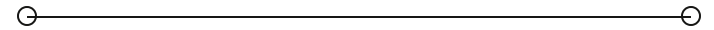


SALE / LEASE

Office Biscayne, medical/professional suites available

3416 WEST LAKE MARY BOULEVARD

Lake Mary, FL 32746



PRESENTED BY:

CHRIS BUTERA

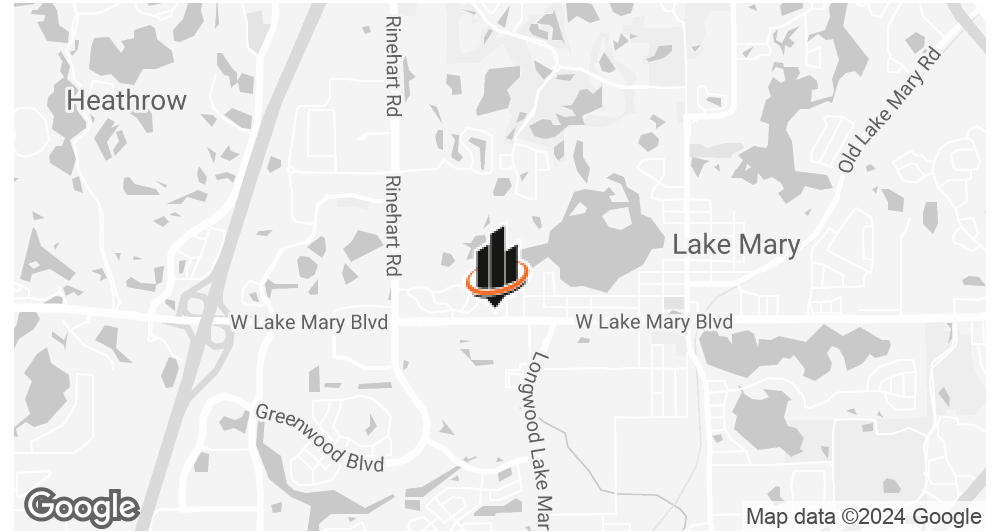
O: 386.453.4789

chris.butera@svn.com

FL #SL3083110



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Contact Broker
LEASE RATE:	Contact Broker
BUILDING SIZE:	21,483 SF Total (12,287 SF Phase I)
AVAILABLE SUITES:	2,138 - 21,483 SF
LOT SIZE:	2.2 Acres
PARKING RATIO:	4.0/1,000 SF
DELIVERY:	Summer 2025

CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110

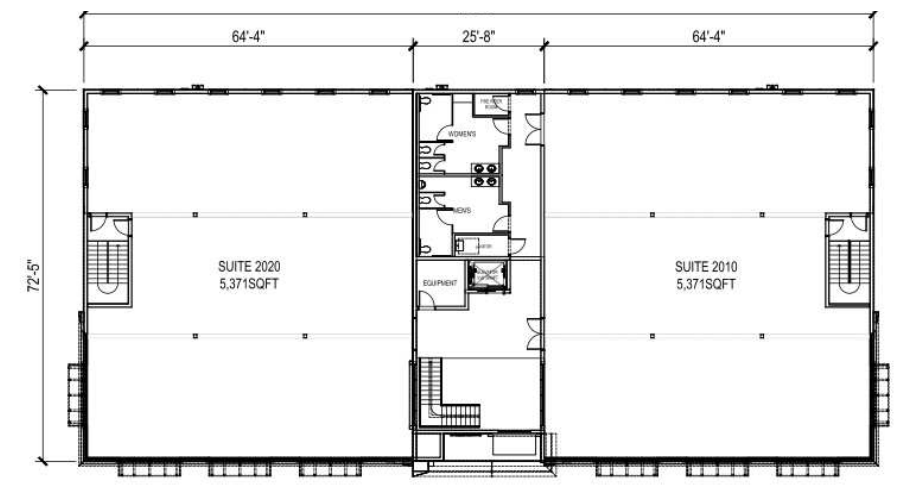
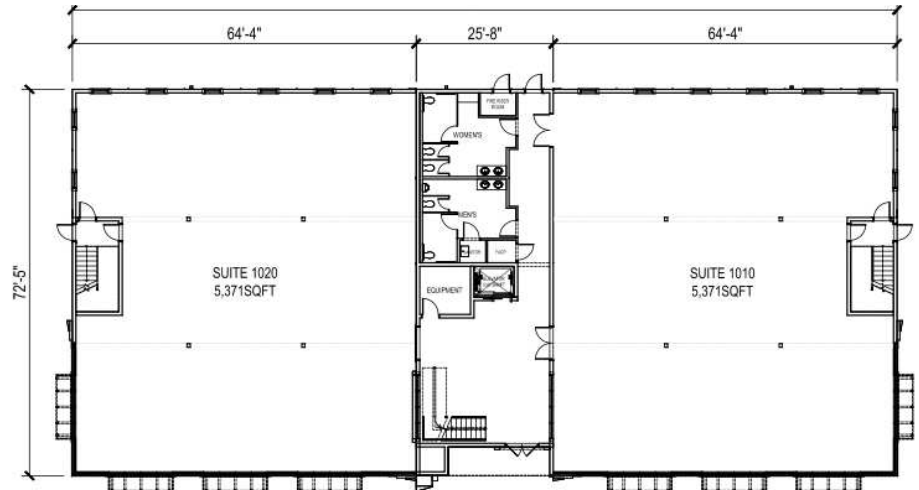
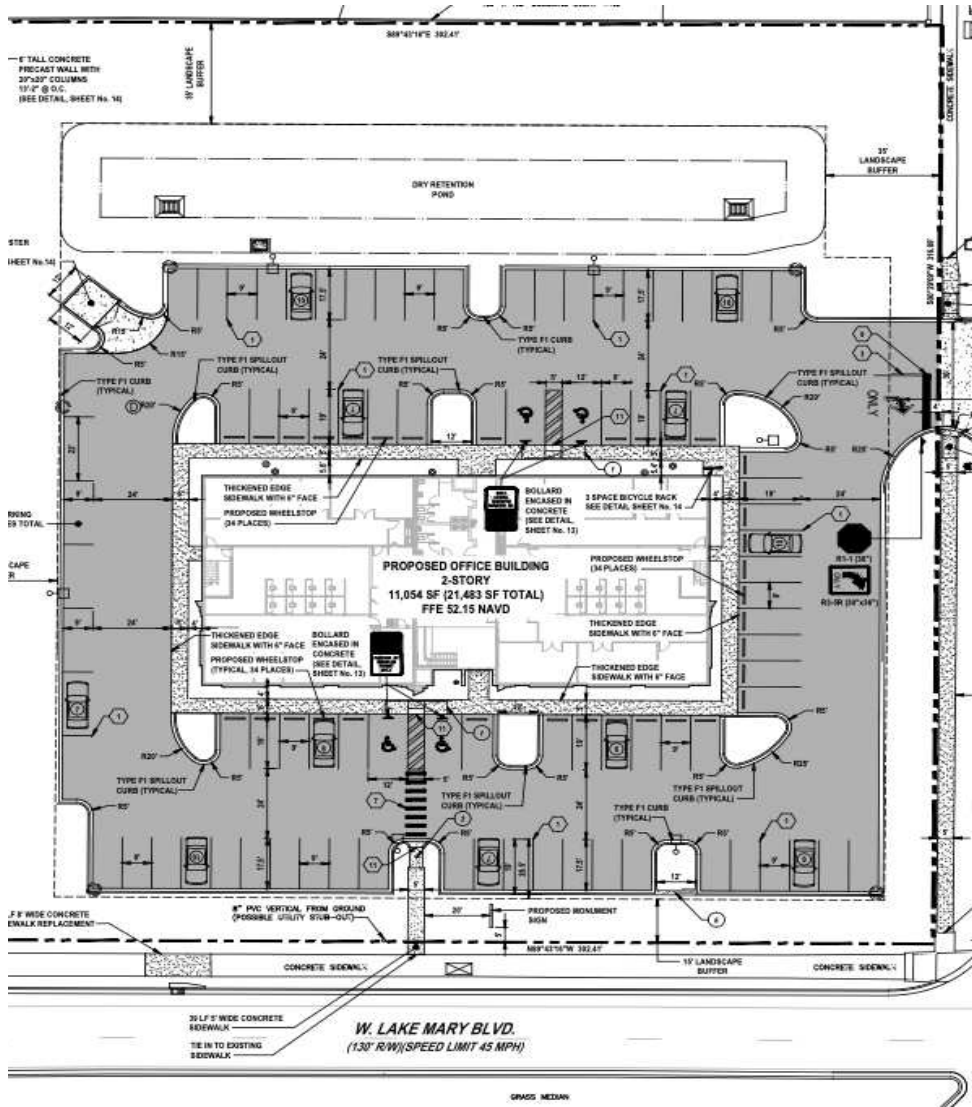
PROPERTY OVERVIEW

Office Biscayne offers modern, adaptable office space perfected suited for medical and professional users. This brand new, two-story marquee building in Lake Mary, FL is under construction now with delivery in 2025. Located directly on Lake Mary Blvd, Office Biscayne offers tremendous exposure and visibility for your business/practice. These office condo units can be delivered as shell or fully built out to suit a user's needs and desires. Sizes are available ranging from 3,000+ SF units up to the entire 21,483 SF building. Act now to secure your spot in this exciting, new office project.

PROPERTY HIGHLIGHTS

- NOW UNDER CONSTRUCTION two-story office building in Lake Mary, FL
- Fully built out, turnkey suites in a bespoke building
- Units can be delivered in shell form if preferred
- Suites from 2,000 SF up to the 21,483 SF building

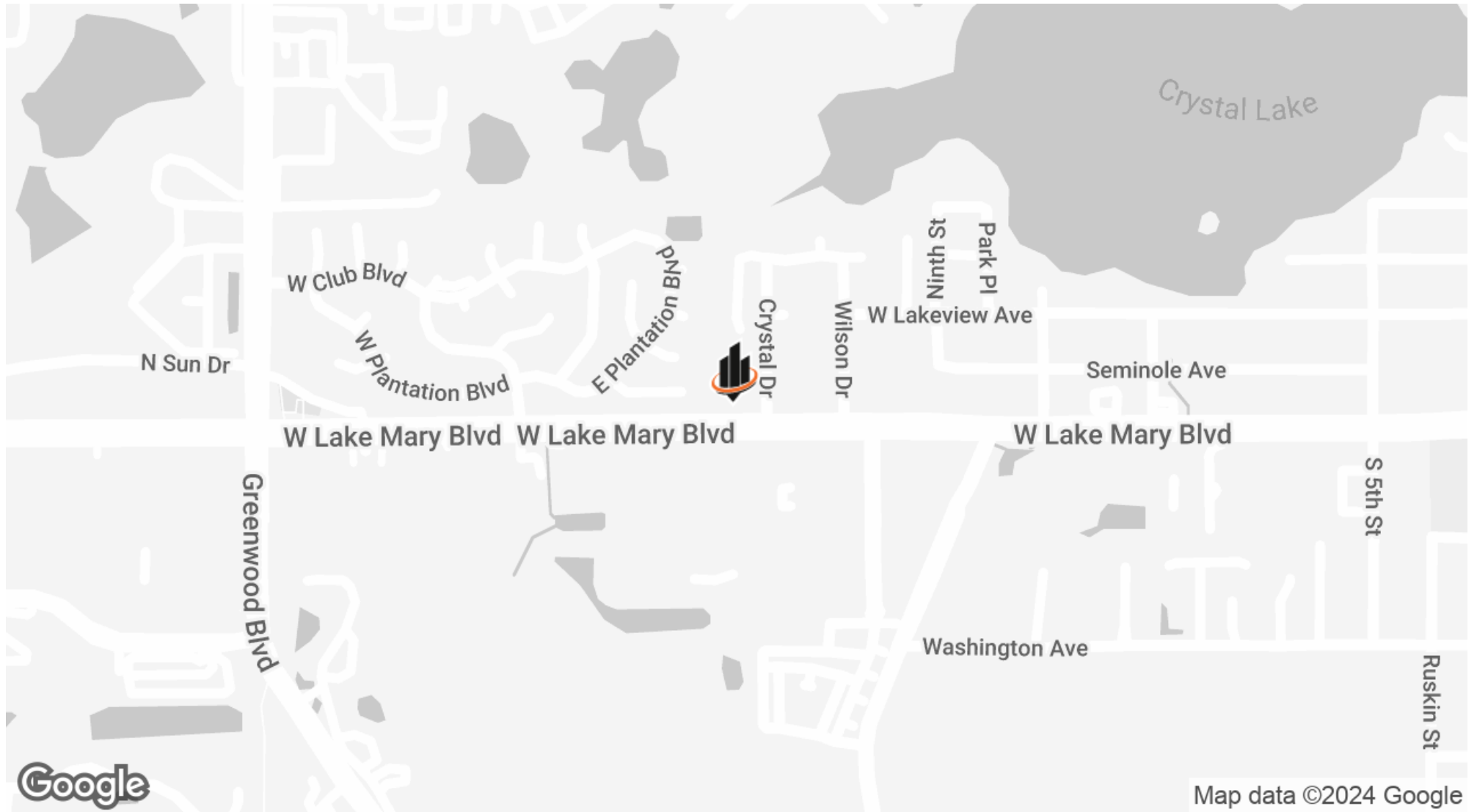
SITE & FLOOR PLANS



2ND FLOOR

CHRIS BUTERA
 O: 386.453.4789
 chris.butera@svn.com
 FL #SL3083110

LOCATION MAP



CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110