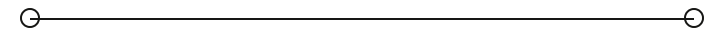


SALE / LEASE

Alhambra Medical Park, brand new medical office suites

2801 W LAKE MARY BLVD

Lake Mary, FL 32746



PRESENTED BY:

CHRIS BUTERA

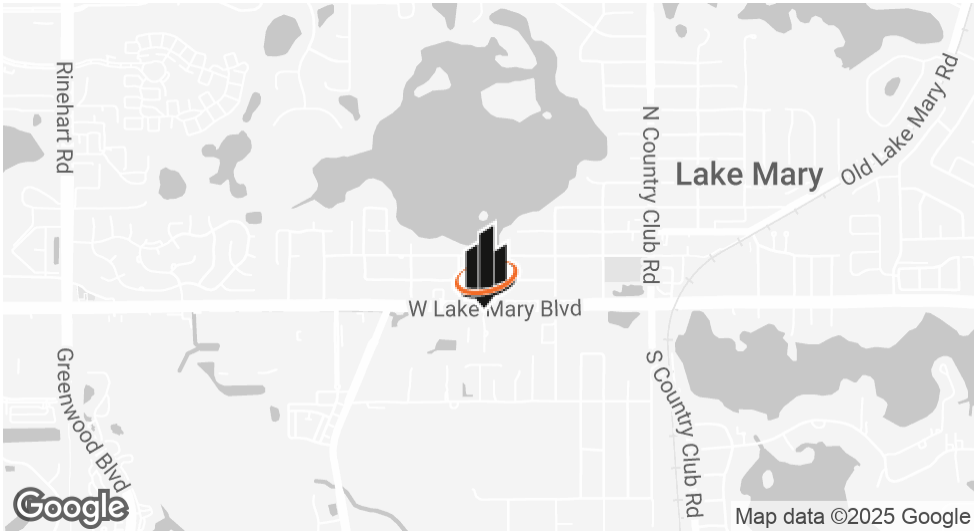
O: 386.453.4789

chris.butera@svn.com

FL #SL3083110



PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	2,054 - 17,282 SF
RATE:	\$42.00 NNN (\$9.50 CAM) TI Allowance available
TENANT TYPE:	All Medical and Professional Office Users (no restrictions)
PARKING RATIO:	4.7/1,000 SF
ZONING:	PO Professional Office (City of Lake Mary)
LOT SIZE:	2 Acres
PARCEL ID:	16-20-30-300-023B-0000

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PROPERTY DESCRIPTION

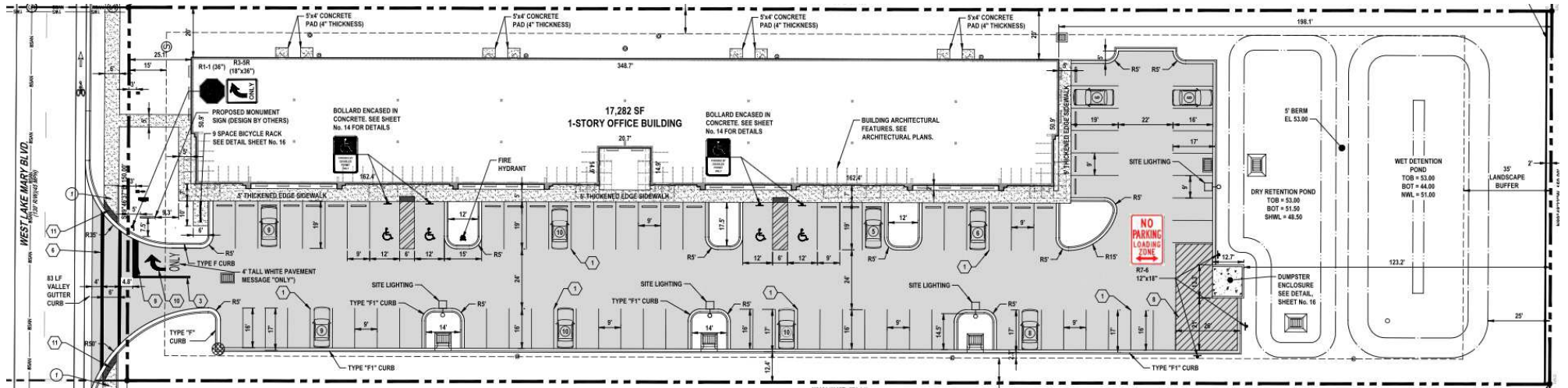
Introducing Alhambra Medical Park, a brand new medical office building in Lake Mary, FL. Offering medical office suites ranging from 2,054 SF up to the entire 17,282 SF. Suites will be delivered as dirt floor shell with TI packages available. This location at 2801 W Lake Mary Blvd is strategically positioned to take advantage of the strong demographics of the surrounding area. Alhambra sits directly on Lake Mary Blvd and offers maximum visibility and exposure to its 23,500 cars per day.

Ideally located along Lake Mary Blvd just 1 mile east of Rinehart Rd and 0.5 miles west of Downtown Lake Mary. Truly in the heart of Lake Mary. We are just minutes from I-4, Sunrail, Orlando Health, Advent Health, banks, shops and restaurants.

PROPERTY HIGHLIGHTS

- Brand new medical office space for lease in Lake Mary, FL
- Flexible SF sizes available (2,054 - 17,282 SF)
- Frontage on Lake Mary Blvd (23,500 AADT)

ALHAMBRA SITE PLAN



CHRIS BUTERA

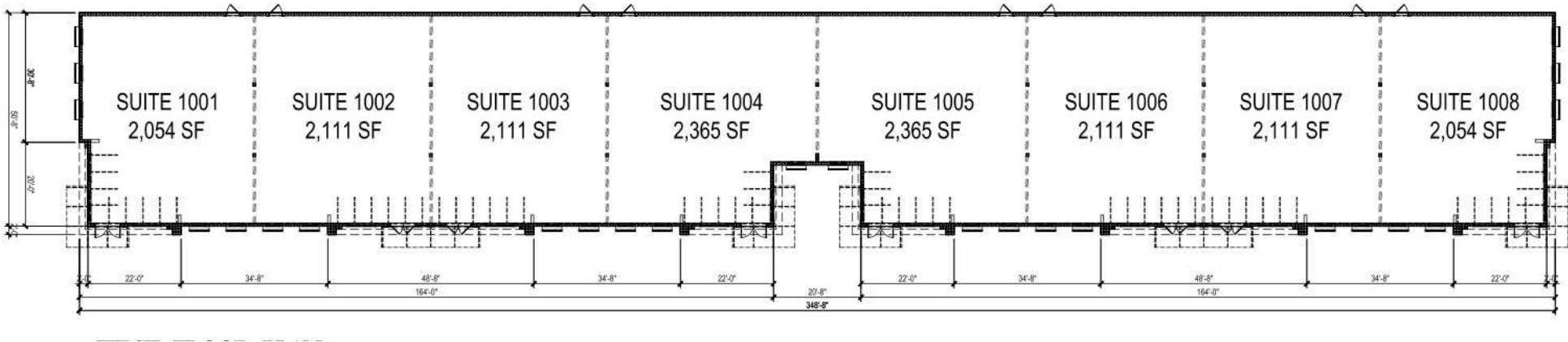
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ALHAMBRA AVAILABLE SUITES

TOTAL 17,282 SF



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,054 - 17,282 SF	LEASE RATE:	\$42.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1001	Available	2,054 SF	NNN	\$42.00 SF/yr	-
Suite 1003 - 1004	Available	4,476 SF	NNN	\$42.00 SF/yr	-
Suite 1005 - 1008	Available	8,641 SF	NNN	\$42.00 SF/yr	-
All Suites	Available	17,282 SF	NNN	\$42.00 SF/yr	-

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LOCATION MAP



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