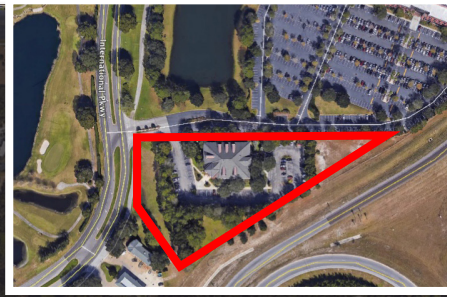
OFFICE SPACE FOR LEASE

- **1st Floor Space Available:** Up to 9,616 RSF (can be demised)
  - **Suite 100**: 6,482 RSF
  - **Suite 101**: 2,520 RSF
  - **Suite 101/102**: up to 3,134 RSF
- **2nd Floor Space Available:** 4,500 RSF
  - **Suite A**: 600 RSF
  - **Suite C**: 2,300 RSF
  - **Suite D**: 1,600 RSF - available 9/1/20
- **3rd Floor Space Available:**
  - **Suite 311A:** 3,320 ASF (can be demised) - available 6/1/20
- **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**

HARBERT REALTY SERVICES

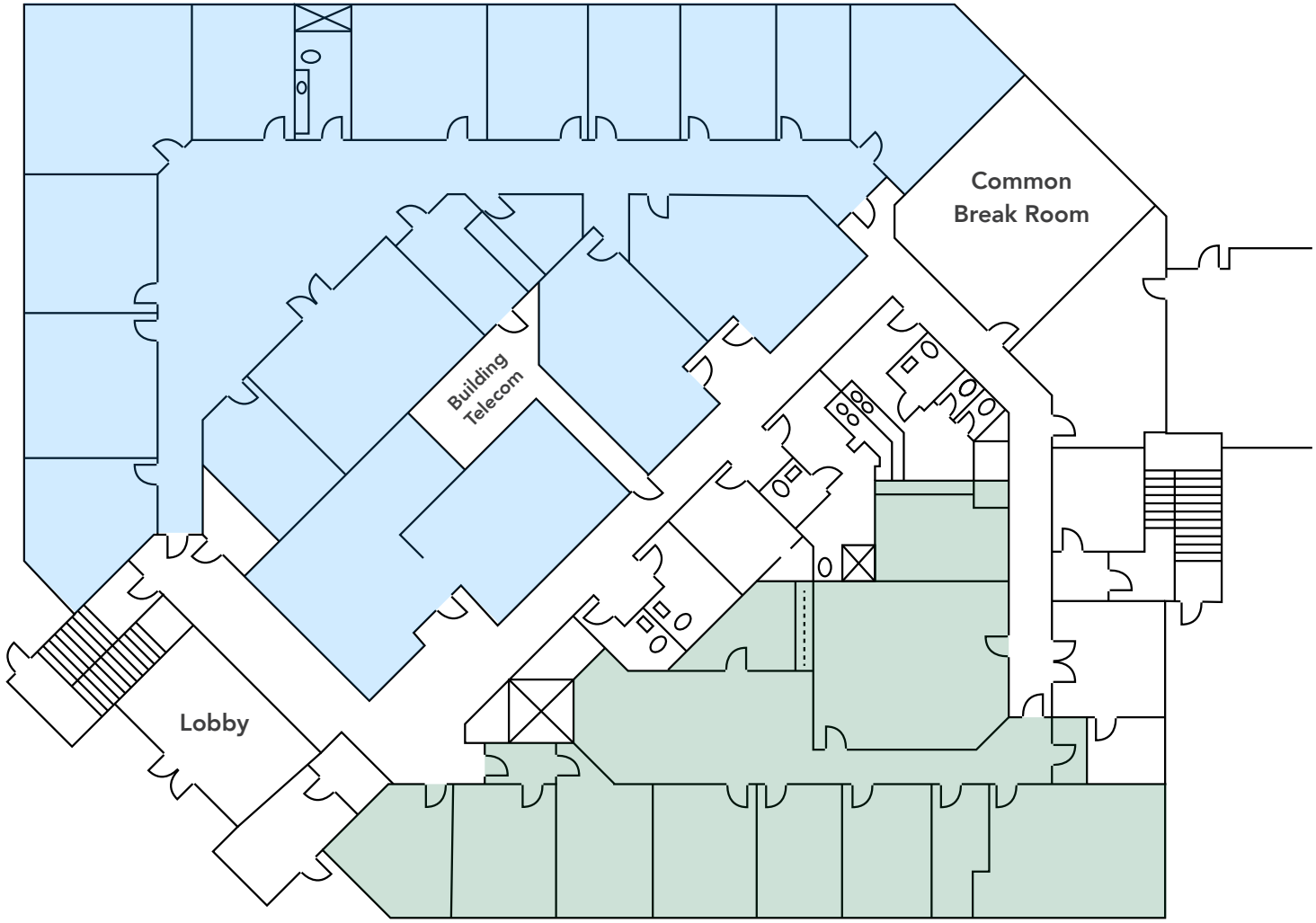
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior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

Josh Smith
jsmith@harbertrealty.com
407.377.4050

Justin Walker
jwalker@harbertrealty.com
407.377.4042

2450 Maitland Center Pkwy
Suite 200
Maitland, FL 32751

Suite 100 - 6,482 RSF



Suite 101/102 - 2,520 - 3,134

First Floor

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jsmith@harbertrealty.com
407.377.4050

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HarbertRealty.com
407.377.4050

Suite A: 600 RSF

Suite C: 2,300 RSF

Suite D: 1,600 RSF
available 9/1/20

Second Floor

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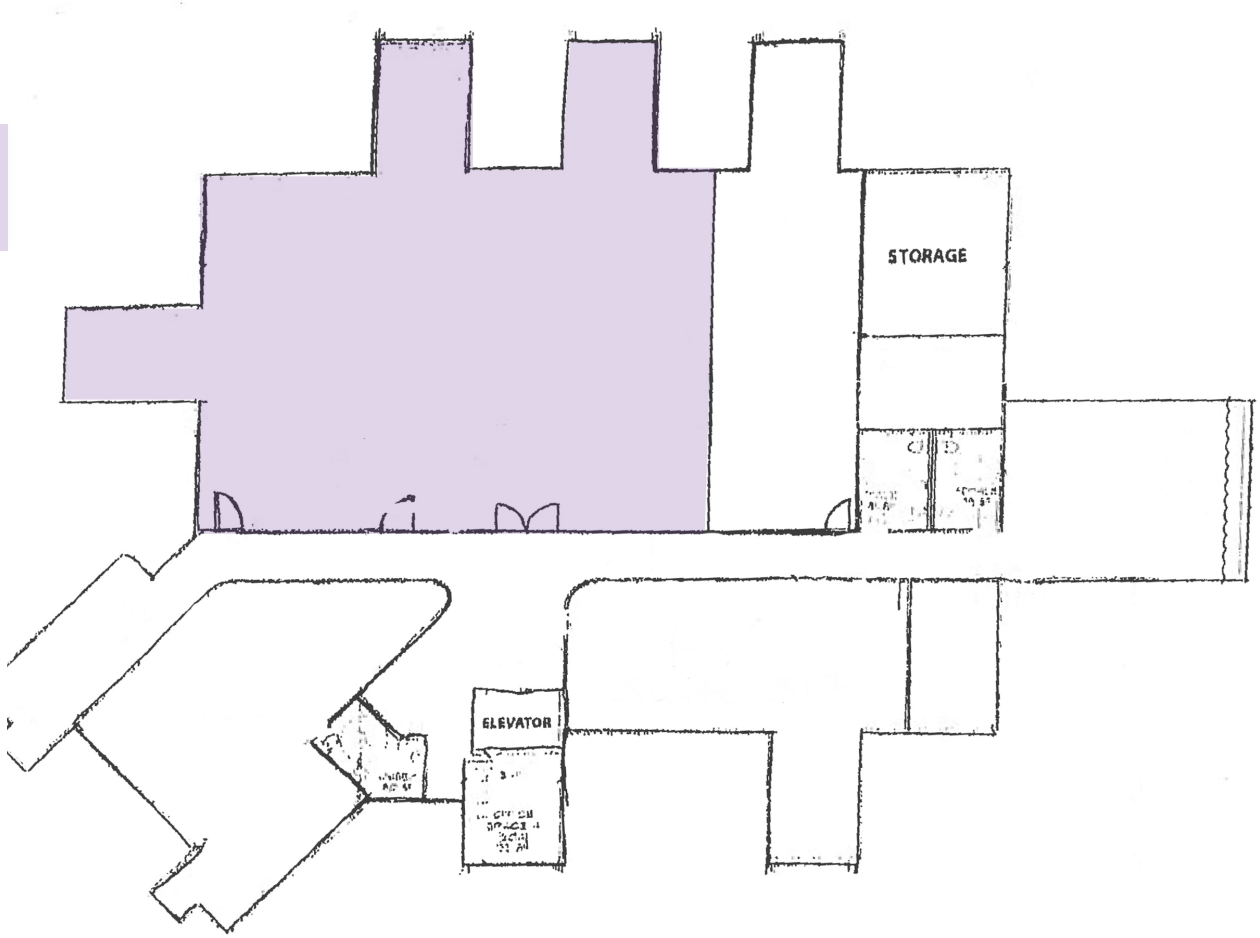

Third Floor

HARBERT
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