



# NON-PROFIT OFFICE SPACE FOR LEASE

31 Skyline Drive, Lake Mary, FL 32746

Contact: Michael Castrilli  
Senior Sales & Leasing Associate

E: Michael@FCPG.com  
P: 407.872.0177 ext. 130



**For Lease: \$22.00 SF / Full Service**

Second Floor: ± 2,300 SF



**AVAILABLE IMMEDIATELY**

The iconic Good Life 45 TV broadcasting studio building is centrally located offering a private 2nd floor office space in turn-key condition

Landlord seeking non-profit office / admin user

Office buildout with 7 private offices, common area kitchenette, common area reception, and a large conference room

Shared common area spaces including large break-room on the first floor

Building includes large private parking lot and elevator accessibility



## 2024 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

5 Min	868	370	\$123,566
10 Mins	24,258	9,585	\$120,660
15 Mins	100,792	40,151	\$129,451

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

# NEIGHBORHOOD MAP



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



# FLOORPLAN

WTGL Upstairs Area Rev 3



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

# PHOTOS

## BULL PEN MAIN AREA



## COMMON AREA RECEPTION



## COMMON AREA KITCHENETTE



## CONFERENCE ROOM



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.