

# PRIMERA TOWERS

Largest fully integrated Class A office park in Lake Mary.  
**New ownership.**



## SIGNIFICANT IMPROVEMENTS COMING IN 2026

IP Capital  
PARTNERS, LLC



## PARK FEATURES

- 771,681 s.f. located in Lake Mary
- 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 5/1,000
- 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  
TOWERS  
Outdoor lounge



PRIMERA  
TOWERS  
Conference facility



Cafe at  
PRIMERA  
TOWERS



PRIMERA  
TOWERS  
Tenant lounge



PRIMERA  
TOWERS  
4

PRIMERA  
TOWERS  
3

**Building signage opportunities available with visibility to I-4**

LOCATION

(within a 3 mile radius)

16  
hotels

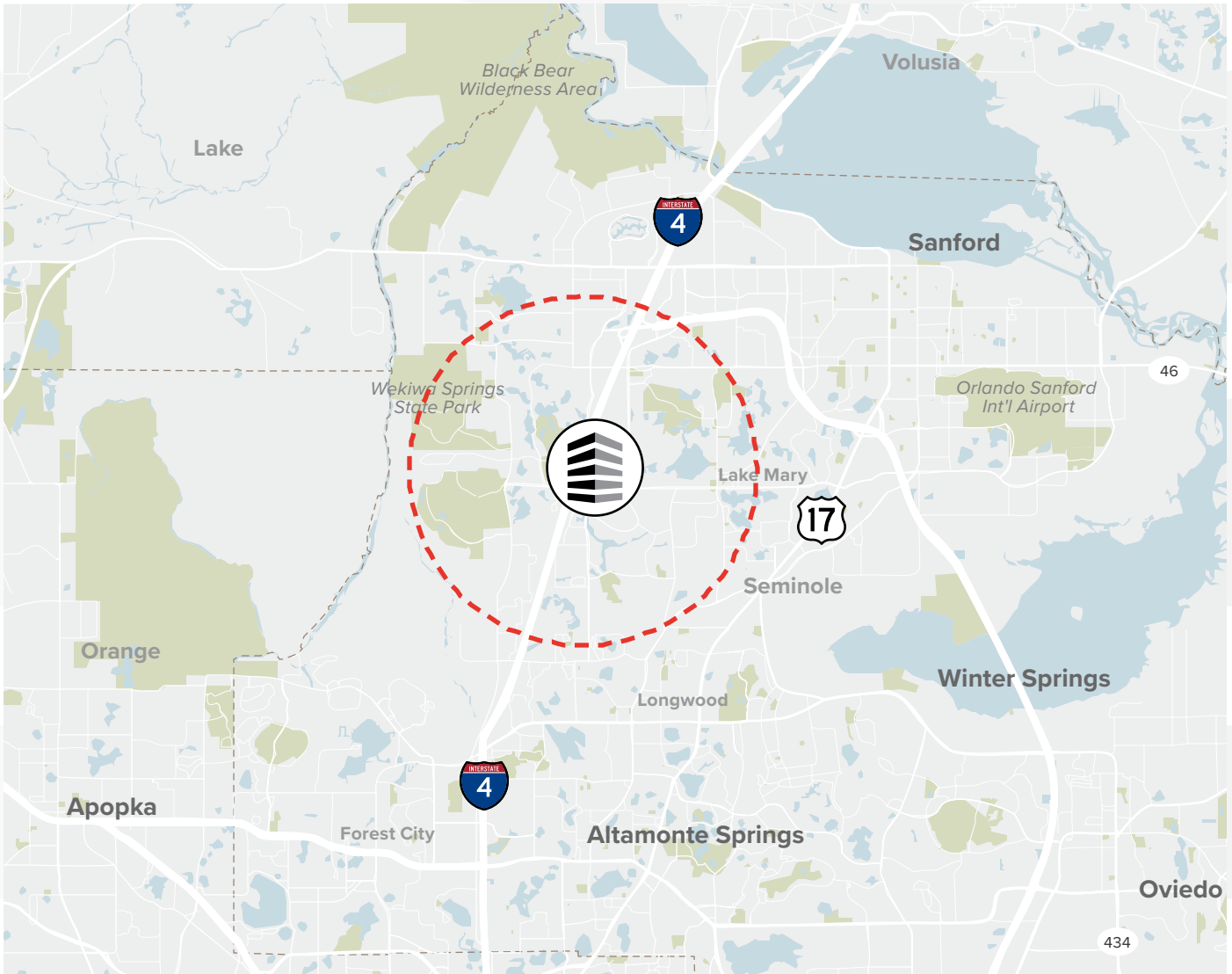
2,330  
rooms combined

25,197  
households

\$152,186  
Average household  
income

 Drive times

|                                     |            |
|-------------------------------------|------------|
| Historic Downtown Sanford           | 18 minutes |
| Orlando-Sanford Int'l Airport (SFB) | 16 Minutes |
| Downtown Orlando                    | 25 minutes |
| Orlando International Airport (MCO) | 36 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.



AVAILABLE SPACE



610 CRESCENT EXECUTIVE COURT

- 152,270 s.f.
- 6 stories
- Built in 1997
- Energy Star Certified
- Spectrum and AT&T fiber as providers

| Suite | Size (r.s.f.) |
|-------|---------------|
| 124   | 3,639         |
| 200*  | 12,013        |
| 220*  | 5,475         |
| 320   | 2,948         |
| 400   | 26,843        |
| 500   | 7,257         |
| 516   | 2,816         |

\*Can be combined for 17,488 s.f.  
\*Can be combined for 17,488 s.f.



300 PRIMERA BOULEVARD

- 122,056 s.f.
- 4 stories
- Built in 1999
- Spectrum and AT&T fiber as providers

| Suite | Size (r.s.f.) |
|-------|---------------|
| 140   | 4,139         |
| 164   | 7,772         |
| 240   | 14,474        |
| 360*  | 5,181         |
| 340*  | 4,725         |
| 320*  | 3,061         |
| 356*  | 4,391         |
| 400~  | 14,035        |
| 444~  | 18,068        |

Furnished  
\*Can be combined for 17,358 s.f.  
\*Can be combined for 17,358 s.f.  
\*Can be combined for 17,358 s.f.  
\*Can be combined for 17,358 s.f.  
~Can be combined for 32,103 s.f.  
~Can be combined for 32,103 s.f.



615 CRESCENT EXECUTIVE COURT

- 154,346 s.f.
- 6 stories
- Built in 1998
- Energy Star Certified
- On-site management
- Spectrum and AT&T fiber as providers

| Suite | Size (r.s.f.) |
|-------|---------------|
| 100   | 6,593         |
| 212   | 3,436         |
| 248   | 5,426         |
| 500   | 11,030        |
| 600   | 26,881        |



255 PRIMERA BOULEVARD

- 154,346 s.f.
- 6 stories
- Built in 1998
- On-site management
- Energy Star Certified
- Spectrum and AT&T fiber as providers

| Suite | Size (r.s.f.) |
|-------|---------------|
| 100   | 7,463         |
| 132   | 5,942         |
| 200   | 31,181        |
| 300   | 32,936        |
| 400   | 28,030        |
| 500   | 16,298        |
| 600   | 15,886        |



605 CRESCENT EXECUTIVE COURT

- 152,928 s.f.
- 6 stories
- Built in 1999
- Spectrum and AT&T fiber as providers

| Suite | Size (r.s.f.) |
|-------|---------------|
| 200   | 5,824         |
| 308   | 4,707         |
| 424   | 5,471         |
| 510   | 3,164         |

Spec Suite  
Spec Suite



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



**MICAH STRADER**  
[micah.strader@jll.com](mailto:micah.strader@jll.com)  
T +1 407 982 8688



**JLL** SEE A BRIGHTER WAY