

> Available For Sale or Lease

± 16,364 RSF Class "A" LEED
Gold Office Building

1130 Business Center Dr
Lake Mary, FL 32746



CRE ADVISORS
BROKERAGE • LEASING • ADVISORY



Sale Price: \$4,500,000

Lease Rate: Negotiable

Todd Haber

President

☎ 407.739.0835

✉ todd@CREadvisorsllc.com

1801 Lee Road, Suite 215

Winter Park, FL 32789

www.CREadvisorsllc.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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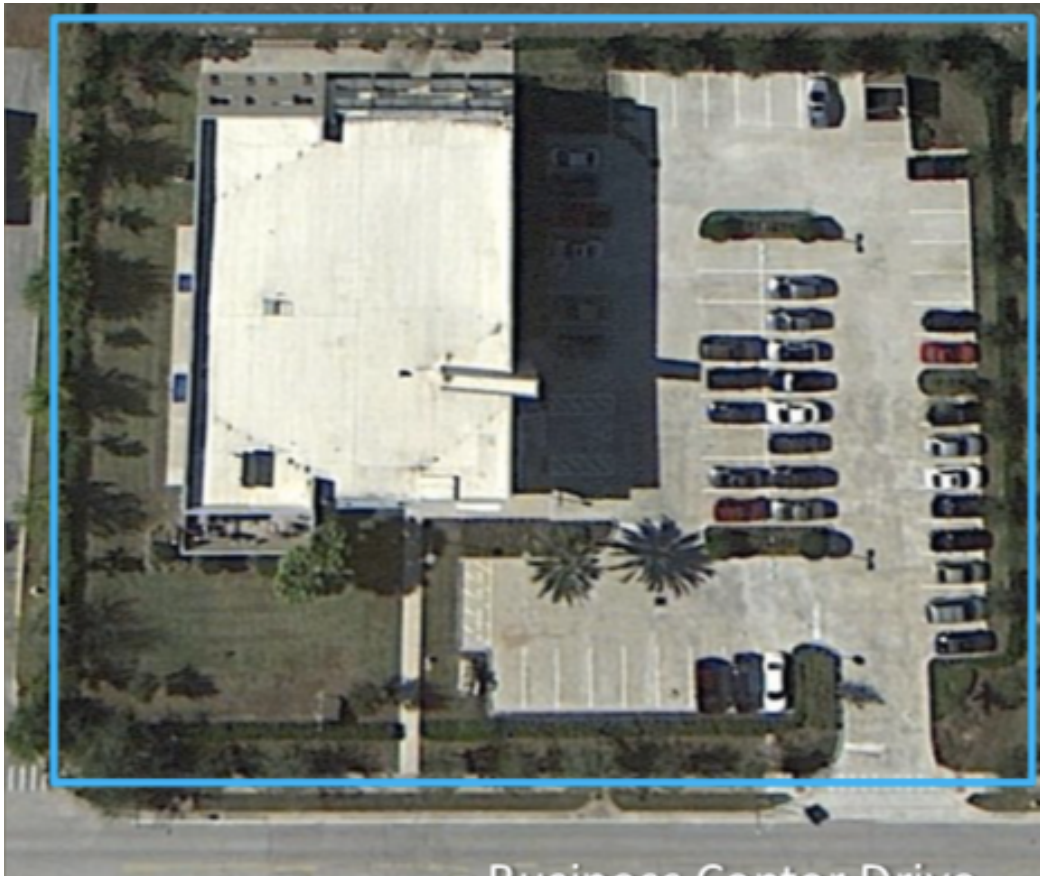
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Property Highlights:

- 16,364 +/- RSF, including 7,047 +/- RSF on the second floor
- 1.376 acres zoned MI
- City of Lake Mary
- Built in 2008 (concrete tilt-wall)
- 60 surface parking spaces
- Award winning "green building", designed to conserve energy
- Chiller HVAC system, Dual A/C computer room with fire compression system
- Fiber optic cabling in the building, UPS power and Dual CAT6 to all workstations
- Wireless fire/security monitoring system, Computer controlled locks



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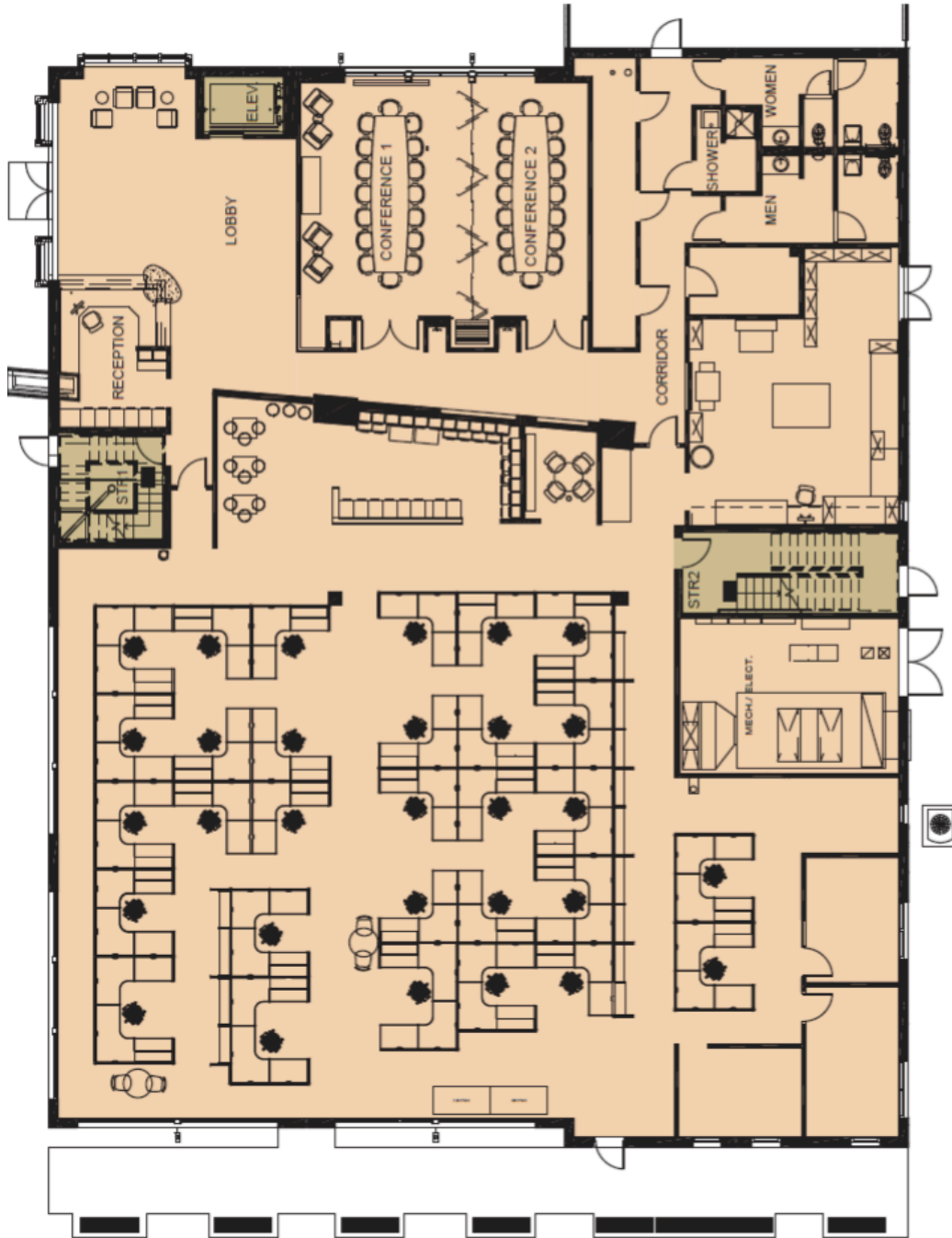
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First Floor Plan



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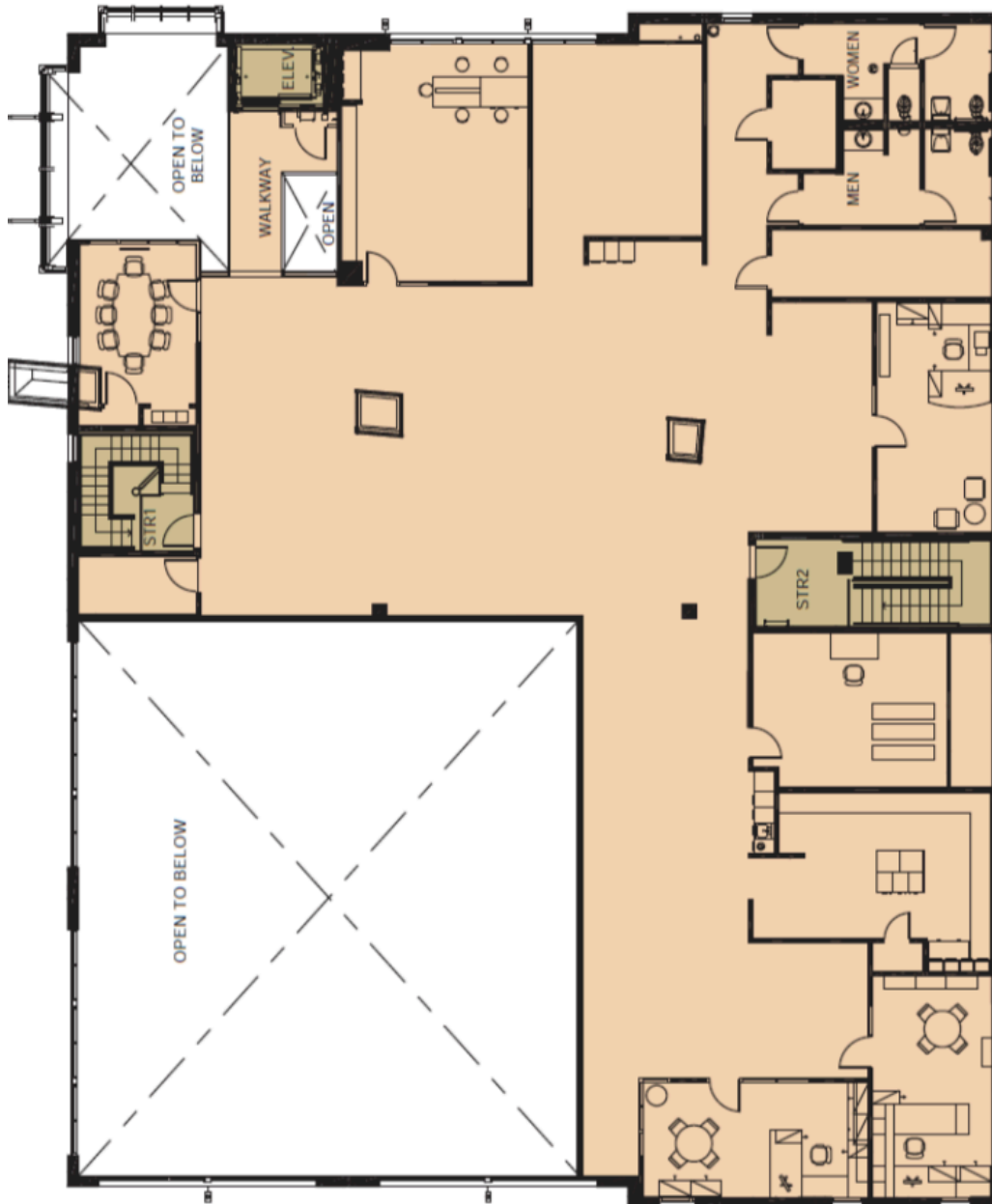
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Second Floor Plan



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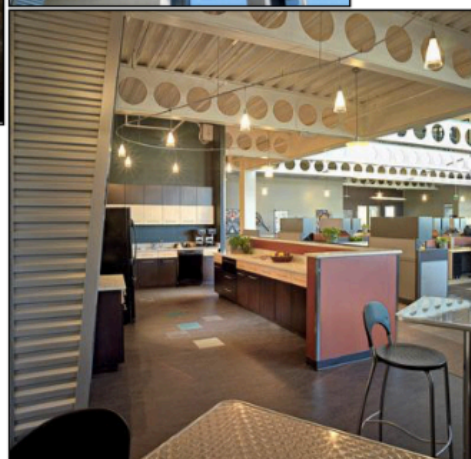
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Conference Room



Atrium



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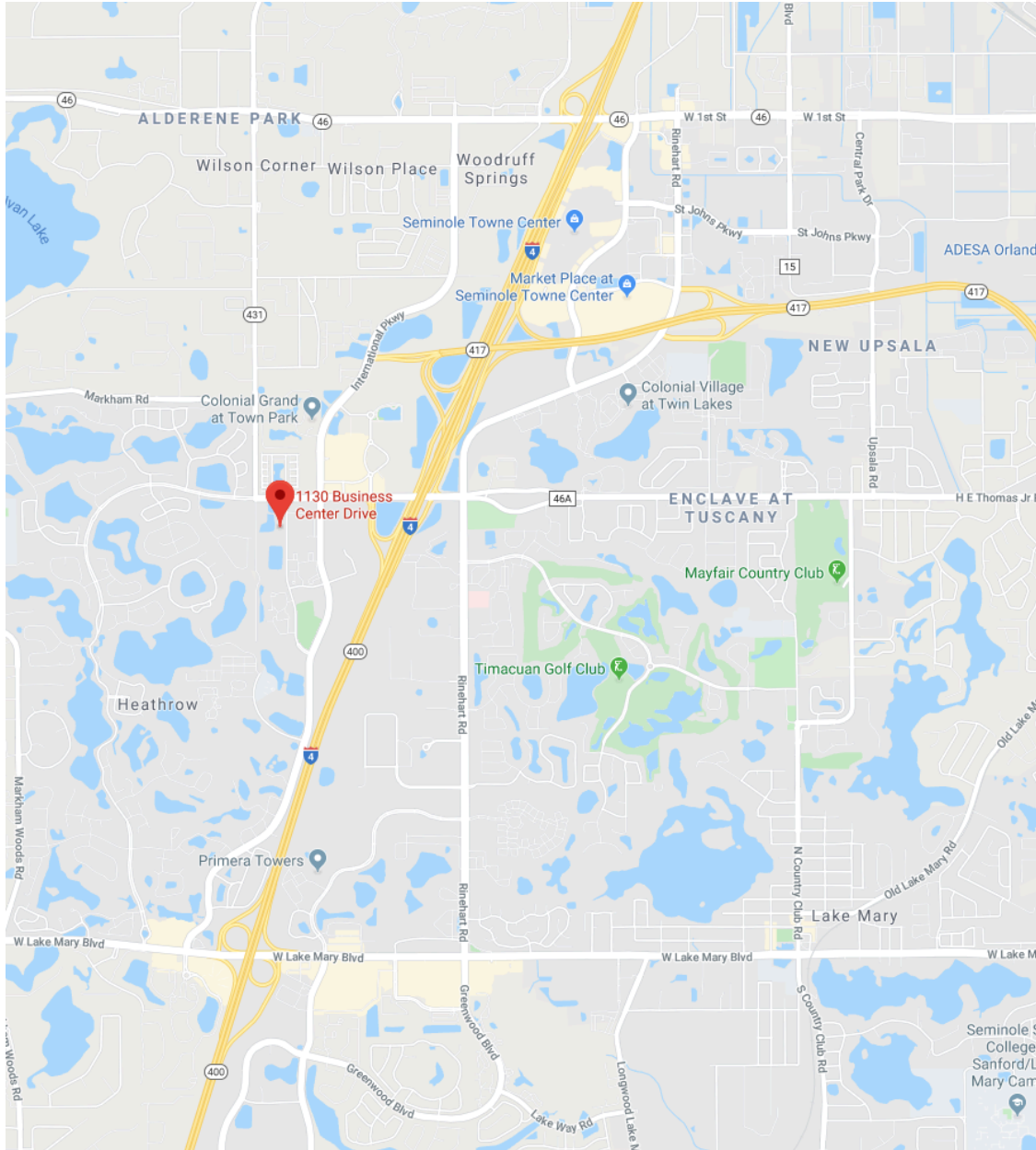
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Subject property is located just west of the I-4 and SR46A interchange.

Easy access to I-4 and the 417.



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