



195 INTERNATIONAL PKWY, HEATHROW, FL 32746

OFFICE FOR LEASE

AVAILABILITY

IMMEDIATE

SIZE

±1,105 - 4,253 RSF

PARKING RATIO

±4/1000

DAMIEN MADSEN

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JOSH SMITH, SIOR

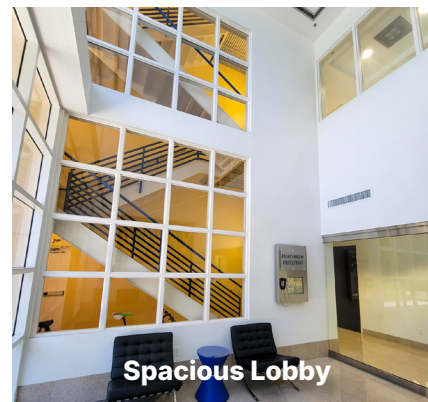
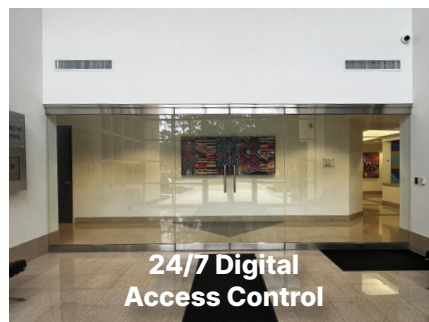
josh@madensmith.com | 407.739.8602

For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- Three suites available, ranging from 1,105 to 4,253 RSF.
- Select suites available for immediate occupancy.
- Recent capital improvements throughout the property.
- Ideally located in the heart of Lake Mary.
- First-floor tenant lounge available to all tenants.
- Showers located within the first-floor restrooms.
- Direct access from International Parkway.
- Convenient access to Lake Mary Boulevard, State Road 46, and Interstate 4.

SUITE	SIZE	RATE	AVAILABLE
203	4,253± RSF	\$28.50/SF FS	45 Days
317	1,181± RSF	\$2,500/Month	Immediately
349	1,105± RSF	\$2,500/Month	11/01/2026


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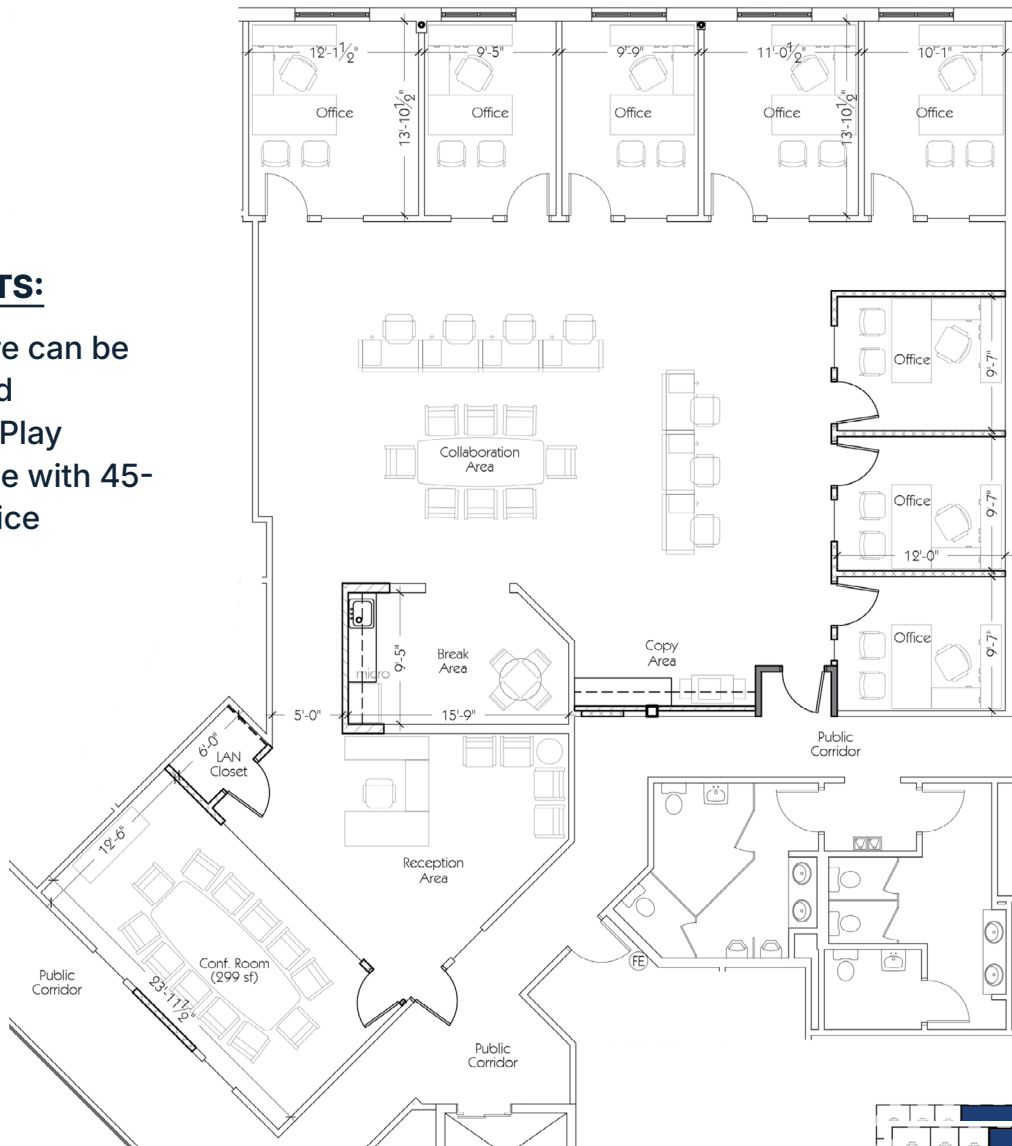
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02 AVAILABILITY

SUITE 203: 4,253± RSF

HIGHLIGHTS:

- Furniture can be included
- Plug-n-Play
- Available with 45-day notice



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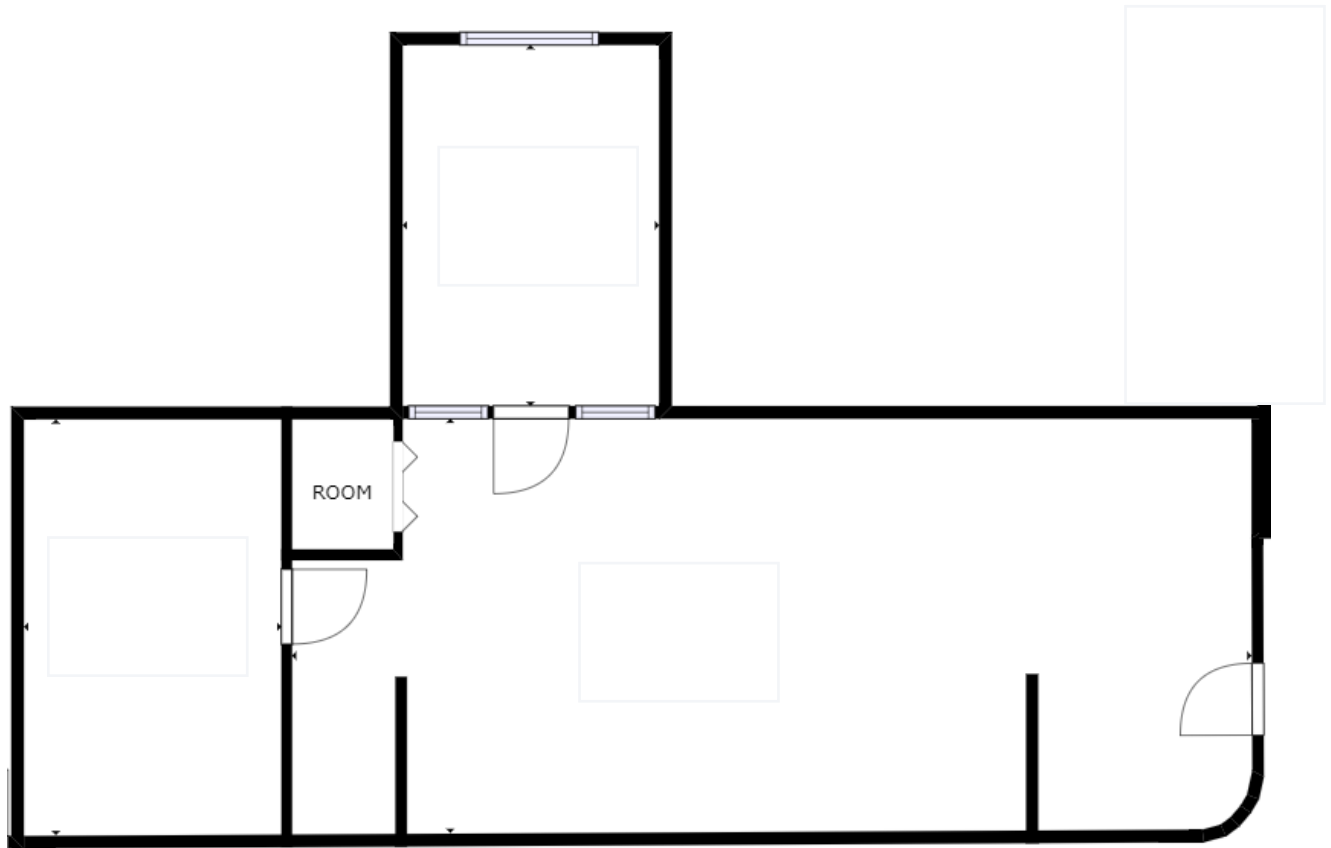
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02 AVAILABILITY

SUITE 317: 1,181± RSF



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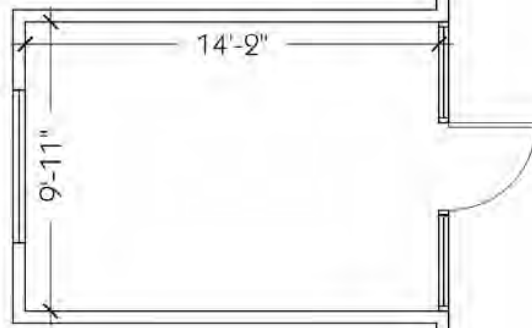
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02 AVAILABILITY

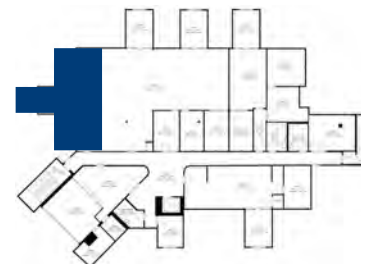
SUITE 349: 1,105± RSF



[Click to View Virtual Tour](#)



****Available 11/01/26***



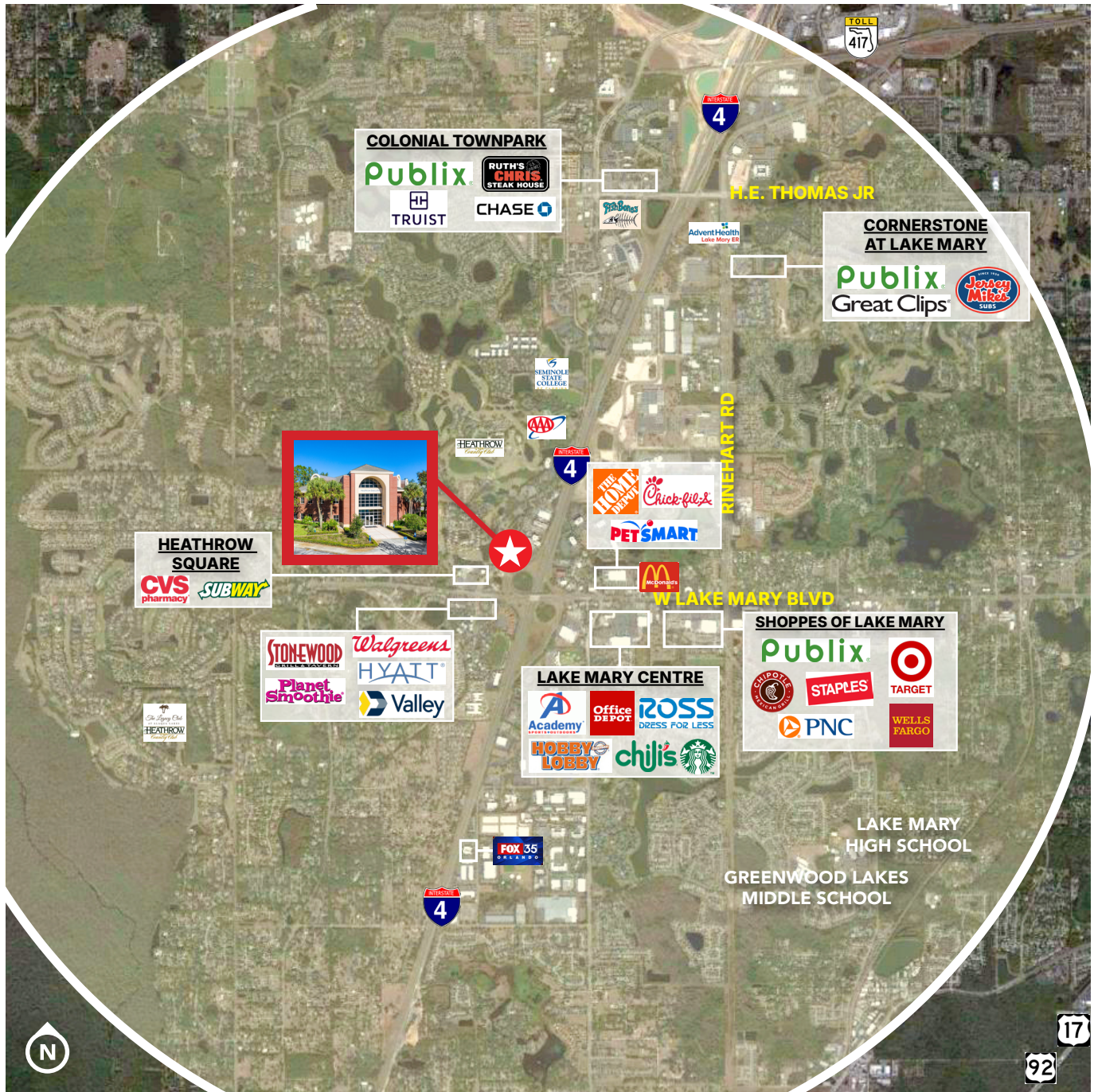
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03 LOCATION

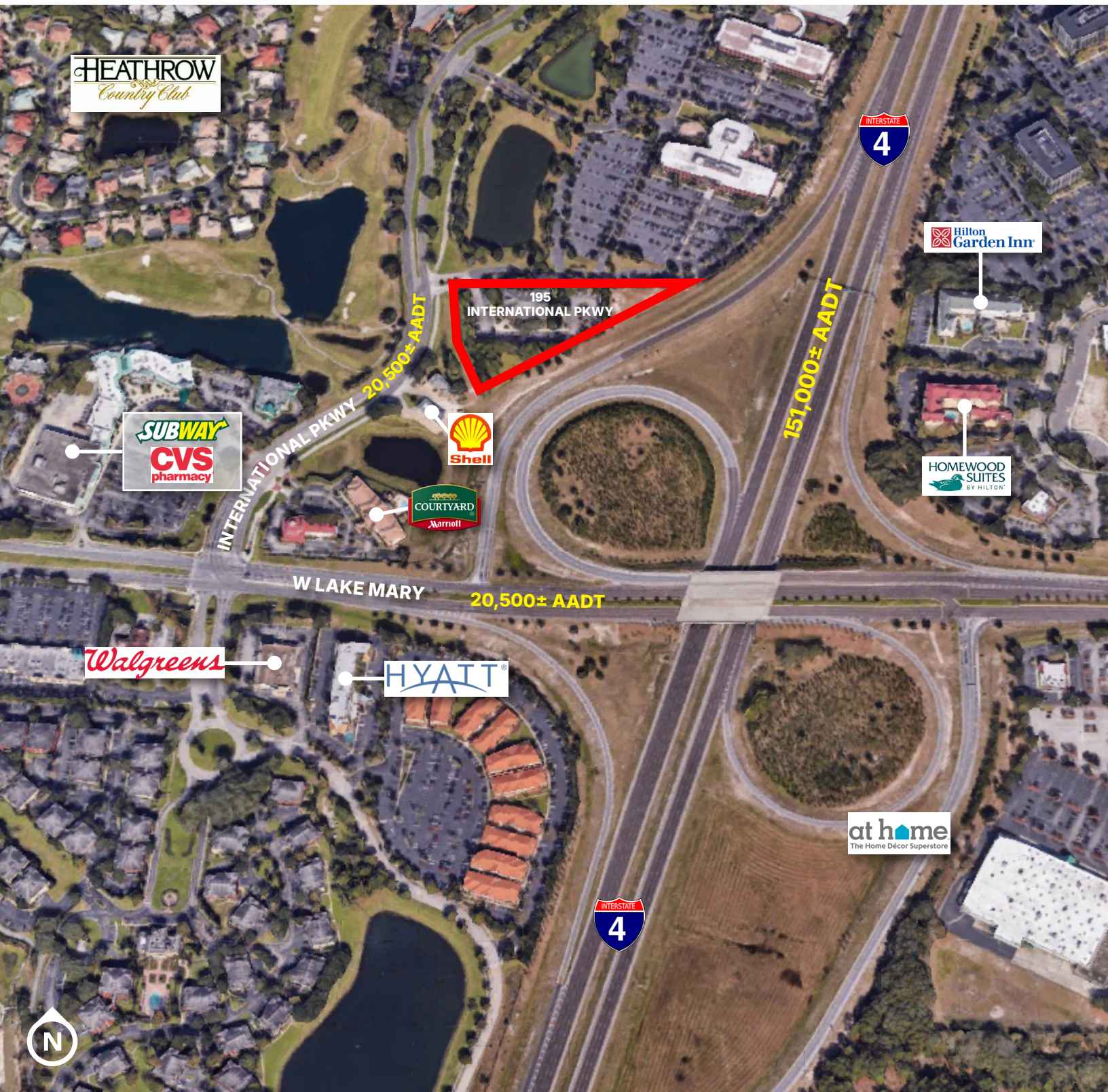


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