

OFFICE SPACE AVAILABLE

- 32,000± SF Class B Office Building
- **100% Leased**
- Aggressive Deal terms & Incentives Available
- Parking Ratio of 4/1,000 SF
 - Covered Parking Available
- Located within Minutes of I-4, Lake Mary Blvd., SR 434 and SR 436
- Lease Rate: \$19.50 SF Full Service



DEMOGRAPHICS:

POPULATION

1 miles	11,229
3 miles	53,934
5 miles	145,523

AVERAGE HH INCOME

1 miles	\$83,921
3 miles	\$94,763
5 miles	\$84,572

DAYTIME BUSINESS POPULATION

1 miles	6,231
3 miles	32,600
5 miles	80,031

TRAFFIC COUNTS

+/-23,000 vehicles/day at the site
 +/-130,000 on I-4

