



[VIEW THE DRONE VIDEO](#)



CLASS A OFFICE SPACE FOR LEASE

1000 Primera Blvd, Lake Mary, FL 32746

Three-Story Class "A" Office Building for Lease in the Heart of Lake Mary

1000 Primera is a 3-story, Class A+ office building located in the heart of Lake Mary. It is conveniently located at the corner of Lake Mary Blvd and Primera Blvd near a wide variety of retail and dining options. The property is also located directly adjacent to the new Orlando Health hospital campus.

- On-site Cafe with large dining area
- Building security personnel on-site
- Premier on-site 3,400 SF fitness center with lockers & showers
- 2,700 SF community conference room



ASKING RATE:

Call For Details



AVAILABLE SPACE:

Suite 3160: ±27,825 SF



PARKING:

5+/-1,000



TRAFFIC COUNTS:

On Rinehart Road
28,500± AADT



YEAR BUILT:

2007



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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JOSH SMITH

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

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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EXTERIOR PHOTOS



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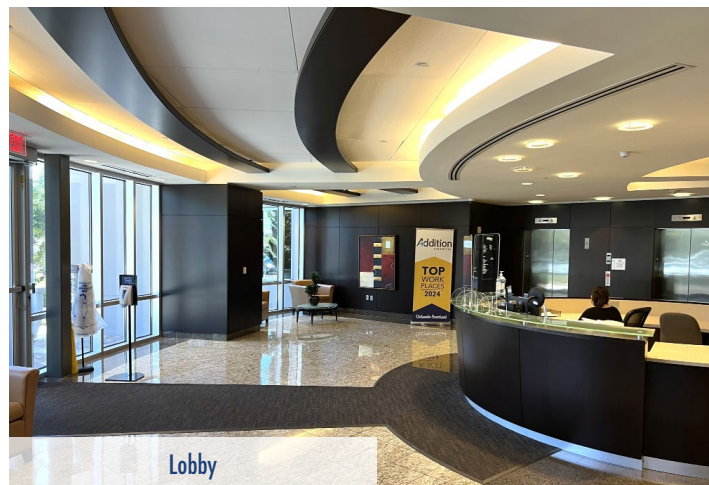
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AMENITIES



Conference Room



Lobby



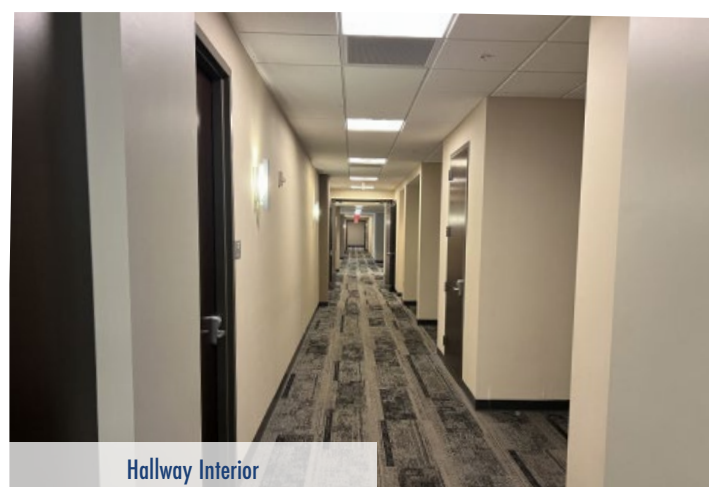
Outdoor Seating



Fitness Center



Training Room



Hallway Interior



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AMENITIES



Lobby/Entrance



ATM & Drive-Thru Lanes



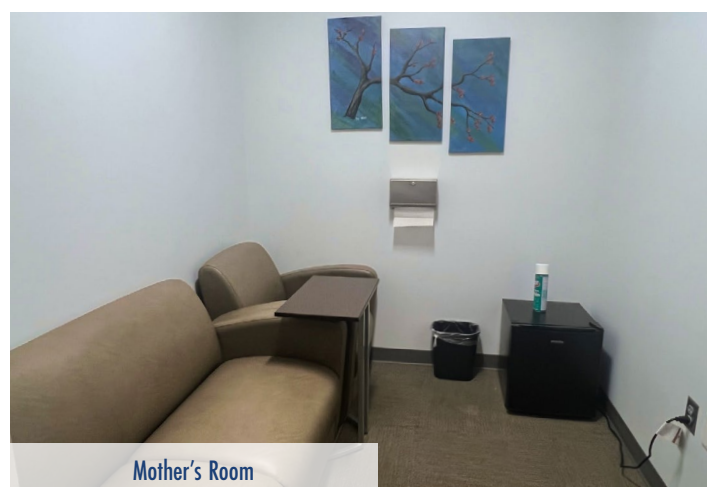
Library



Full-Service Cafe



Mother's Room



Mother's Room



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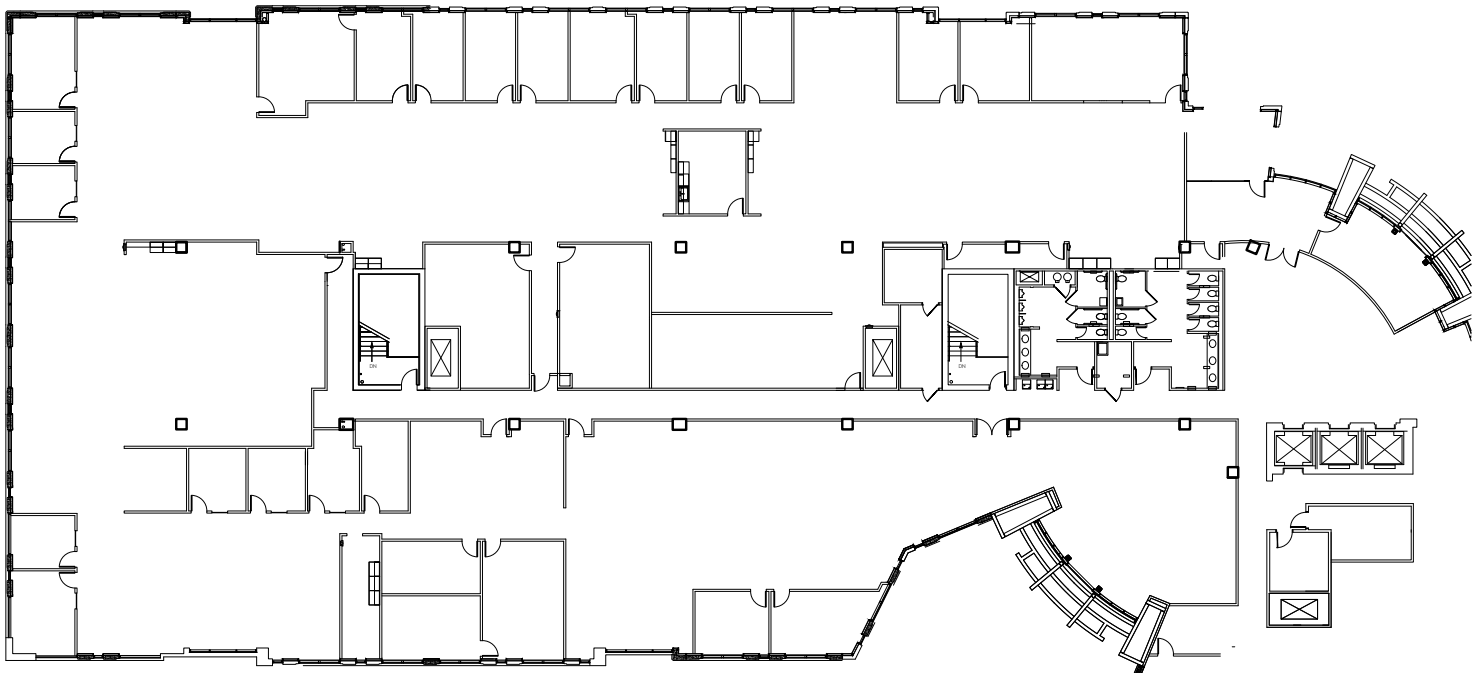
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FLOOR PLAN

AVAILABLE SPACE: SUITE 3160

±27,825 SF

**Willing to demise*



** Furniture Plan Only*
Furniture may be available



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AREA OVERVIEW



ORLANDO HEALTH®

Orlando Health Lake Mary Hospital opened in early 2025, with 124 beds housed in one six-story tower and the ability to expand to up to 240 beds in the five story tower.

LAKE MARY: YOUR IDEAL OFFICE DESTINATION

Lake Mary, Florida, offers an ideal location for businesses seeking a thriving and strategic office space. Its prime location in Central Florida provides easy access to major highways, airports, and the vibrant Orlando metro area. The city's strong business-friendly environment, coupled with a highly skilled workforce and a growing economy, makes it an attractive destination for companies of all sizes. Additionally, Lake Mary's beautiful natural surroundings, excellent schools, and diverse cultural offerings contribute to a high quality of life for employees, making it a desirable place to work and live.

12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	332.1K
Visitors	128.1K
Visit Frequency	2.59x
Avg Dwell Time	59 minutes

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	5,377	67,551	149,462

EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	7,616	49,017	90,776

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$141,757	\$150,278	\$134,708



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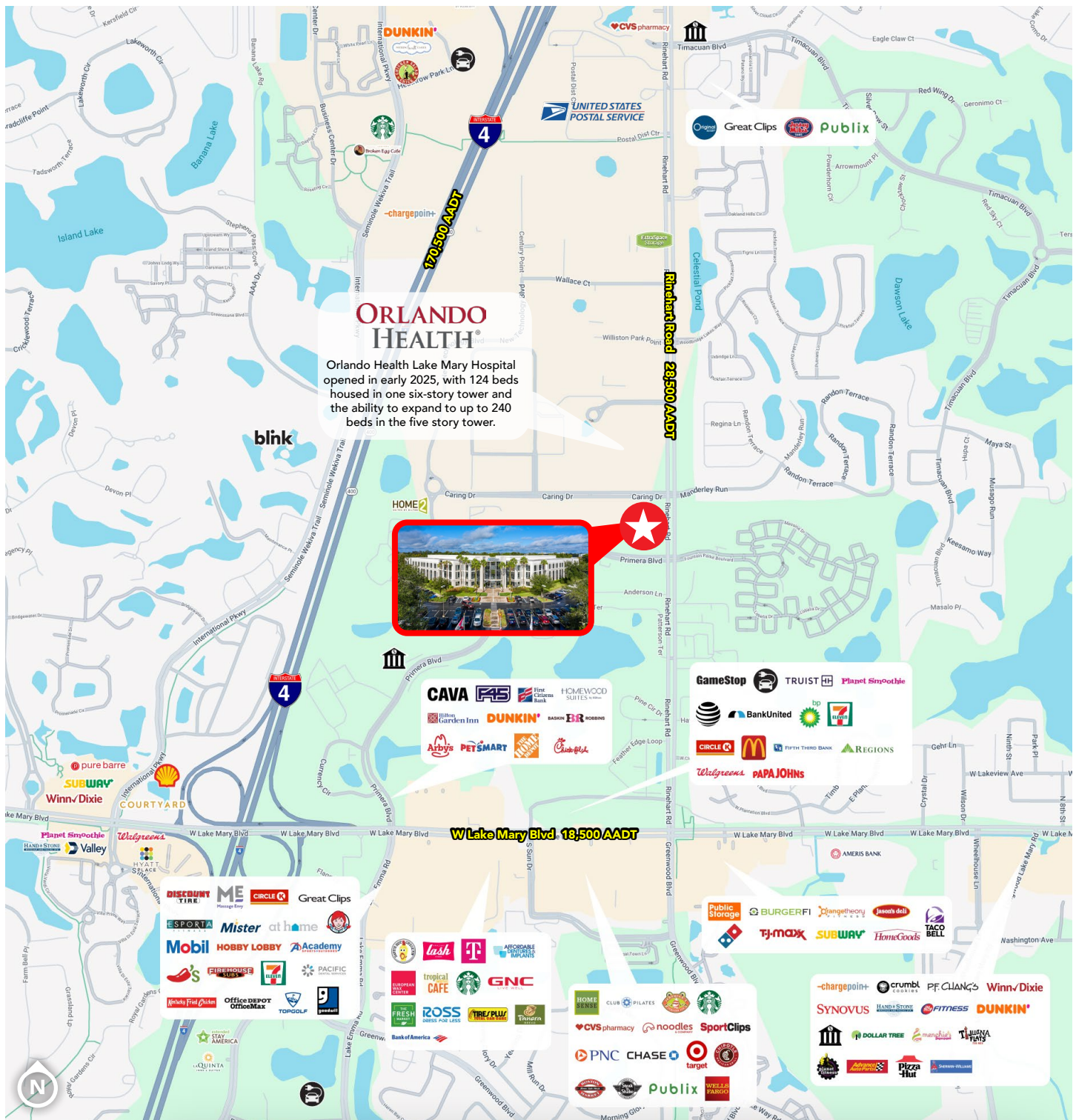
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