
MEDIAN AGE	39	40	41
MEDIAN AGE (MALE)	38	39	40
MEDIAN AGE (FEMALE)	40	41	42

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	29,222	52,744	80,070
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$90,147	\$104,943	\$109,275
AVERAGE HOUSE VALUE	\$326,496	\$389,849	\$402,292

* Demographic data derived from 2020 ACS - US Census

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