

FULLY LEASED OFFICE BUILDING

FOR SALE ± 3,600SF
105 Timberlachen Circle, Lake Mary, FL 32746



- Located in highly desirable Lake Mary minutes from I-4
- Well maintained building
- Excellent rental history



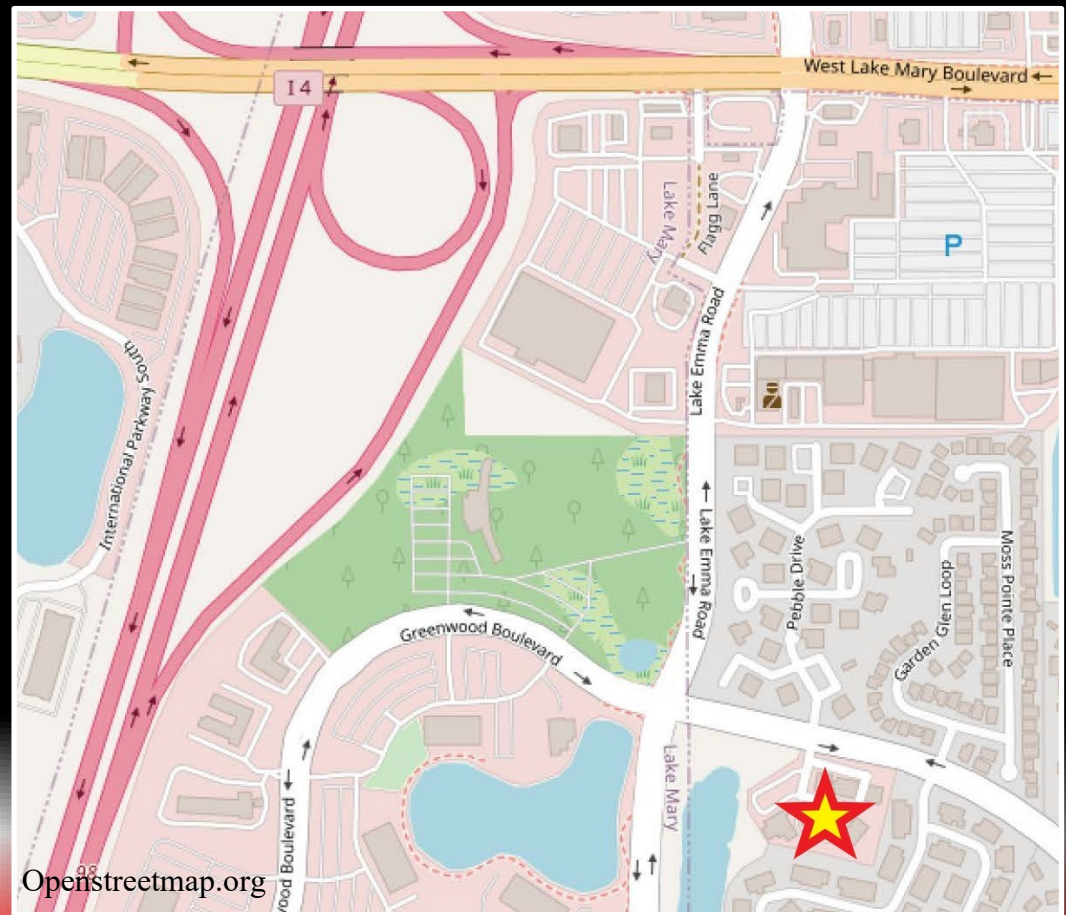
Long Term Established Tenant Triple-Net Lease

Building Size	3,600 SF
Zoning	PUD
Year Built	2003
Price	\$859,000

Income/Expense Summary

Base Rent	64,200
LL Expense	
Insurance	3,780
NOI	60,420

*Tenant pays RE Tax & PoA dues



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