

PARK PLACE AT HEATHROW
1515 INTERNATIONAL PARKWAY | SUITE 2013
LAKE MARY, FL 32746
OFFERING MEMORANDUM

**PURCHASE
PRICE
\$900,000**

**±2,550 SF
CLASS A
OFFICE**

**MOVE IN READY
FULLY
FURNISHED**

**2ND FLOOR
PRIVATE CORNER
SUITE WITH A
BALCONY**

**PLUG
&
PLAY
OPPORTUNITY**

LAKE MARY DEMOGRAPHICS



\$59,062

3 Mile Population



\$118,370

3 Mile HH Income



23,642

3 Mile Households

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COMMERCIAL REAL ESTATE SERVICES

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This offering may contain economic projections concerning the performance of the property, as well as a summary description of certain legal documents affecting the property. All matters relating to the accuracy or completeness of such economic projections and legal documents should be independently reviewed and evaluated by the financial and legal advisors of each prospective buyer. This offer of property is made subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by Lee & Associates Central Florida or the owner. The property owner and Lee & Associates Central Florida expressly reserve the right at their sole discretion, to reject any or all expressions of interest or offers to lease or purchase the property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any prospective buyer reviewing this information making an offer to lease or purchase the property, unless a written agreement for the lease or purchase of the property has been fully executed, delivered and approved by the owner and any conditions to the owner's obligations hereunder have been satisfied or waived. Lee & Associates Central Florida is not authorized to make any representations or agreements on behalf of the owner.

EXECUTIVE SUMMARY

Offered for sale is a beautifully furnished $\pm 2,550$ SF second-floor office suite in the prestigious Park Place at Heathrow development. This immaculate corner unit features a high-end interior layout with multiple private offices, open work floor, a conference room, breakroom, reception area, and a private balcony—making it an exceptional opportunity for wealth management firms, design studios, boutique law practices, or any professional group seeking an elegant, client-facing space.

Included in the purchase is all office furniture and equipment, custom-designed by an architect using sophisticated Scandinavian finishes and refined neutral tones—delivering a modern, elevated aesthetic that reflects the highest standards of professionalism and taste. This is a **Class A environment that is turnkey, meticulously maintained, and ready for immediate occupancy**—ideal for firms desiring a private, polished, and prestigious setting to conduct business.

The suite is located within a 35-acre mixed-use development surrounded by upscale retail, fine dining, and luxury hospitality, including a 307-room Marriott with a full-service conference hall just steps away. With direct access to both **I-4 and SR-417**, the property offers exceptional accessibility and presence in one of Central Florida's most sought-after business corridors.



INVESTMENT HIGHLIGHTS

1515 International Parkway Suite 2013 presents a rare opportunity to acquire a premium fully furnished office condominium in the heart of Lake Mary's prestigious Park Place at Heathrow. This $\pm 2,550$ SF second-floor corner suite features a high-end interior layout with multiple private offices, open work floor, a conference room, breakroom, reception area, and a private balcony. Located in one of Central Florida's most affluent and business-friendly corridors, the property benefits from its proximity to Fortune 500 employers, luxury housing, and top-tier lifestyle amenities. With immediate access to I-4 and SR-417, this asset offers both long-term value and unmatched convenience for professional use.



Prime Location in a Growing Hub

Located in the heart of Lake Mary, this office condo sits within Park Place at Heathrow—a premier mixed-use corporate campus surrounded by executive housing, Fortune 500 companies, and Class A developments. The area is nationally recognized as one of the top submarkets for business relocation in Central Florida, offering direct access to I-4 and SR-417, walkability to top-tier dining, and proximity to luxury accommodations including a 307-room Marriott with a full-service conference hall, just steps from the building.



Ideal Owner-User or Investor Opportunity

This $\pm 2,549$ SF corner suite offers a functional, high-end layout that includes a high-end interior layout with multiple private offices, open work floor, a conference room, breakroom, reception area, and a private balcony. Whether for owner-occupation or as a passive investment, this office space presents a rare chance to secure Class A real estate in a fully developed, condo supply-constrained corridor.



Established Executive & Residential Ecosystem

Park Place at Heathrow is home to a mix of national credit tenants, regional headquarters, and top-tier service providers—creating a **built-in professional network**. The surrounding area features **upscale gated communities, luxury apartments**, and high-income demographics that support continued real estate appreciation and demand for professional office users.



Access to Talent and Transportation

Lake Mary's status as a top business corridor is underpinned by its **educated workforce**, access to the **Orlando Sanford International Airport**, and connectivity to Downtown Orlando. Corporations and professionals continue to be drawn to the area due to its infrastructure, talent pipeline, and executive lifestyle.



Strong Long-Term Value in Supply Constrained Market

With limited new office condo construction and **high barriers to entry**, opportunities like this are increasingly rare. Park Place at Heathrow maintains high occupancy and consistent demand, allowing owners to benefit from long-term asset appreciation and optional lease-up flexibility.

MARKET OVERVIEW

1515 INTERNATIONAL PKWY | STE 2013



Rinehart Rd



46A | 28,000 AADT

1515 INTERNATIONAL PKWY



MARKET OVERVIEW

1515 INTERNATIONAL PKWY | STE 2013



AREA OVERVIEW

Lake Mary, Florida Market Overview

Lake Mary is one of Central Florida's most affluent and strategically positioned suburban markets, recognized for its strong corporate presence, Class A office campuses, and executive residential communities. Located just north of Orlando, Lake Mary benefits from seamless connectivity via I-4 and SR-417, offering exceptional access to major business centers, Orlando International Airport, and surrounding residential hubs.

The area is anchored by national employers, regional headquarters, and top-tier developments like Park Place at Heathrow, making it a magnet for professionals, financial services, healthcare, and technology firms. The submarket also enjoys access to high-end amenities including luxury hotels, restaurants, golf clubs, and gated residential communities—creating a premium live-work environment.



Why Invest in Longwood Retail CRE?

Thriving Office Market with Long-Term Demand, Lake Mary is home to a robust corporate and professional services ecosystem, with a deep bench of regional and national tenants occupying Class A product. The market benefits from a highly educated workforce, strong demographics, and ongoing public and private investment. Its accessibility and executive lifestyle continue to attract businesses looking for long-term operational stability and prestige.

Strong Demographics & Executive Housing, Surrounding Park Place are some of the region's most desirable residential neighborhoods, featuring high-income households and master-planned luxury communities. This base fuels demand for professional services and supports long-term real estate value. Businesses in the area benefit from both prestige and proximity to clients and employees alike.

Limited Class A Condo Supply, High Barriers to Entry, With few new office condo developments and limited turnover in existing Class A assets, Lake Mary represents a tight ownership market. High land values and strong local demand create barriers to entry for future supply, driving appreciation and supporting stable Office condo occupancy over time.

Attractive Owner-User and Investor Fundamentals, Whether you are a professional firm seeking control of your office environment or an investor looking for an easily managed, income-producing asset, Lake Mary offers a compelling case. The area's fundamentals create a strong backdrop for stability and appreciation.

ASSET OVERVIEW

PROPERTY DESCRIPTION

Address: 1515 International Parkway
Suite 2013
Lake Mary, FL 32746

Floor: 2nd Floor - Corner Suite

Suite Size: ±2,550 SF

Purchase Price: \$900,000 (Fully Furnished)
\$353/SF

Condo Fees: \$1,302.81

Property Type: Office Condominium - Class A

Year Built: 2004

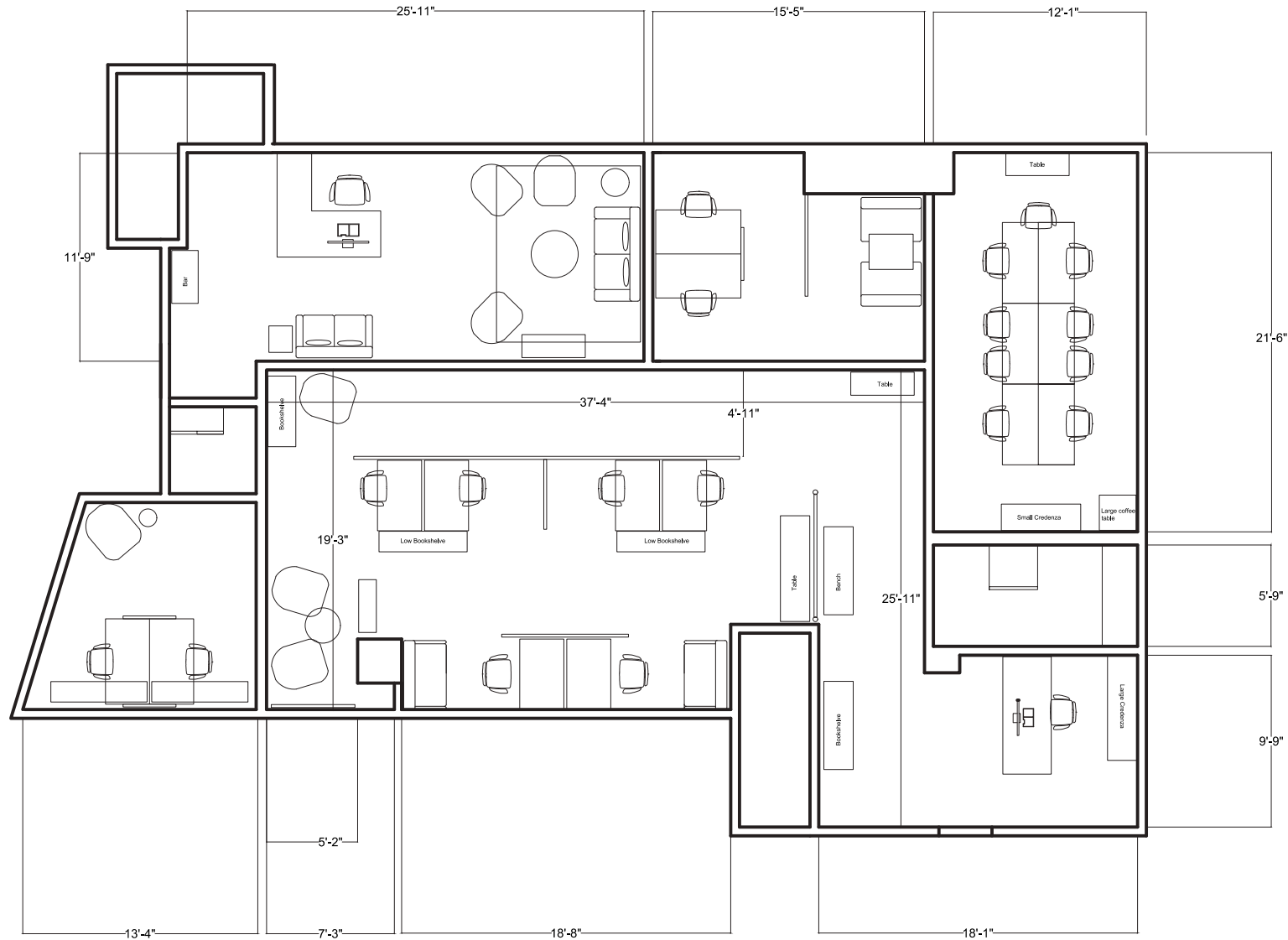
Location: Park Place at Heathrow

Parking: 4/1,000 SF Ratio
(Surface & Shared Lot)



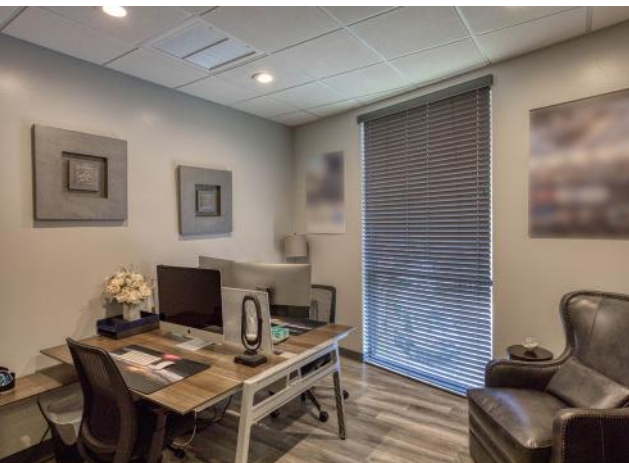
FLOOR PLAN | SUITE 2013

1515 INTERNATIONAL PKWY | STE 2013



SUITE PHOTOS

1515 INTERNATIONAL PKWY | STE 2013



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