

THE EDISON

AT PRIMERA

A campus built
for collaboration



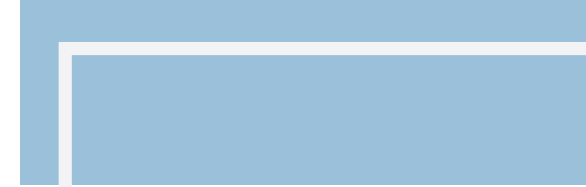
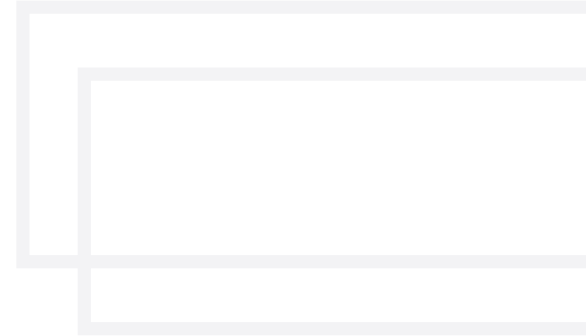
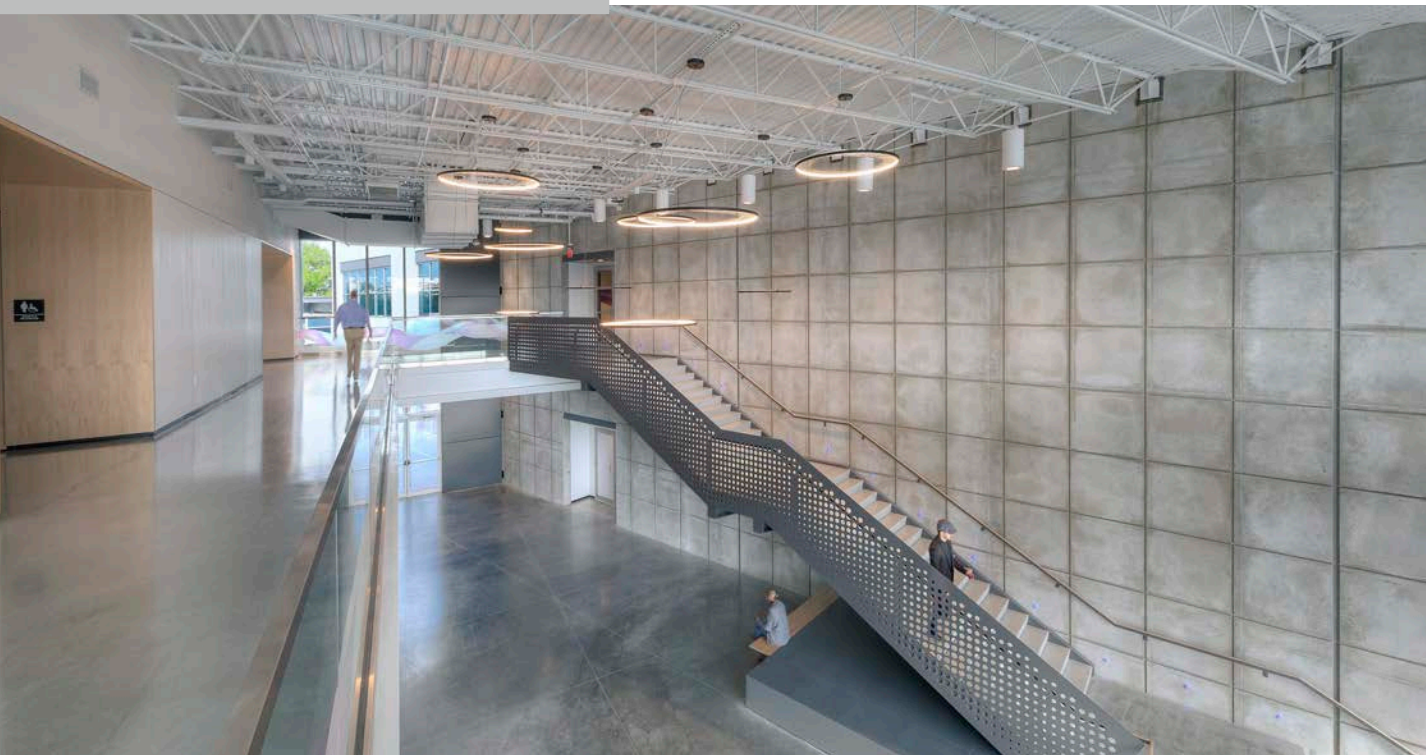
730 Primera Blvd., Lake Mary, FL

Up to ± 109,600 S.F. available now


STREAM

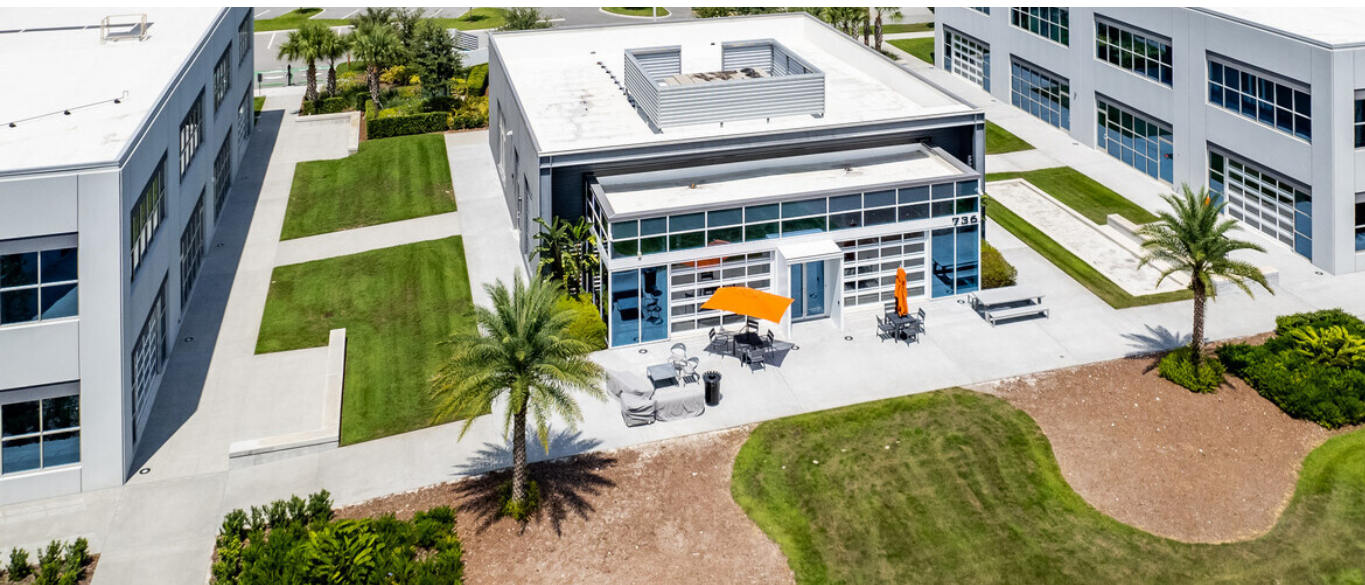
Property Highlights

- Campus-like setting consisting of two 109,600 square foot, two-story buildings
730 Primera Boulevard
Up to ± 109,600 SF available now
- Close proximity to I-4 and nearby Lake Mary Blvd amenities
- ± 27,400 square foot floor plates that are clear of a center core
- Open ceilings that are 14'-15' to the deck
- Drop ceilings that would start at 11'-12' (if the tenant desires to install)
- 6.0/1,000 parking ratio
- Best in class 1.095 loss factor





Park Amenities



5,000 SF clubhouse includes a state-of-the-art gym, Wi-Fi, dining facility and meeting space



Walkable dining options and minutes to amenities



First floor suites with roll-up overhead doors providing access to the courtyard



Centrally located restrooms, stairs and elevators

Site Plan



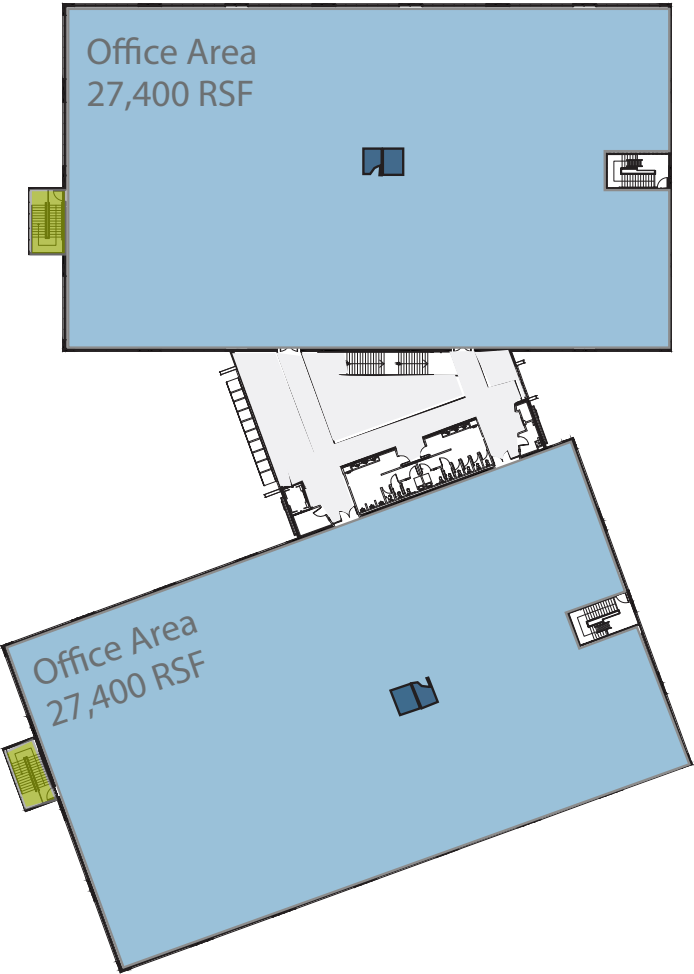
Legend

- 1. Courtyard
- 2. 2-Story Building
- 3. Entry/Lobby
- 4. 2-Story Building
- 5. Clubhouse
- 6. 2-Story Building
- 7. Entry/Lobby
- 8. 2-Story Building

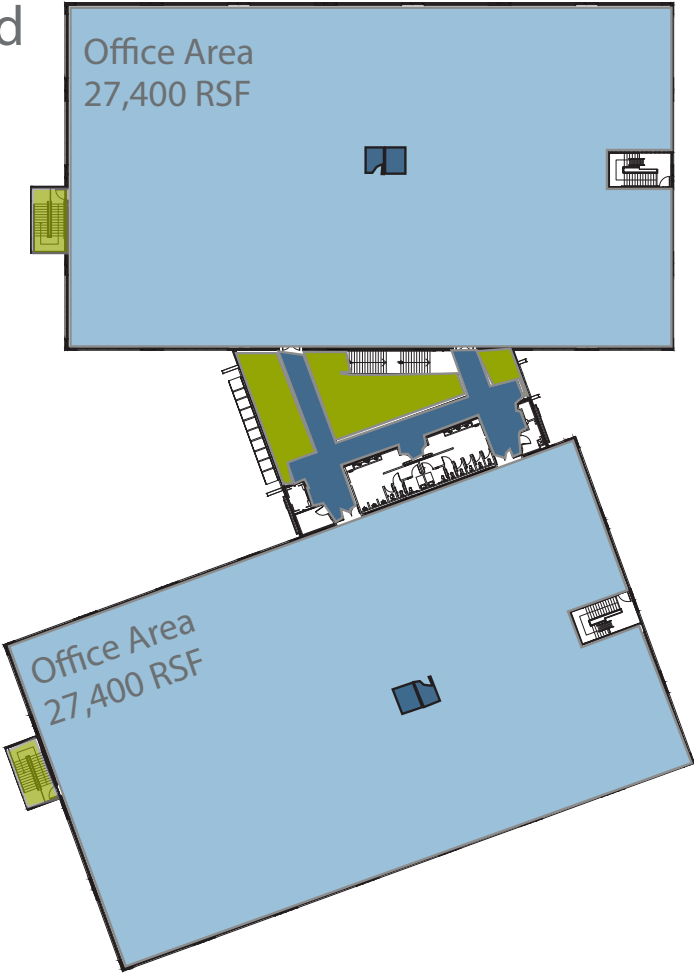


Floor Plan

First Floor

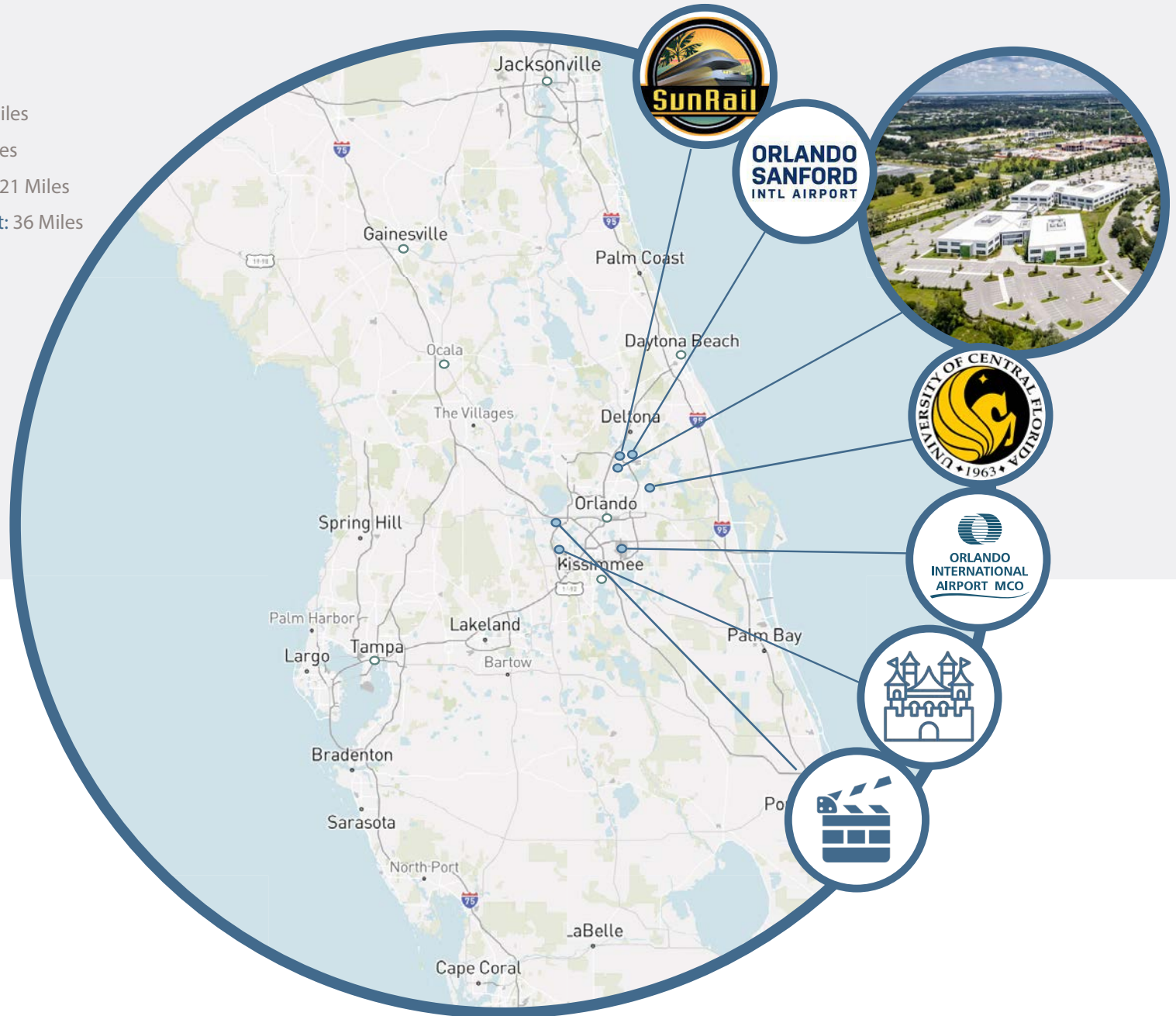


Second Floor



Area Access

- Orlando Sanford Airport: 8 Miles
- Sanford Sunrail Station: 7 Miles
- University of Central Florida: 21 Miles
- Orlando International Airport: 36 Miles
- Walt Disney World: 32 Miles
- Universal Studios: 26 Miles
- Jacksonville: 125 Miles
- Daytona Beach: 39.7 Miles
- Orlando: 18 Miles
- Ocala: 79 Miles
- Kissimmee: 39 Miles
- Tampa: 101 Miles



Lake Mary/Orlando

The Edison at Primera is strategically located off of I-4 in the prominent business sector of Lake Mary. The area offers a wide range of amenities including abundant dining options, top-rated school systems, a variety of housing options, proximity to two international airports and an expanding healthcare sector.

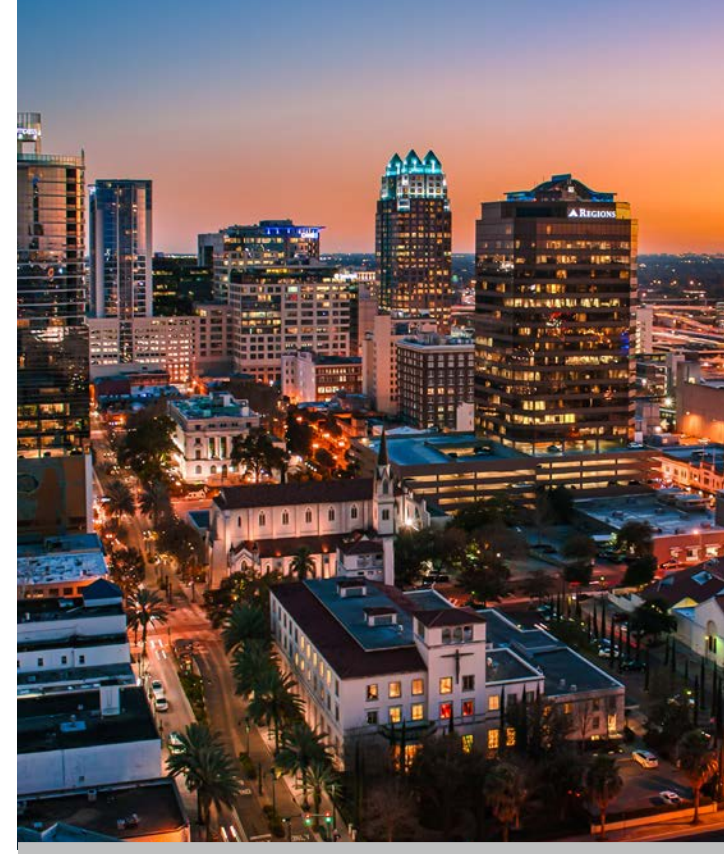
Expansions in Lake Mary

The property is adjacent to the new Orlando Health Lake Mary Campus, a comprehensive acute care facility. The project is part of the mixed-use 153 acre, \$750M Lake Wellness and Technology Park.

Seminole County Technology Business Incubation Center (STBIC)

Seminole County is known for its progressive and business friendly environment. The county is home to one of Florida's established incubators, with the Seminole Technology Business Incubation Center (STBIC). The STBIC is a member of the TRDA/NASA network of incubators, a founding member of the Florida Business Incubation Association, and an active participant in the National Business Incubation Association.

Sources: Orlandohealth.com, Seminoleinc.com



Lake Mary

\$146,906

Average Household Income

\$379,465

Average Home Value

47.10%

Population with a College Degree

Orlando

\$146,906

Average Household Income

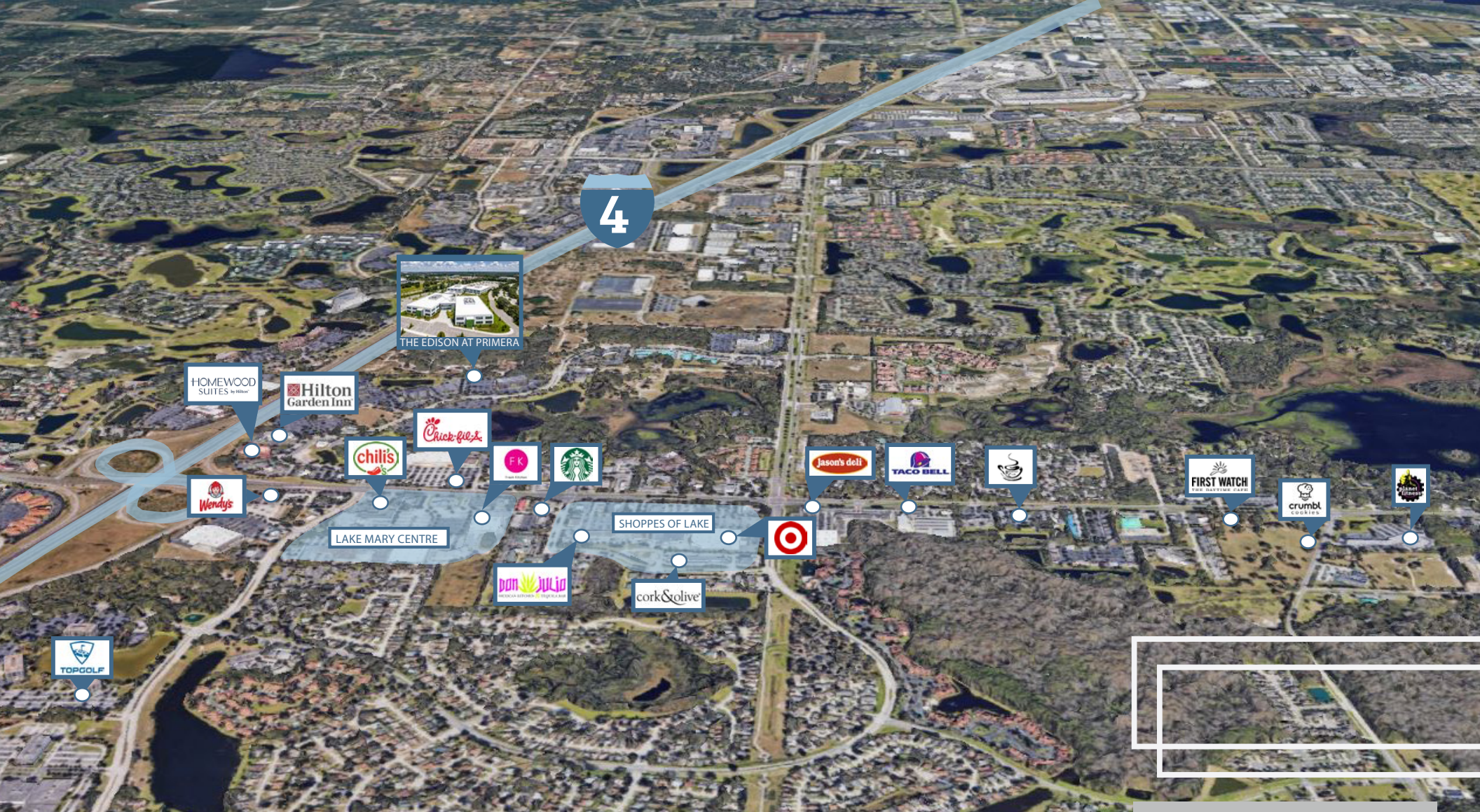
\$331,197

Average Home Value

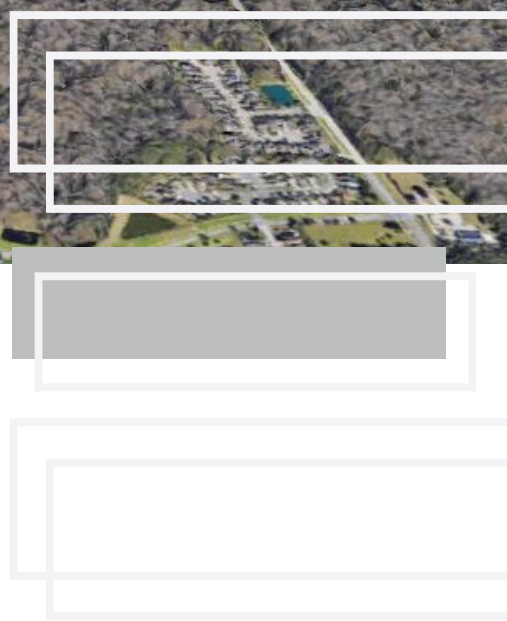
32.79%

Population with a College Degree





Amenities



Contact Us

[John Gilbert](#)

407.214.0099

john.gilbert@streamrealty.com

[Darryl Hoffman](#)

407.204.1548

darryl.hoffman@streamrealty.com

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