



1485 INTERNATIONAL

CLASS-A OFFICE BUILDING | LAKE MARY, FL

± 2,463 - 2,709 SF AVAILABLE



1485 INTERNATIONAL

PROPERTY OVERVIEW

1485 International is a 29,843 square foot office building located in the heart of Lake Mary, Florida. The three-story building was recently built in 2006 with floor-to-glass windows and quality construction. The building offers an unparalleled location with ease of access to I-4 and the beltway.

Lake Mary is Orlando's premier suburb featuring walkable amenities, quality dining, and close proximity to executive housing and country clubs.

PROPERTY
SNAPSHOT

location

Right off I-4 and International Pkwy in Lake Mary

access

Under a mile to I-4 and 417. Just off of International Pkwy and E. Thomas J. Pkwy

Property Address	1485 International Pkwy
Submarket	Lake Mary
Area	North Orlando
No. of Buildings	1
No. of Stories	3
Total Net Rentable Area	29,843 SF
Parking	97 spaces
Site Size	3.77 Acres
Lease Structure	Modified Gross (MG)



NEARBY
AMENITIES



restaurants

1. Orange County Brewers
2. Tin & Taco
3. Nothing Bundt Cakes
4. Chicken Salad Chick
5. Another Broken Egg
6. Starbucks
7. F&D Kitchen and Bar
8. FishBones
9. The Halal Guys

convenience

10. Walgreens
11. Wells Fargo Bank
12. The UPS Store
13. Publix
14. Sams Club
15. Target
16. Walmart

hotels

17. Orlando Marriott Lake Mary
18. Hampton Inn & Suites
19. The Westin Lake Mary

entertainment

20. Heathrow Country Club
21. Timacuan Golf Club
22. Top Golf
23. AmStar Cinema 12



TIN & TACO

OVER A DOZEN
WALKABLE
RESTAURANTS



TOP GOLF

AFTER-WORK
ENTERTAINMENT



THE WESTIN LAKE MARY

QUALITY
NEARBY
LODGING



BUILDING FEATURES

class-a building

1485 International offers tenants a chance to office in a distinguished multi-story building in an upscale suburb.

well-recognized submarket

Lake Mary has the highest concentration of Fortune 500 companies in Metro Orlando.

ample parking

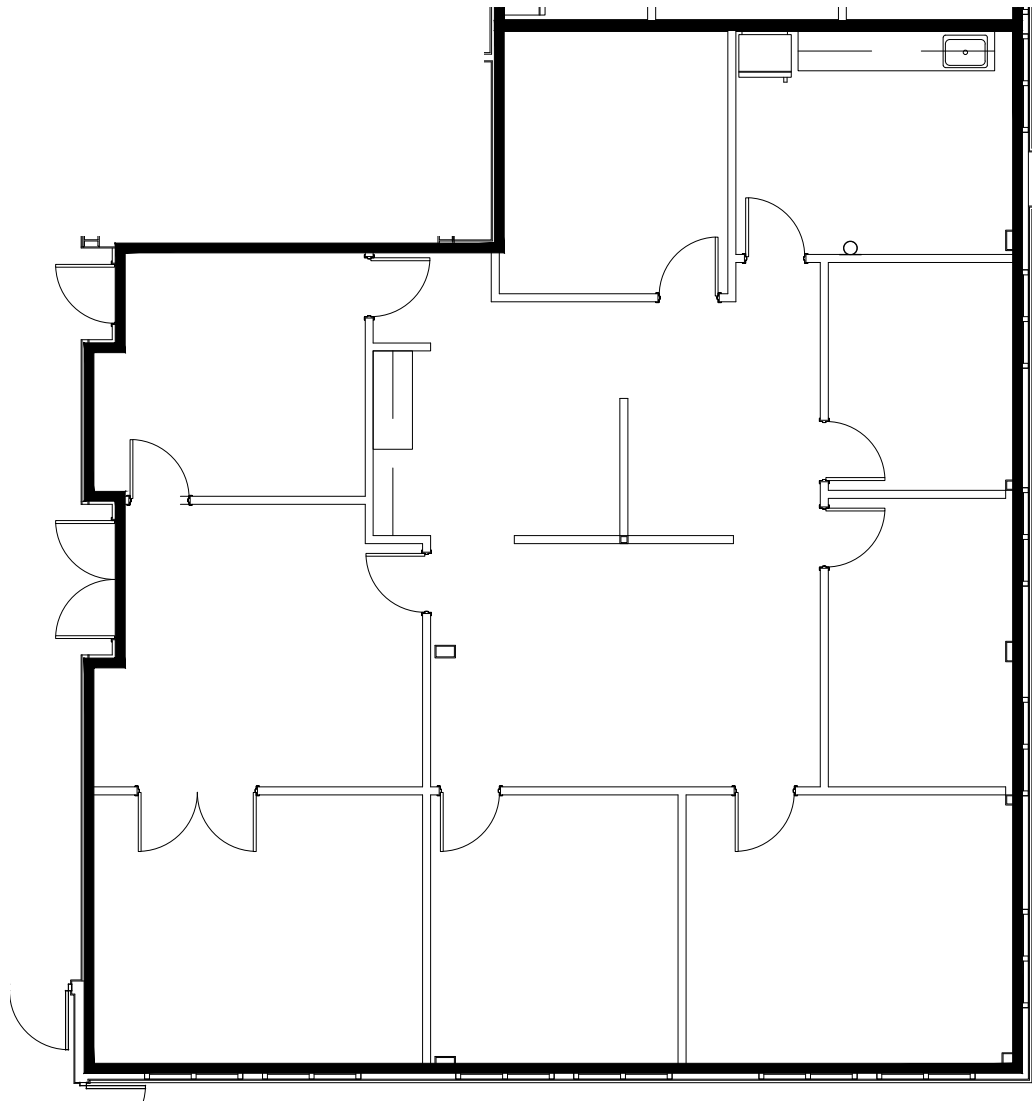
The property features 97 available surface spaces.

walkability

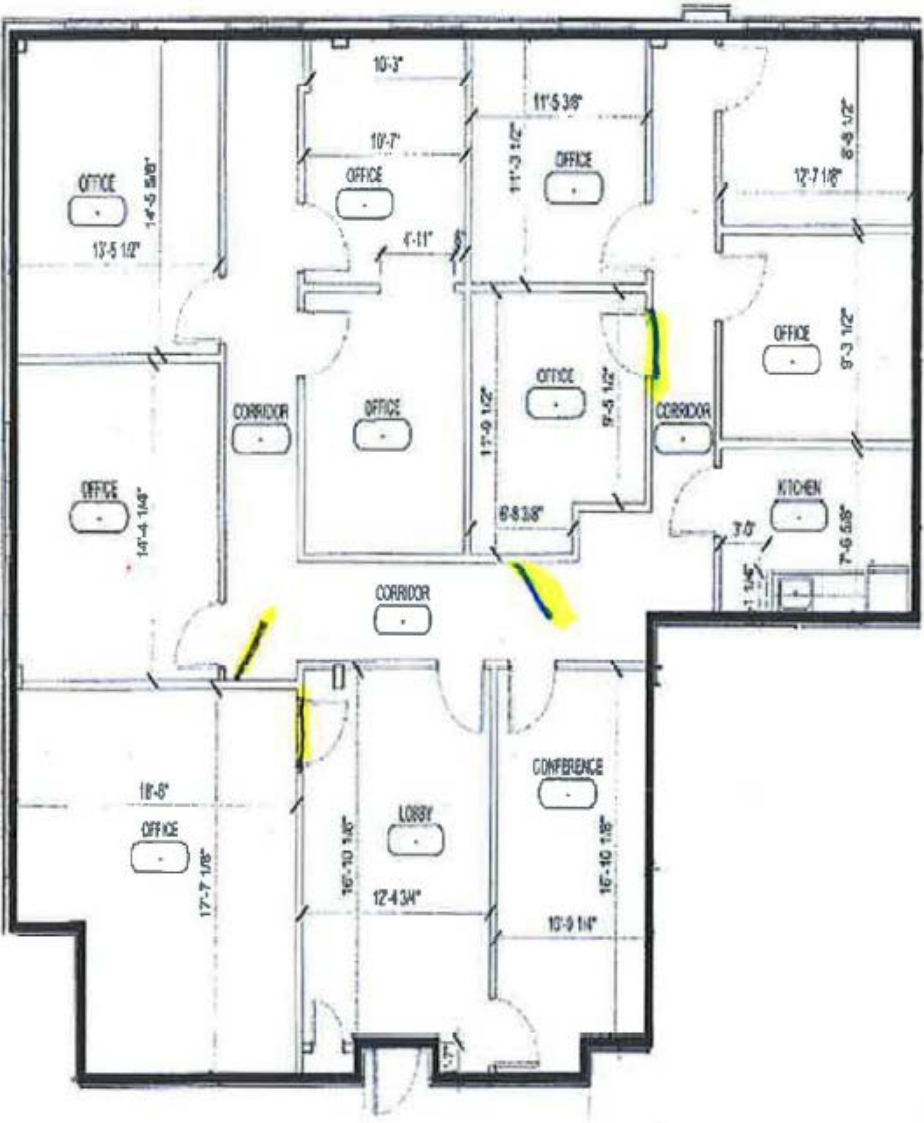
Over a dozen restaurants featuring a variety of cuisines are located within walking distance of 1485 International. Running errands is a breeze, with local and national chains nearby. Pick up your groceries on the way home at the Publix across the street.

FLOOR
PLANS

First Floor
Suite 1031
2,553 SF Available



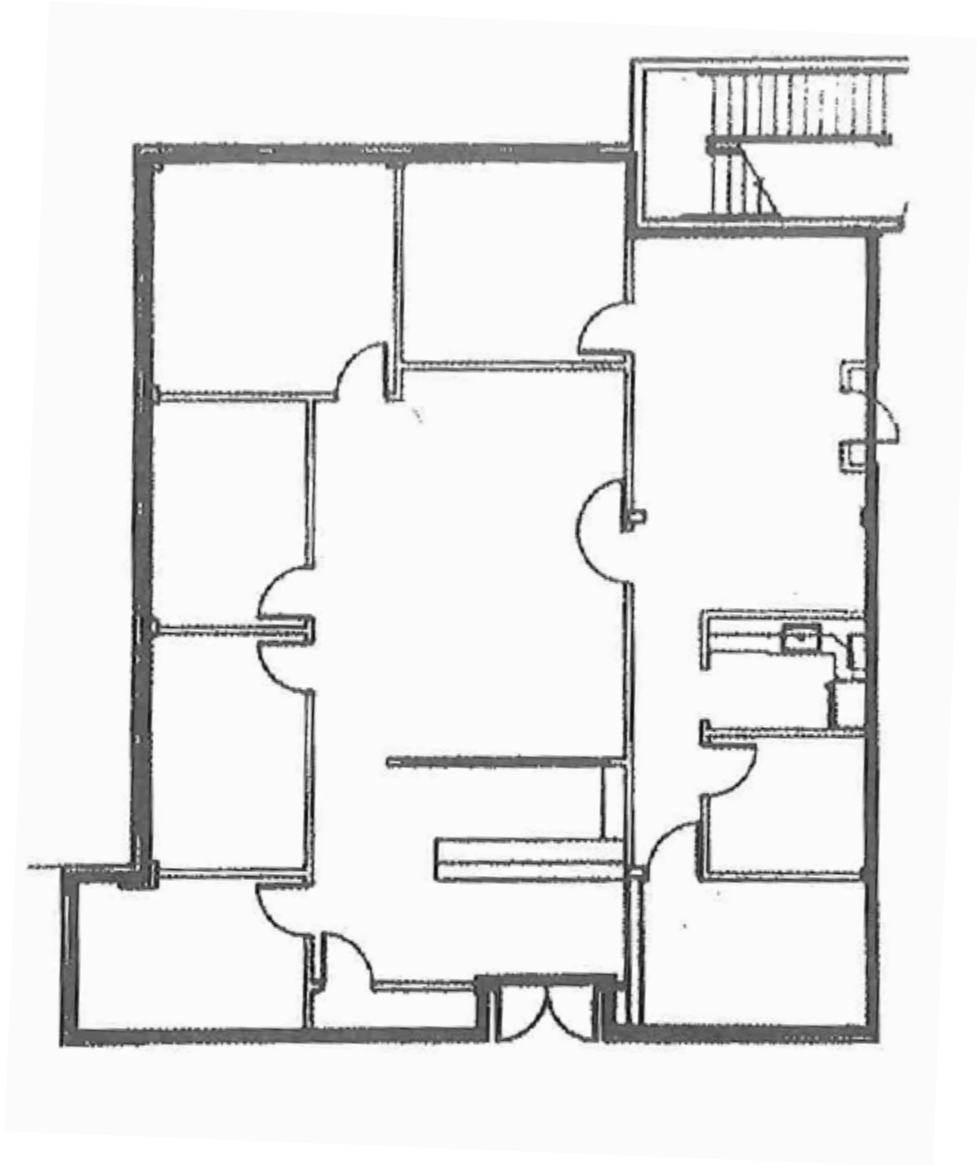
First Floor
Suite 1051
2,709 SF Available



FLOOR
PLANS

PHOTOS

First Floor
Suite 1071
2,463 SF Available



ADDITIONAL
PHOTOS





LEASING INFORMATION

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