

# OFFICE SPACE FOR LEASE COMMONS MEDICAL CENTER

- New Medical/Professional office delivered in shell condition
- Up to one full floor available - 14,814 SF can be demised
- Tenant improvements available
- Located in the heart of Lake Mary's Primera Office Development
- Opportunity to occupy Lake Mary's newest medical office space
- 4.5/1,000 Net RSF parking ratio with exceptional access to Interstate 4, Rinehart Road and Lake Mary Boulevard
- Building signage with exposure
- Available 1Q 2018
- For Lease: \$23.50 / RSF NNN



**DEMOGRAPHICS:**

**POPULATION**

1 miles	<b>6,117</b>
3 miles	<b>55,530</b>
5 miles	<b>130,704</b>

**TRAFFIC COUNTS**

<b>+/-63,000</b> vehicles/day
on Lake Mary Rd
<b>+/-130,000</b> on I-4

**DAYTIME BUSINESS POPULATION**

1 miles	<b>10,767</b>
3 miles	<b>32,331</b>
5 miles	<b>73,943</b>

**AVERAGE HH INCOME**

1 miles	<b>\$88,026</b>
3 miles	<b>\$105,219</b>
5 miles	<b>\$88,495</b>



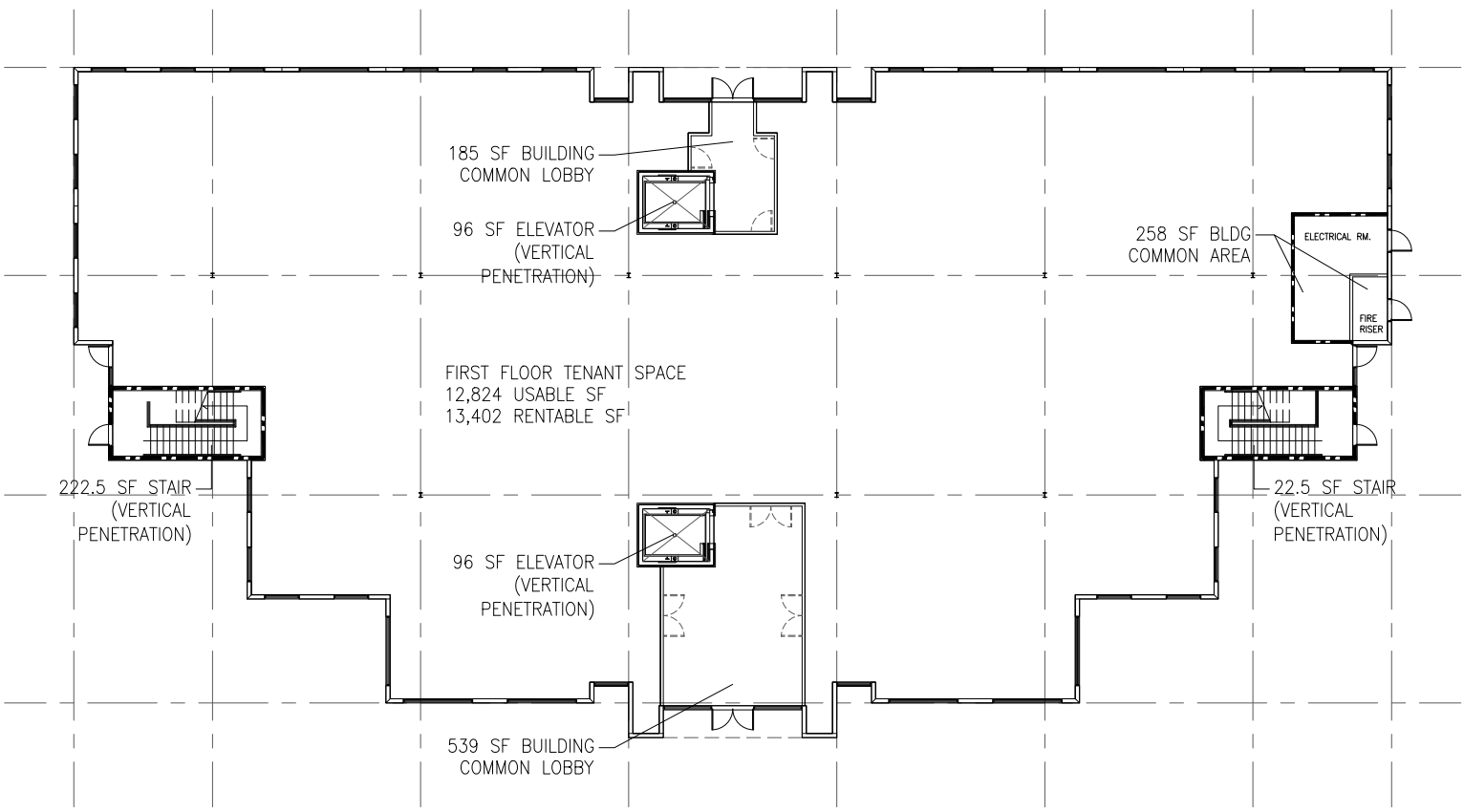
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FIRST FLOOR



FIRST LEVEL: 14,814 SF



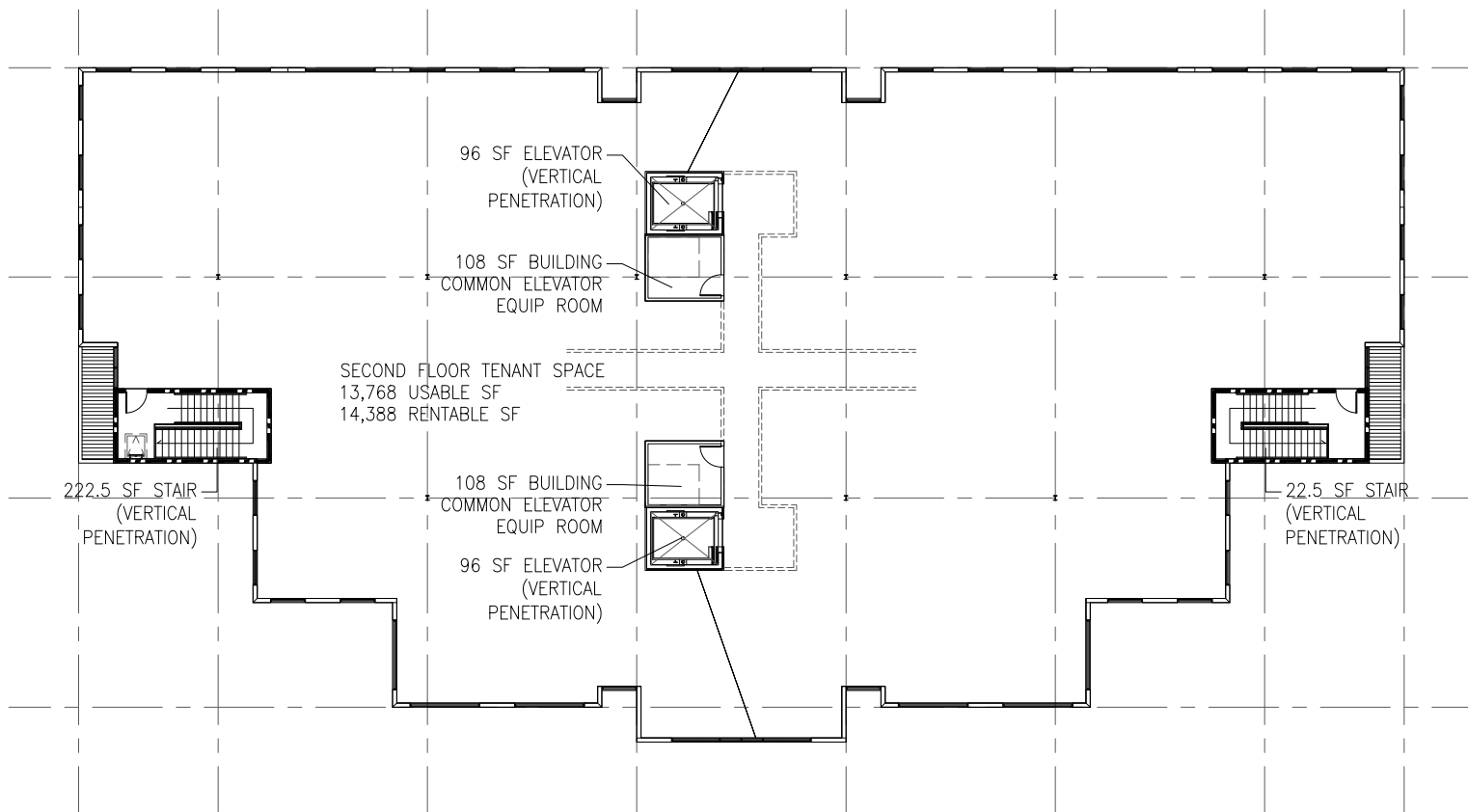
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SECOND FLOOR



SECOND LEVEL:14,982 SF

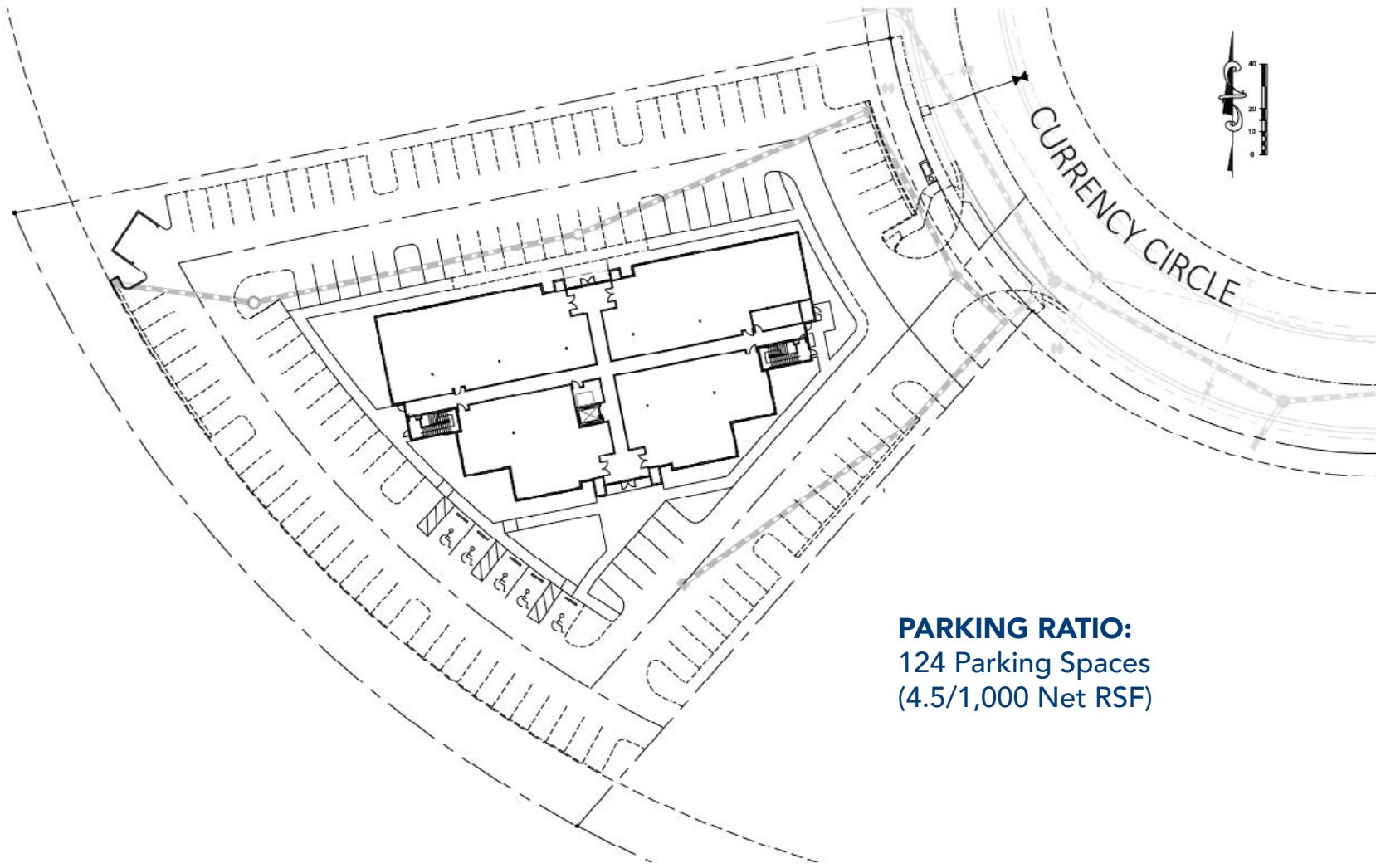


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**PARKING RATIO:**  
 124 Parking Spaces  
 (4.5/1,000 Net RSF)



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