

INDUSTRIAL FLEX | FOR SALE OR LEASE

# Lake Mary Technology Center

NEW TECHNOLOGY BLVD, LAKE MARY, FL 32746



For Sale  
or Lease



Anticipated Q4  
2026 Delivery



Quality Labor  
Market



Immediate  
Interstate Access



Highly Functional  
Utilities

TOTAL 239,881 SF OF DIVISIBLE SPACE



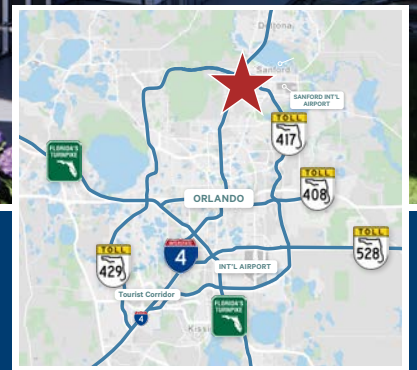
SCAN FOR  
LIVE PROGRESS  
CAMERA

CONCEPTUAL BUILDING RENDERING



CONSTRUCTION PROGRESS

**Exceptional Visibility  
Along Interstate 4**  
Delivering Q4 2026



+ For Sale or Lease  
+ Direct I-4 frontage

+ Abundant parking available  
+ Located in I-4 high-tech corridor

**DAVID MURPHY**  
Vice Chairman  
+1 407 404 5020  
david.murphy@cbre.com

**MONICA WONUS**  
Executive Vice President  
+1 407 404 5042  
monica.wonus@cbre.com

**JEFF GRAY**  
Vice President  
+1 407 404 5097  
jeff.gray1@cbre.com

**GABY GISSY**  
Associate  
+1 407 404 5012  
gaby.gissy@cbre.com

**SHARIF BAKER**  
Associate  
+1 407 404 5018  
sharif.baker@cbre.com

**CBRE**



# Why Lake Mary?

SEMINOLE COUNTY, FLORIDA



## Location Overview

Lake Mary, Florida, is a thriving city that offers a unique combination of business-friendly amenities and a high quality of life. With its Class A office space, low taxes, and professional talent pool, Lake Mary is an attractive location for businesses to set up shop. The city's strategic location, nestled between two major highways and just 20 minutes from Orlando, makes it an ideal spot for businesses to access a wide range of customers and employees. The Wekiva Parkway, which connects to I-4 and SR 417, has improved access and reduced congestion, making it easier for employees to commute and for businesses to operate. With its high-speed connectivity, low taxes, and high-quality office space, Lake Mary is a great choice for companies looking to thrive in a professional and supportive environment.

**+ Strategic Location & Transportation:** Quick access to Interstate I-4, providing convenient access to international airports and other metro areas. The Wekiva Parkway (SR 429) connects to I-4 and SR 417, completing a major transportation loop around metropolitan Orlando.

**+ Key Business & Community Neighbors:** Strategically located along the I-4 High-Tech Corridor, with close proximity to decision-makers: American Automobile Association (AAA) HQ, FARO Technologies HQ, Dixon Ticonderoga Company HQ, Mitsubishi Power Americas, Inc., Accesso North American HQ, Deloitte, AdventHealth, Kroger Specialty Pharmacy, and Stantec.

**+ Infrastructure:**

High-speed connectivity: fiber-optic networks  
Highly functional utilities: Heavy power

**+ Proximity to Amenities:**

Lake Mary is conveniently located near Orlando, providing easy access to major attractions, theme parks, the Sanford International Airport, and the Orlando International Airport.

# UNDER CONSTRUCTION

BUILDING DEVELOPMENT IS MOVING FORWARD



## KEY DISTANCES TO MAJOR HIGHWAYS

I-4 (Interstate 4): 5 Mins / 1.4 Miles

SR-417 & SR-429: 7 Mins / 3.2 Miles

Sanford Intl. Airport: 16 Mins / 7.8 Miles

FL's Turnpike: 24 Mins / 24.0 Miles



### Drive Times

Sanford	15 min / 7.3 miles
Downtown Orlando	20 min / 17.8 miles
Daytona	52 min / 41 miles
Space Coast	1:15 hrs / 65.5 miles
Ocala - The Villages	1:33 hrs / 69 miles
Tampa	1:42 hrs / 101 miles
Jacksonville	1:53 hrs / 125 miles
Fort Pierce	2:3 hrs / 138 miles
Fort Myers	3:11 hrs / 177 miles
Miami	3:41 hrs / 256 miles
Tallahassee	4 hrs / 289 miles

Per Capita Income: \$49,556

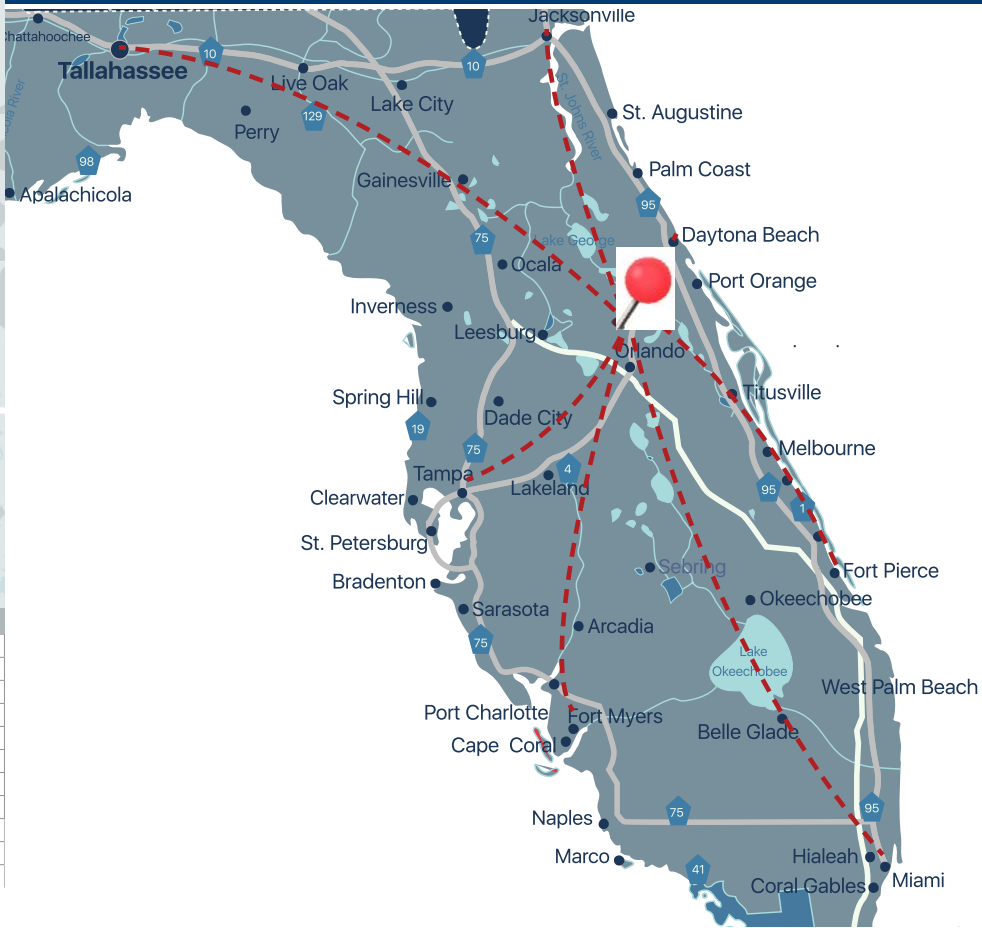
Average HH Income: \$126,309

Average Home Value: \$470,000

Average Hourly Wage: \$16.91-\$30.21

## Demographics

	5 Miles	10 Miles	20 Miles
Businesses	7,446	21,878	76,268
Employed Civilian Population 16+	79,622	248,811	927,812
Population	141,628	446,960	1,741,582
Population - Five Year Projection	146,671	460,605	1,804,337
Average Household Income	\$126,309	\$114,871	\$107,695
Owner Occupied Housing Units	33,444	114,659	401,776
Renter Occupied Housing Units	21,975	65,902	265,329



### DAVID MURPHY

Vice Chairman  
+1 407 404 5020  
david.murphy@cbre.com

### MONICA WONUS

Executive Vice President  
+1 407 404 5042  
monica.wonus@cbre.com

### JEFF GRAY

Vice President  
+1 407 404 5097  
jeff.gray1@cbre.com

### GABY GISSY

Associate  
+1 407 404 5012  
gaby.gissy@cbre.com

### SHARIF BAKER

Associate  
+1 407 404 5018  
sharif.baker@cbre.com

