

Lexington Park Professional Office Center

Adjacent to HCA Lake Monroe Hospital

800 Lexington Green
Sanford, FL 32771

1 Pad Site for Build-to-Suit Sale or Lease Options



Property Information

Pad #12 - 800 Lexington Green Parcel

Key Features

- + Build Ready for freestanding building | Permit Ready
- + Zoned GC-2 (Office or Medical)
- + Pad for Building Size is **3,000 SF** | Divisible
- + Parking: 5 per 1,000 SF
- + Grey Shell Delivery scheduled in May 2026
- + **Lease Rate \$24 NNN** | Term and TI Allowance are Negotiable.



Pad #13 - 1000 Lexington Green Parcel

Key Features

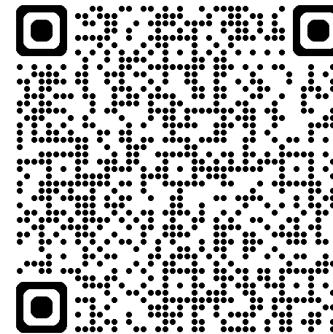
- + Build Ready for freestanding building | Permit Ready
- + Zoned GC-2 (Office or Medical)
- + Pad for Building Size is **3,600 SF** | Divisible
- + Parking: 5 per 1,000 SF
- + Grey Shell Delivery scheduled in June 2026

Pending
Lease



Build to Sale or Lease

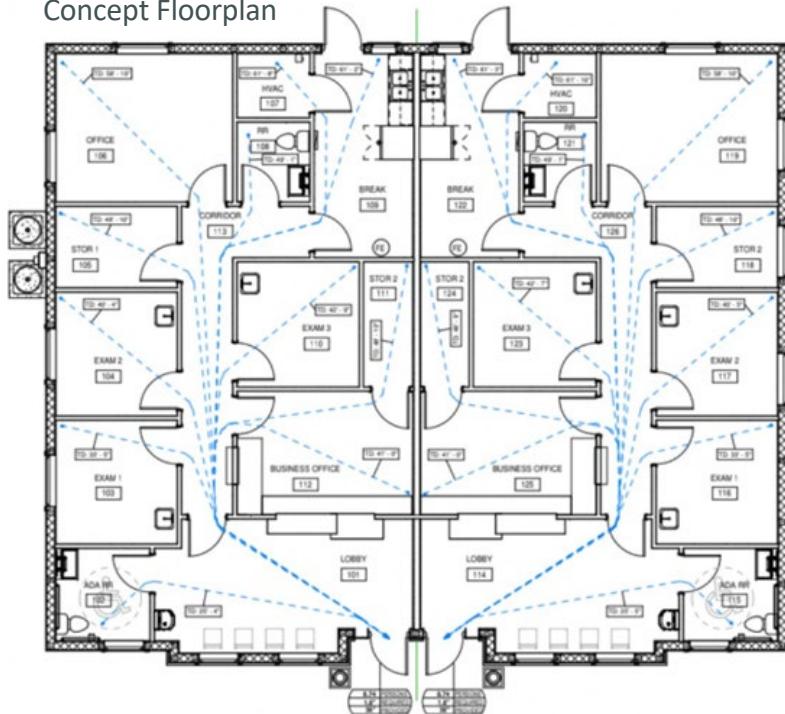
Ariel View



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Concept Floorplan



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