

SALE / LEASE

Office Biscayne,
brand-new Medical &
Professional office suites
available NOW

3416 WEST LAKE MARY BOULEVARD

Lake Mary, FL 32746

PRESENTED BY:

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TERADEV


ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Contact Broker
LEASE RATE:	Contact Broker
BUILDING SIZE:	21,483 SF Total (12,287 SF Phase I)
AVAILABLE SUITES:	1,869 - 21,483 SF
LOT SIZE:	2.2 Acres
PARKING RATIO:	4.9/1,000 USF
ZONING:	PO (City of Lake Mary)

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OFFICE BISCAYNE | 3416 West Lake Mary Boulevard Lake Mary, FL 32746



PROPERTY DESCRIPTION

Secure your place in Office Biscayne, a brand new, high-visibility medical/professional office building on Lake Mary Blvd. Designed for today's healthcare providers and business professionals, these suites offer the opportunity to OWN or LEASE your office in a modern, adaptable environment. Sizes are available from 1,869 SF up to the entire 21,483 SF building. Act now to secure your spot before these units are taken.

PROPERTY HIGHLIGHTS

- MOVE-IN NOW - spec suites are available
- Modern, adaptable suites for today's healthcare and business users
- Incredible exposure directly on Lake Mary Blvd

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CONSTRUCTION PHOTOS



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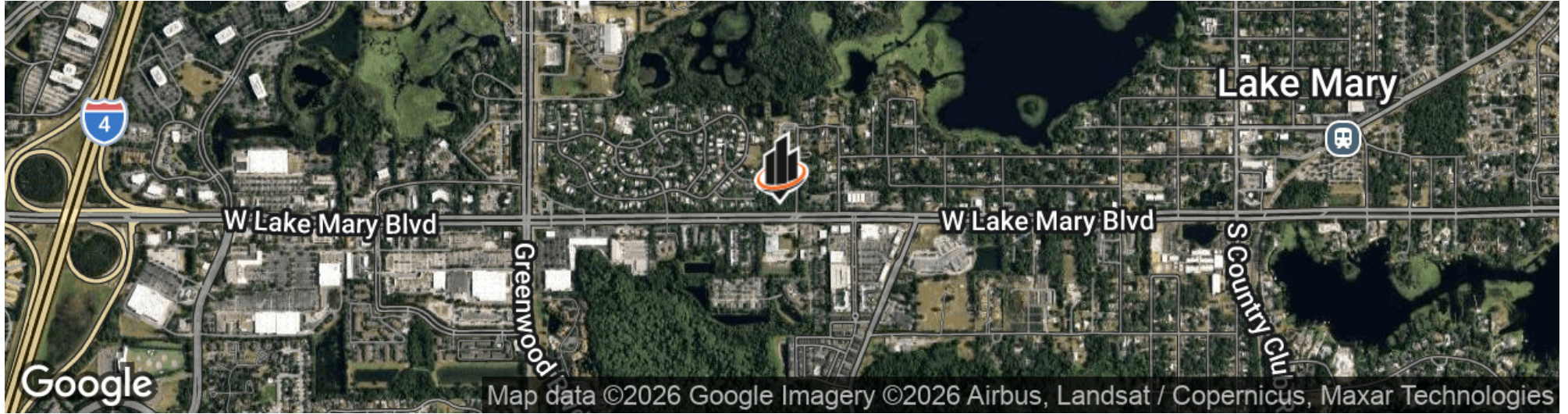
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

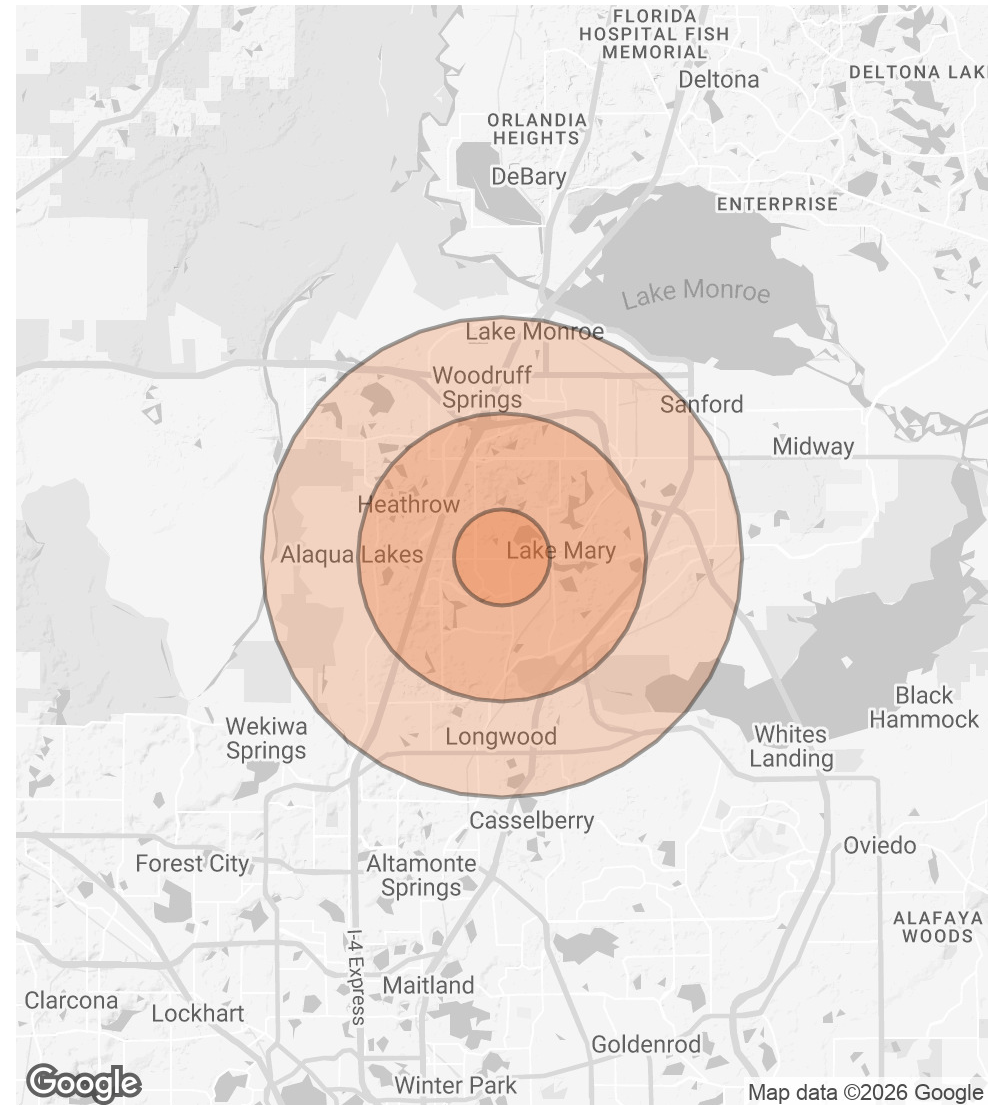
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,314	65,920	153,363
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	42	40	39
AVERAGE AGE (FEMALE)	45	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,340	25,801	58,630
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$115,273	\$120,617	\$116,550
AVERAGE HOUSE VALUE	\$424,976	\$428,960	\$429,530

Demographics data derived from AlphaMap



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