

Largest fully integrated Class A office park in Lake Mary. One elite ownership.



## THE LAKE MARY OFFICE EXPERIENCE. REIMAGINED.

PARMENTER REALTY PARTNERS





- Delivers the scale necessary to meet lease flexibility and growth related demands
- Indoor/Outdoor Tenant Lounge in Tower III
- High speed fiber in all five buildings
- Contemporary floor plates with a rectangular design, maximizing efficiency and flexibility
- Parking ratio of 5/1000
- Outdoor work and lounge patios at Tower V, Tower IV, Tower III, and Tower I
- Food Truck Program and on-site cafés at Towers III and V
- On-site fitness centers with locker rooms and showers in all five buildings
- On-site conference facilities in Towers III and V
- On-site property management team
- Building signage opportunities available (see page 3)







PRIMERA 5



Building signage opportunities available with visibility to I-4

## LOCATION

(within a 3 mile radius)

12

hotels

1700+

rooms combined

**22,000+** households

\$129,591

Average household income



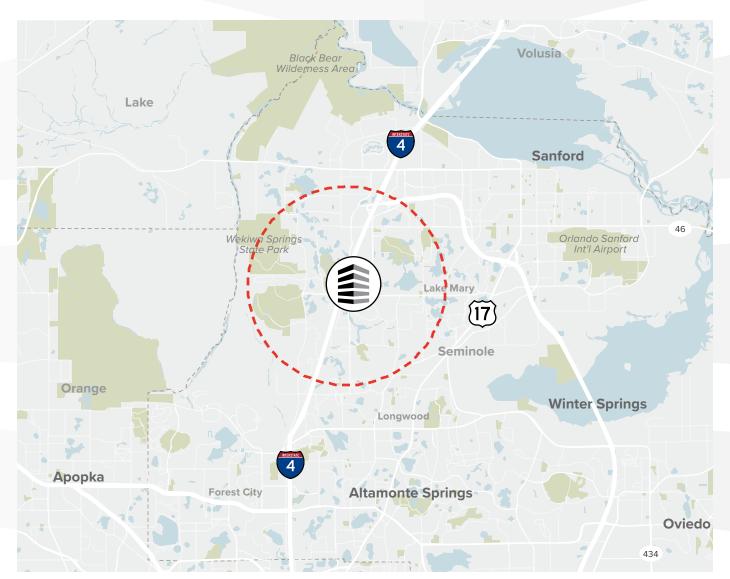
## **Drive times**

Historic downtown Sanford 16 minutes

Orlando-Sanford Int'l Airport 17 Minutes

Downtown Orlando 25 minutes

Orlando International Airport 35 minutes

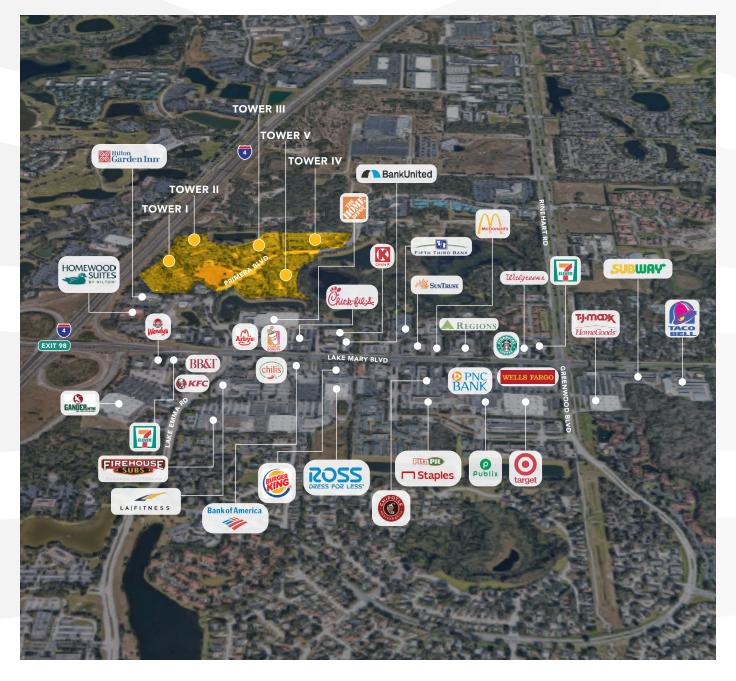


### **ABOUT LAKE MARY**

### ONE OF THE FASTEST GROWING AREAS IN CENTRAL FLORIDA

Located approximately 18 miles north of Orlando just off Interstate 4, the City continues to be a choice location for high tech businesses.

Primera Towers is adjacent to Lake Mary, offering access to numerous amenities on Lake Mary Boulevard.



/ 4 /

## **AVAILABLE SPACE**



#### **610 CRESCENT EXECUTIVE COURT**

and Level 3

as providers

- 152,270 s.f. - Brighthouse

6 stories

- Built in 1997

- Energy Star Certified

Suite	Size (r.s.f.)	
110	6,450	Spec Suite
320	2,948	
400	26,841	
500	7,257	



#### **615 CRESCENT EXECUTIVE COURT**

- 154,346 s.f.

- 6 stories

- Built in 1998

- Energy Star Certified

On-site management Brighthouse and Level 3 as

providers

Suite	Size (r.	s.f.)
106	4,949	Spec Suite
112	1,356	Available in 60 days
212	3,436	Spec Suite
248	5,426	
600	28,881	Available 1/1/2026



#### **605 CRESCENT EXECUTIVE COURT**

- 152,928 s.f. - Brighthouse

and Level 3 - 6 stories as providers - Built in 1999

Suite	Size (ı	r.s.f.)
200	5,824	Spec Suite
308	4,707	
424	5,471	Spec Suite
510	3,164	
600	26,592	



#### **300 PRIMERA BOULEVARD**

- 122,056 s.f. - Brighthouse

4 stories

and Level 3 as providers - Built in 1999

Suite	Size (	r.s.f.)
164	7,772	Furnished
240	14,474	
308*	9,365	
340*	4,725	
320*	3,061	*Can be comb
356	4,391	
400≈	14,035	
432 & 444≈	18,068	<sup>≈</sup> Can be comb



#### **255 PRIMERA BOULEVARD**

6 stories

- Built in 1998

- On-site management

- 154,346 s.f. - Energy Star Certified

> Brighthouse and Level 3 as providers

Suite	Size (r.s.f.)
100	7,463
132	5,942
200*	18,746
264*	9,046
240*	1,650
250*	1,739 *Can be combined for 31,181 s.f.
300	32,936
360	5,181
400	28,030 Available 11/1/2025
530	4,630
540	6,343 Spec Suite
650	15,886



# Five class A office buildings available for lease in Primera Office Park

Scan code to learn more about upcoming amenities



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