



The AAA Building

1000 AAA Drive
Heathrow, FL 32746

Space Available For Lease

- ▣ Level 1 - Unit A | 13,691± RSF
- ▣ Level 1 - Unit C | 29,417± RSF

- ▣ Level 2 - Unit A | 13,691± RSF
- ▣ Level 2 - Unit C | 27,737± RSF
- ▣ Level 2 - Unit D | 22,918± RSF
- ▣ Level 2 - Unit F | 19,670± RSF

- ▣ Level B (Warehouse Space)
Up to 25,000± RSF

Contact:

Kirk Fetter

Vice President | Office Services

Office: 407.362.6121

Mobile: 407.920.8913

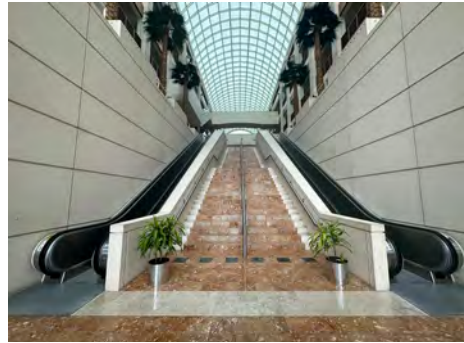
The AAA Building is a Class A, three-story office building, built in 1989 on a beautiful 39.3 acre setting overlooking the Heathrow Championship Golf Course. Located in Lake Mary/Heathrow, off International Parkway, it is a sought-after setting for businesses due to its convenient access to major transportation routes such as I-4 and SR 417. The area is known for affluence, concentration of office buildings, corporate campuses, commercial developments and numerous nearby amenities.

The 600,000± square foot building includes a picturesque atrium, on-site cafe and state-of-the-art conference center. AAA National Headquarters occupies the entire third floor of the building. Combined underground parking, as well as surface spaces, net a parking ratio of 5.5/1,000 SF. Building amenities include 24/7 front entrance security as well as a back-up generator.

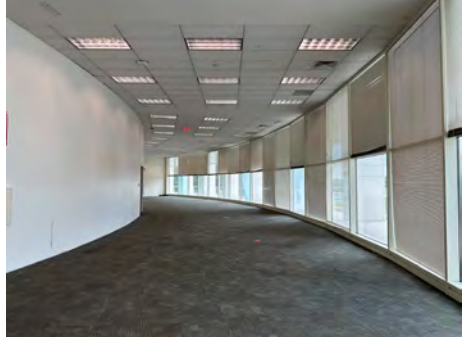
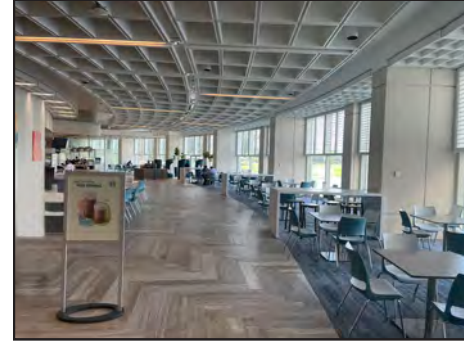
Interior Photos



Atrium / Grand Staircase / Security Wall



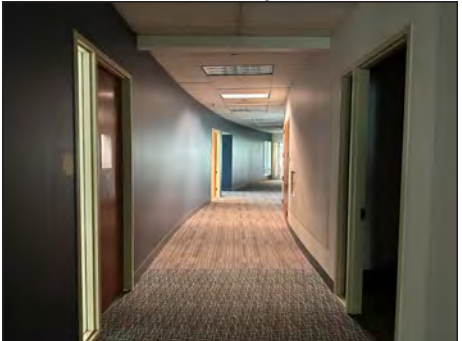
Level 1 - Conference Center / Blue Room / Cafe



Level 1 - Office Space



Level 2 - Office Space



Level 2 - Office Space / Level B (Warehouse Space)



Floor Plans



LEVEL 1

Zone A
13,691± RSF
Available

Zone C
29,417± RSF
Available

Zone D/F
Leased



LEVEL 2

Zone A
13,691± RSF
Available

Zone C
27,737± RSF
Available

Zone D
22,918± RSF
Available

Zone F
19,670± RSF
Available

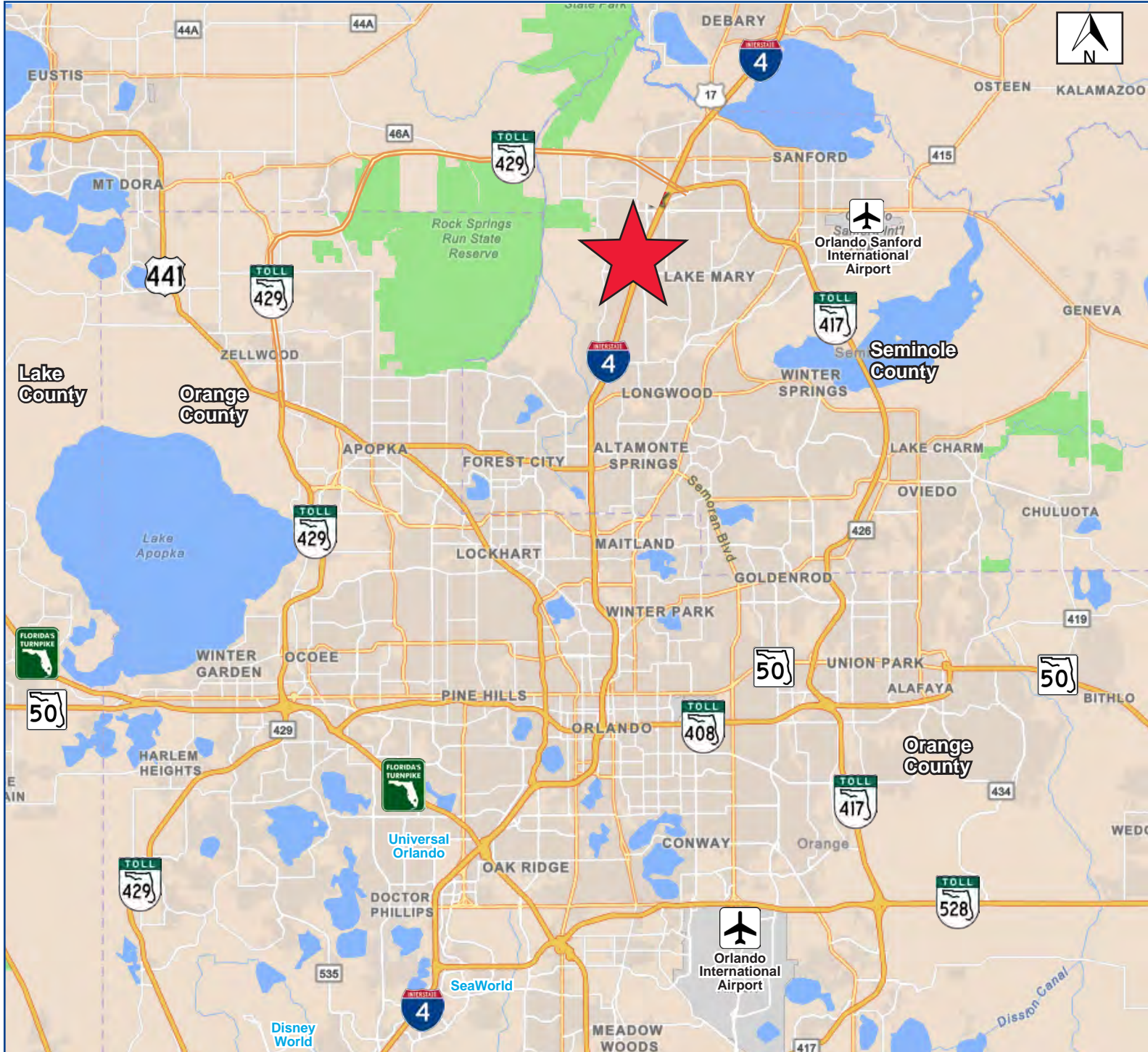


BASEMENT

Warehouse Space
Up To 25,000 RSF
Available



Location



Please contact us to schedule a tour of the property.



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