

LAKE MARY OFFICE SUITES

CLASS A OFFICE BUILDING + OUTPARCEL
IN PREMIER LAKE MARY LOCATION



131 S COUNTRY CLUB RD LAKE MARY, FL 32746

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STIRLING | INTERNATIONAL
REAL ESTATE



BUILDING FEATURES:

- 10,592 Square Feet
- 1.47 Acre Site
- Crown Signage on two sides
- Ample Parking
- EV Charging Stations
- Views of Lake (Lake Mary) from second story
- 6 separately metered office suites, perfect for owner-user or investor
- 6 Ktichenettes featuring quartz countertrops and stainless steel appliances
- Multiple interior stairwells as well as an elevator
- Access Control System
- Convenient walkable location next to Downtown Lake Mary and Sunrail Station

OUTPARCEL LOT:

- Approved Plans for 5,827 Square Feet Office Building
- The approved building includes two separate suites (2,209 SF & 3,618 SF)
- Direct Frontage on Country Club Rd (AADT: 10,300)

A Modern Office Environment

FUNCTIONAL DESIGN AND CLEAN FINISHES.

This premier office offering in Lake Mary, Florida presents a rare opportunity to acquire a high-quality office building with a fully approved outparcel for additional development. Ideally located near Downtown Lake Mary and the SunRail Station, the property combines strong visibility, walkability, and long-term growth potential.

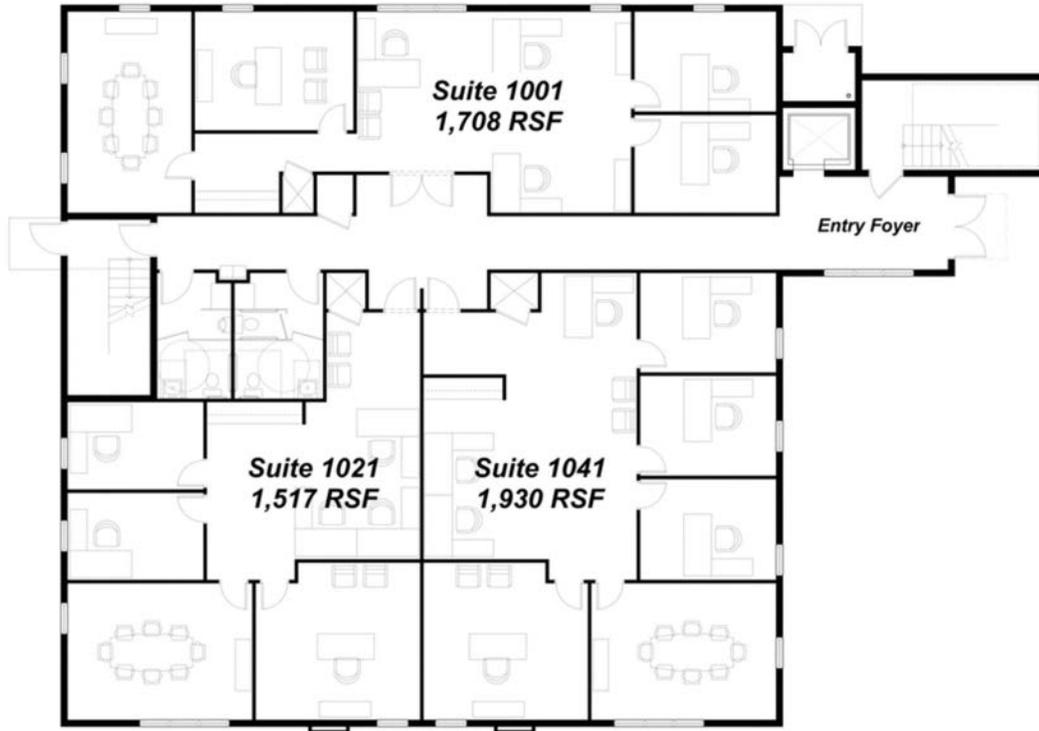


Suite Layout Overview

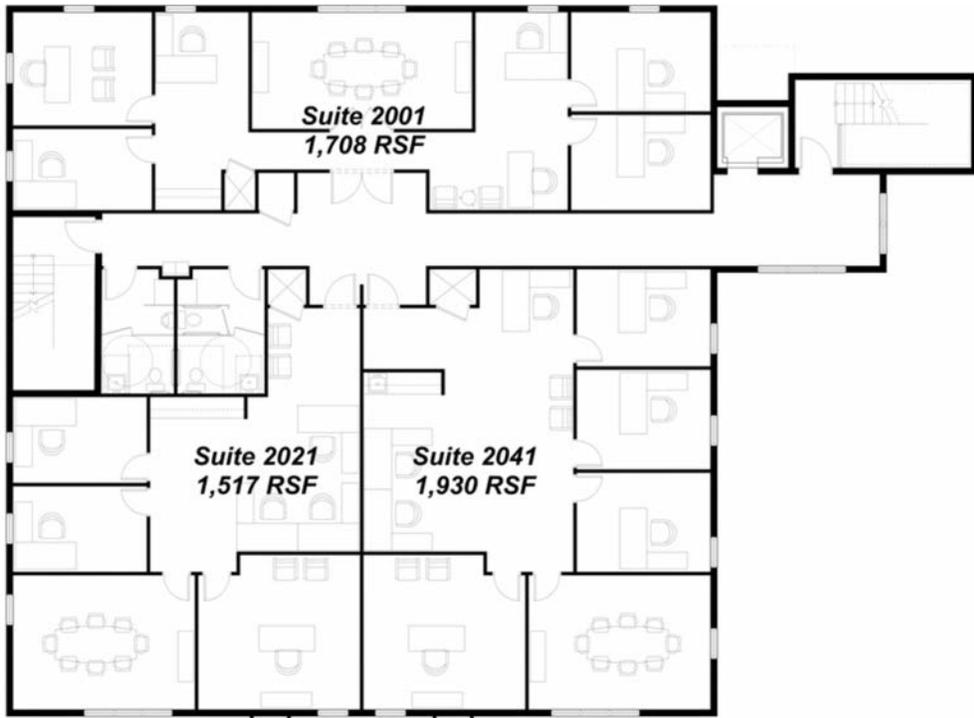
The existing 10,592-square-foot office building sits on a 1.07-acre site and is thoughtfully designed for both owner-users and investors. The building is configured with six separately metered office suites, providing flexibility for multi-tenant occupancy or partial owner use. Interior finishes include six modern kitchenettes with quartz countertops and stainless steel appliances, multiple interior stairwells, an elevator, and a secure access control system. Additional highlights include ample parking, EV charging stations, and crown signage on two sides for enhanced branding. Second-floor offices enjoy scenic views of Lake Mary, further elevating the work environment.



FIRST FLOOR



SECOND FLOOR



FLOOR PLANS

Private Offices

The office suites are thoughtfully designed to support focused work, collaboration, and client-facing meetings within a professional, light-filled environment. Each suite offers a balanced layout that includes private offices, dedicated conference space, and support areas arranged for efficient circulation and day-to-day functionality. With consistent floor plans across both levels and flexible suite sizes, the offices provide a polished, adaptable workspace suitable for a wide range of professional uses.





Professional Office Environment

Building Support Areas

Common areas throughout the building are designed to support daily operations while reinforcing a cohesive, professional environment. These shared spaces include centrally located break areas, service zones, and well-planned circulation corridors that allow for efficient movement between offices. Finished with durable materials and practical layouts, the common areas enhance the overall functionality of the property and complement the private office suites as reliable, well-organized support space for everyday business operations.

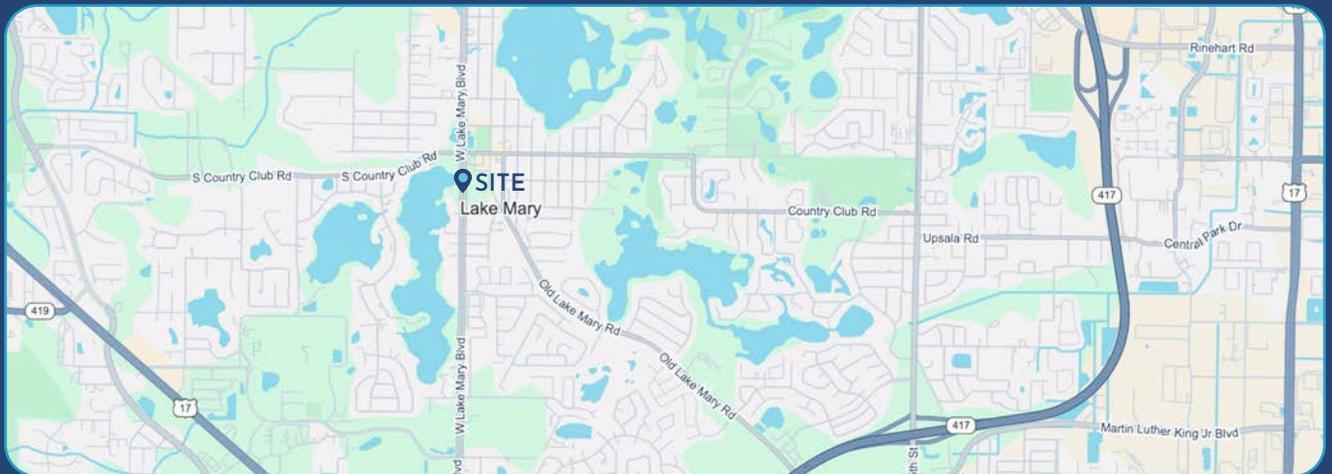


On-Site Features & Building Amenities

The property offers a range of on-site features designed to support convenience, accessibility, and everyday functionality. Exterior amenities include dedicated parking areas, secure mail delivery, and outdoor spaces that provide a comfortable setting for breaks or informal gatherings. Inside, shared facilities are maintained to professional standards and complement the overall workplace experience, contributing to a well-rounded environment that supports both productivity and employee comfort.

Designed
to Perform



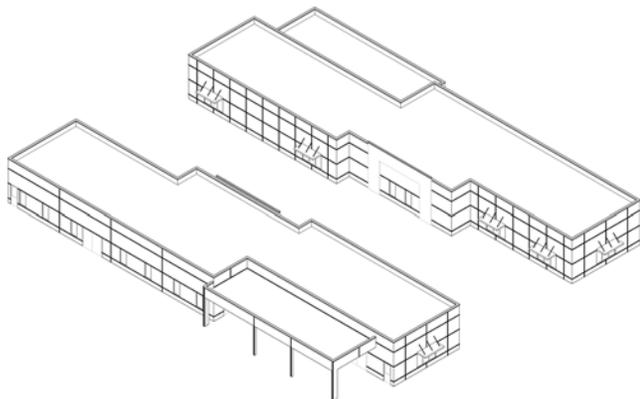
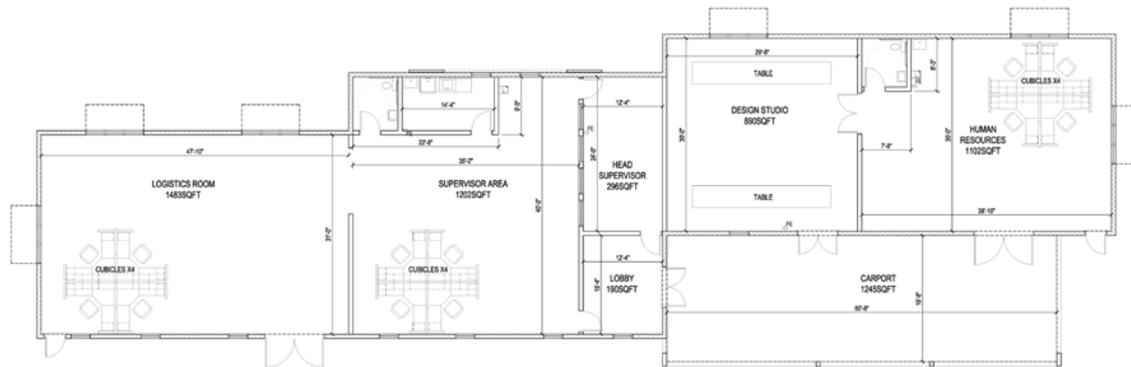


Complementing the main building is a prime 0.40-acre outparcel lot with approved plans for a 5,827-square-foot office building, allowing a buyer to immediately capitalize on future development. The approved design includes two office suites (2,209 SF and 3,618 SF) and benefits from direct

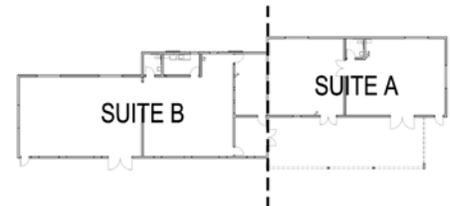
frontage on Country Club Road with 10,300 AADT, offering excellent exposure and accessibility.

This property represents a turnkey investment and development opportunity in one of Central Florida's most desirable office submarkets.

Approved Expansion Opportunity



SQ. FT. CALCULATIONS	
SUITE B	1,200 SQ. FT.
SUITE A	1,200 SQ. FT.
SHARED CARPORT	1,245 SQ. FT.
TOTAL ALE AREA	3,645 SQ. FT.
TOTAL AREA	5,275 SQ. FT.



The offering includes not only the existing office building, but also an adjacent strip of land along the parking area that has received approval for the development of an additional office building. Conceptual plans are available and may be used for marketing purposes to illustrate future build-out potential.



VIEW WEBSITE

For information or to schedule a tour,
please contact the listing broker.

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