

FOUNDRY  
COMMERCIAL

# 175 TIMACUAN

CLASS A OFFICE FLOOR AVAILABLE

±6,150 RSF AVAILABLE FOR LEASE



**CLASS-A 2ND FLOOR OFFICE SPACE**

**DESCRIPTION**

175 Timacuan offers a great quiet setting any company would be proud to call their own. The office has ample natural light and includes a balcony space to enjoy during the cooler months of the year. The building can be easily accessed from the north or south on Rinehard Rd and is surrounded by plenty of housing and great dining options.

**PROPERTY FEATURES**

- Modern Finishes
- Flexible Space
- Full Floor with private elevator
- Balcony

**BUILDING FEATURES**

BUILDING SIZE	16,475 SF
AVAILABLE	6,150 SF
LEASE RATE	\$24.00 Net of Janitorial
TIMING	1/1/2023
PARKING	3.03/1000
YEAR BUILT	2002

FOR MORE INFORMATION, PLEASE CONTACT:

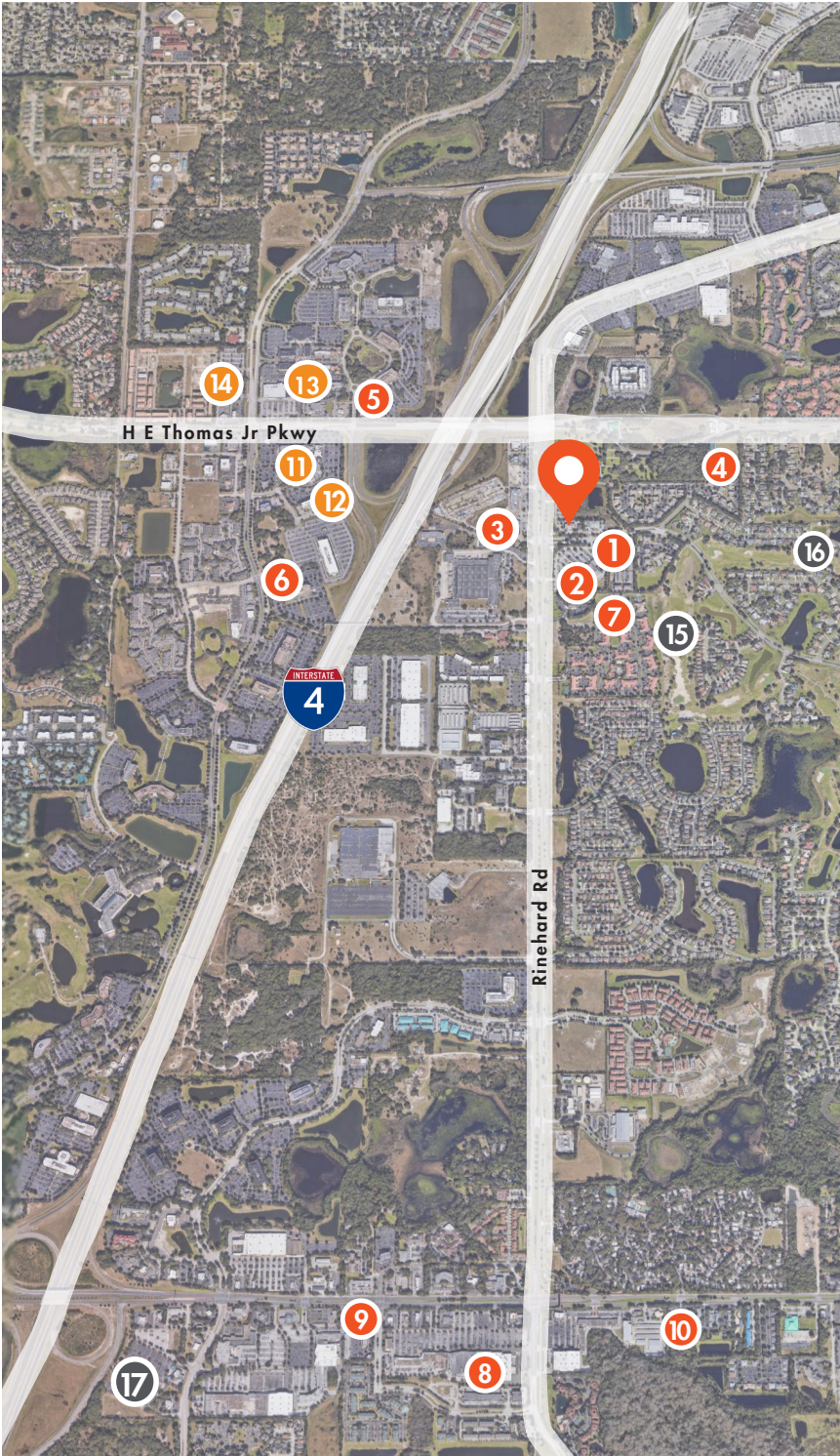
**GABE DE JESUS | 407.650.1501**  
 Partner  
 Gabe.Dejesus@foundrycommercial.com  
 Licensed Real Estate Broker

**MARIA LOMBARDI, MSRE | 407.458.5880**  
 Associate  
 Maria.Lombardi@foundrycommercial.com  
 Licensed Real Estate Broker



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)



## LOCATION

The 175 Timacuan Blvd property is just up the street from populous Lake Mary Village, Seminole Towne Center, and right off I-4.

## RESTAURANTS & RETAIL

1. Giovanni's Italian Restaurant & Pizzeria
2. Publix
3. CVS
4. 7-Eleven
5. Ruth's Chris Steak House
6. Orange County Brewers & Tin & Taco
7. Jersey Mike's Subs
8. Target
9. Chipotle Mexican Grill
10. BurgerFi

## HOTELS

11. Orlando Marriott Lake Mary
12. Residence Inn by Marriott
13. Hampton Inn & Suites Lake Mary
14. The Westin Lake Mary

## AMENITIES

15. Timacuan Golf Club
16. Mayfair Country Club
17. Top Golf

FOR MORE INFORMATION, PLEASE CONTACT:

**GABE DE JESUS | 407.650.1501**  
 Partner  
 Gabe.Dejesus@foundrycommercial.com  
 Licensed Real Estate Broker

**MARIA LOMBARDI, MSRE | 407.458.5880**  
 Associate  
 Maria.Lombardi@foundrycommercial.com  
 Licensed Real Estate Broker

**FOUNDRY**  
 COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)

## PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

**GABE DE JESUS | 407.650.1501**

Partner  
Gabe.Dejesus@foundrycommercial.com  
Licensed Real Estate Broker

**MARIA LOMBARDI, MSRE | 407.458.5880**

Associate  
Maria.Lombardi@foundrycommercial.com  
Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

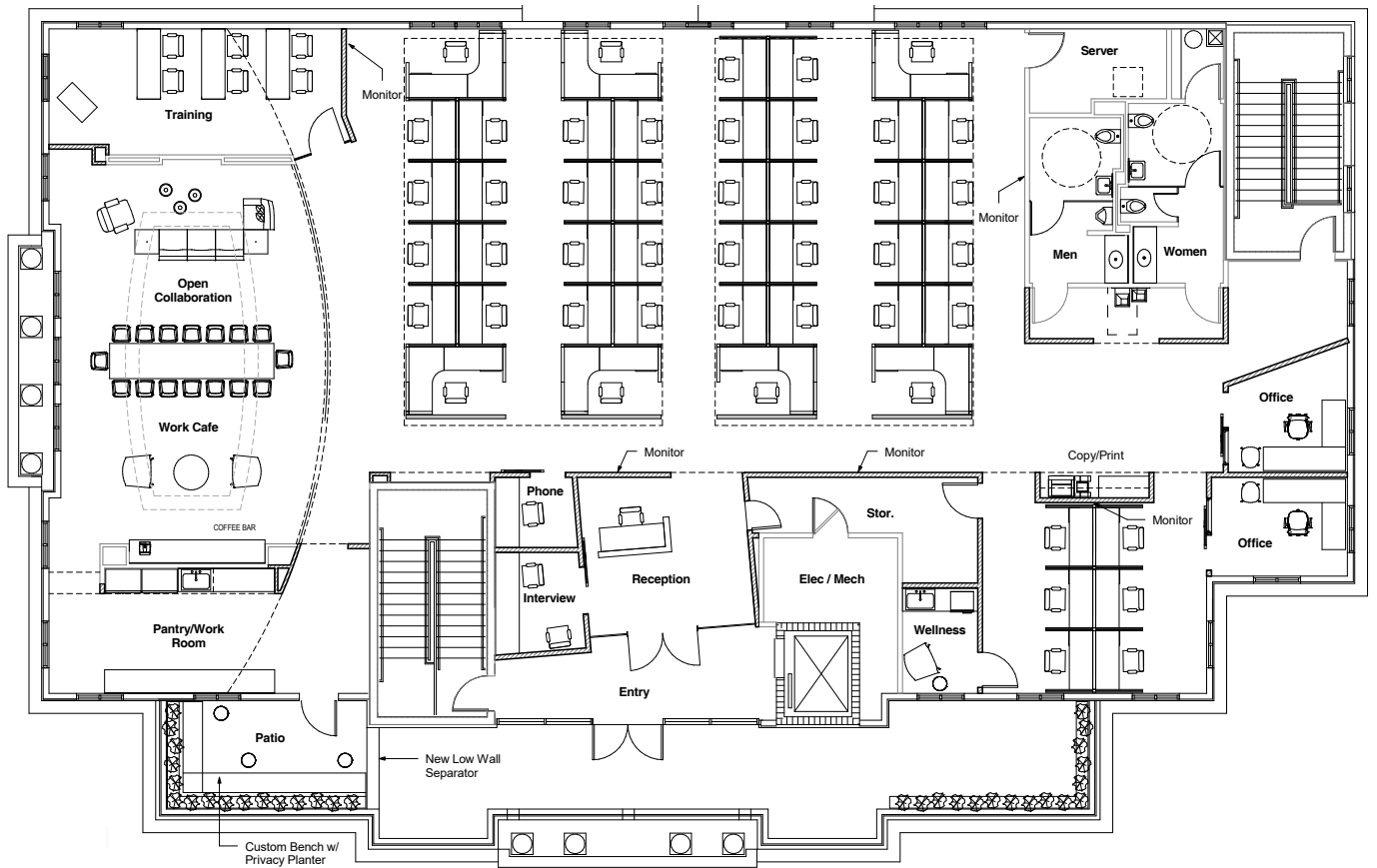
[foundrycommercial.com](http://foundrycommercial.com)

## FLOOR PLAN

SUITE 200

6,150 SF AVAILABLE

FURNITURE NEGOTIABLE



FOR MORE INFORMATION, PLEASE CONTACT:

GABE DE JESUS | 407.650.1501

Partner

Gabe.Dejesus@foundrycommercial.com

Licensed Real Estate Broker

MARIA LOMBARDI, MSRE | 407.458.5880

Associate

Maria.Lombardi@foundrycommercial.com

Licensed Real Estate Broker

**FOUNDRY**  
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

[foundrycommercial.com](http://foundrycommercial.com)