

OFFICE SPACE FOR LEASE

- **1st Floor Space Available:** Up to 10,614 RSF (can be demised)
- **Access:** Direct access from International Parkway;
Indirect access Lake Mary Blvd, SR46 and I-4
- **Building Size:** +/- 33,000 RSF
- **Construction:** Masonry
- **Year Built:** 1996 / 2008
- **Parking:** 4/1000
- **Zoning:** PUD
- Well maintained and exceptionally managed
- Unique and high quality finishes and amenities
- Monument signage available
- Secured access and shared amenities



DEMOGRAPHICS:

POPULATION

1 miles	6,378
3 miles	54,443
5 miles	129,939

DAYTIME BUSINESS POPULATION

1 miles	9,326
3 miles	32,288
5 miles	70,738

TRAFFIC COUNTS

On International Pkwy:
+/-18,000 vehicles/day
On I-4:
+/-139,600 vehicles/day
On Lake Mary Blvd:
+/-21,000 vehicles/day

AVERAGE HH INCOME

1 miles	\$85,894
3 miles	\$110,291
5 miles	\$95,040



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