

PRIMERA TOWERS

Largest fully integrated Class A office park in Lake Mary.
New ownership.



**SIGNIFICANT IMPROVEMENTS
COMING IN 2026**

IP Capital
PARTNERS, LLC





PARK FEATURES

- 771,681 s.f. located in Lake Mary
- Delivers the scale necessary to meet lease flexibility and growth related demands
- Indoor/Outdoor Tenant Lounge in Tower III
- High speed fiber in all five buildings
- Contemporary floor plates with a rectangular design, maximizing efficiency and flexibility
- Parking ratio of 5/1,000
- Outdoor work and lounge patios at Tower V, Tower IV, Tower III, and Tower I
- Food Truck Program and on-site cafés at Towers III and V
- On-site fitness centers with locker rooms and showers in **all five buildings**
- On-site conference facilities in Towers III and V
- On-site property management team
- Building signage opportunities available (see page 3)





PRIMERA
TOWERS
Outdoor lounge



PRIMERA
TOWERS
5
Conference facility



Cafe at
PRIMERA
TOWERS



PRIMERA
TOWERS
3
Tenant lounge



PRIMERA
TOWERS
4

PRIMERA
TOWERS
3

Building signage opportunities available with visibility to I-4

LOCATION

(within a 3 mile radius)

16

hotels

2,330

rooms combined

25,197

households

\$152,186

Average household
income



Drive times

Historic Downtown Sanford

18 minutes

Orlando-Sanford Int'l Airport (SFB)

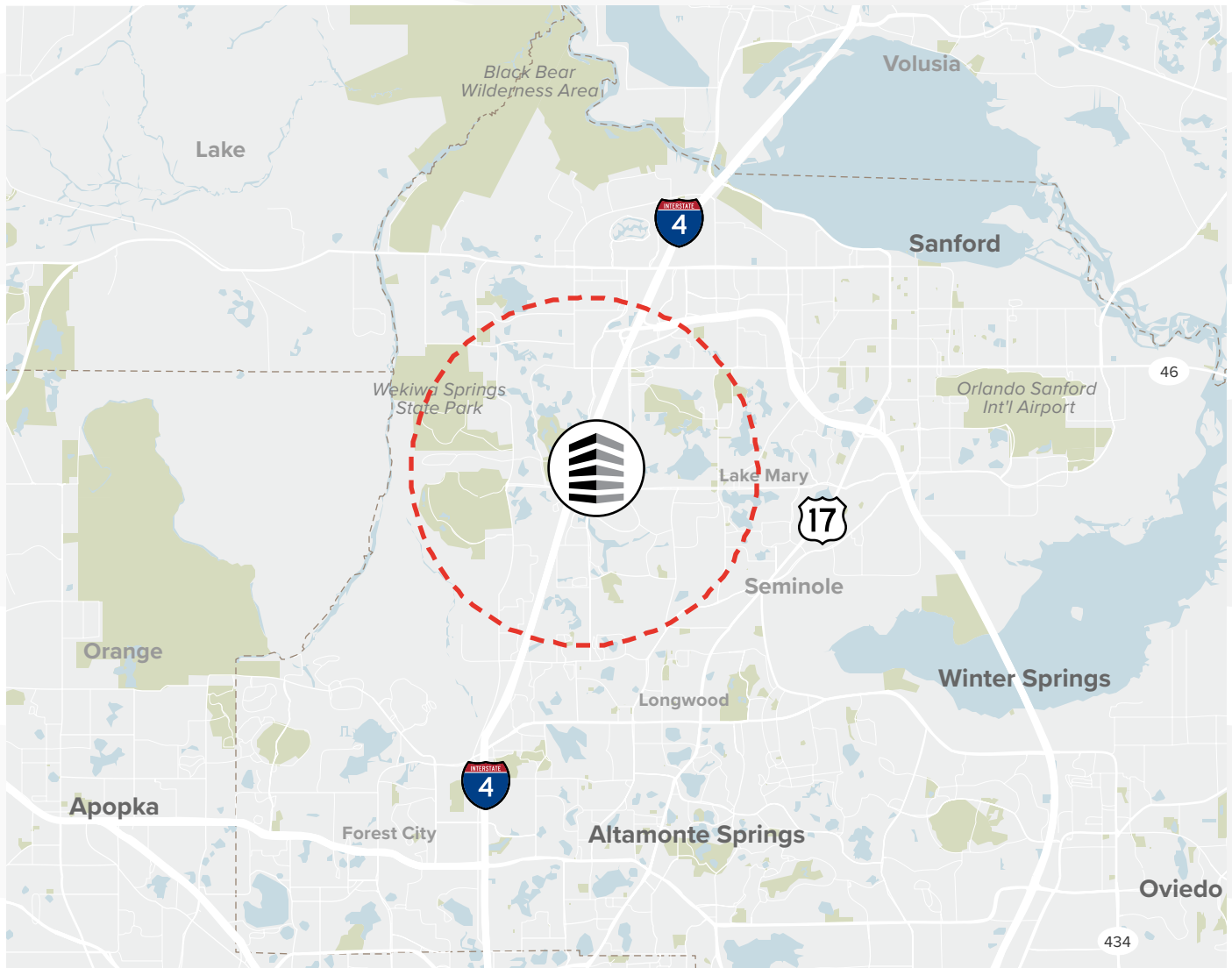
16 Minutes

Downtown Orlando

25 minutes

Orlando International Airport (MCO)

36 minutes

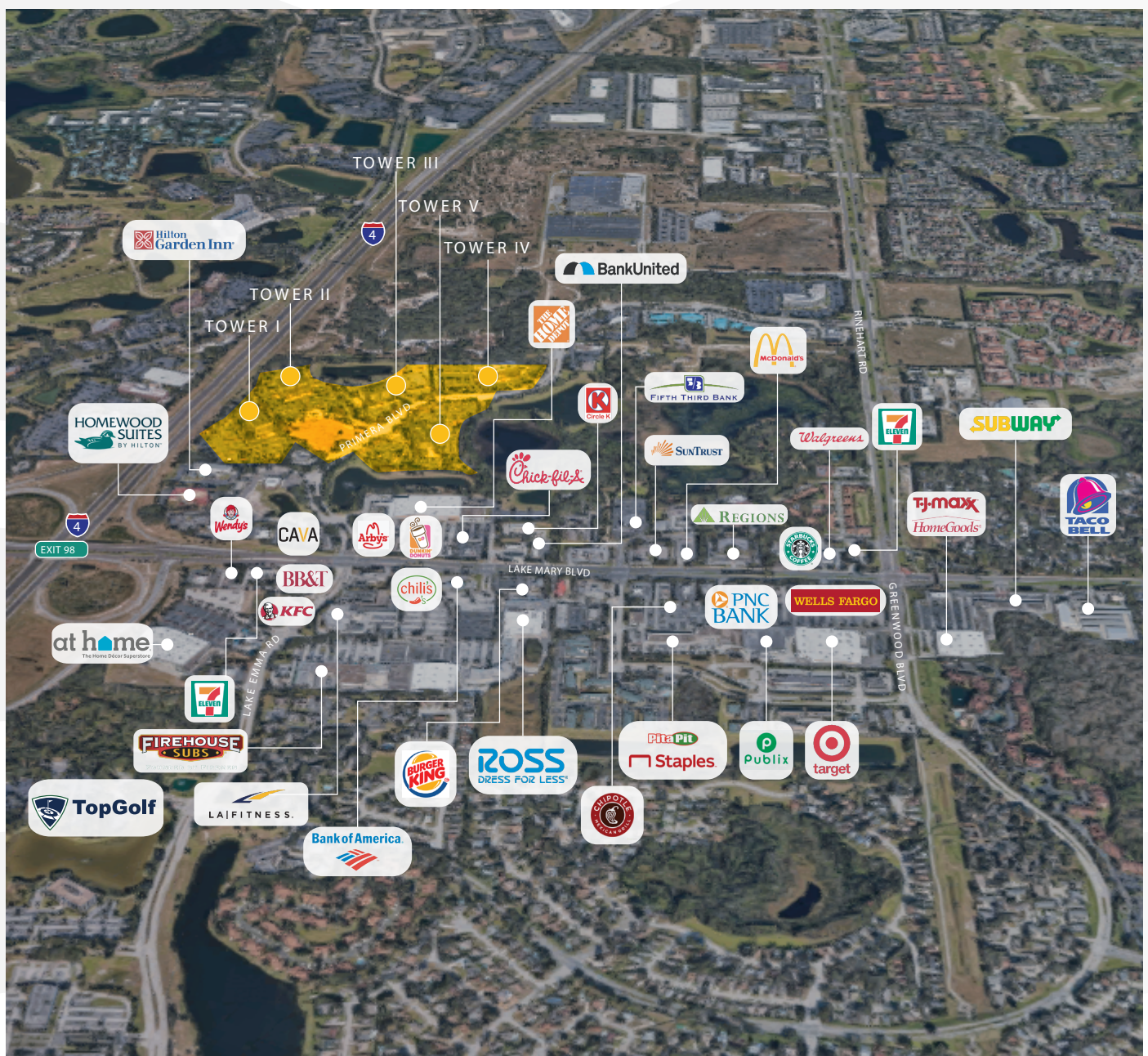


ABOUT LAKE MARY

ONE OF THE FASTEST GROWING AREAS IN CENTRAL FLORIDA

Located approximately 18 miles north of Orlando just off Interstate 4, the City continues to be a choice location for high tech businesses.

Primera Towers is adjacent to Lake Mary, offering access to numerous amenities on Lake Mary Boulevard.



AVAILABLE SPACE



PRIMERA
TOWERS

1

610 CRESCENT EXECUTIVE COURT

- 152,270 s.f.
- 6 stories
- Built in 1997
- Energy Star Certified
- Spectrum and AT&T fiber as providers

Suite	Size (r.s.f.)
124	3,639
200*	12,013
220*	5,475
320	2,948
400	26,843
500	7,257
516	2,816

*Can be combined for 17,488 s.f.

*Can be combined for 17,488 s.f.



PRIMERA
TOWERS

2

615 CRESCENT EXECUTIVE COURT

- 154,346 s.f.
- 6 stories
- Built in 1998
- Energy Star Certified
- On-site management
- Spectrum and AT&T fiber as providers

Suite	Size (r.s.f.)
100	6,593
212	3,436
248	5,426
500	11,030
600	26,881



PRIMERA
TOWERS

3

605 CRESCENT EXECUTIVE COURT

- 152,928 s.f.
- 6 stories
- Built in 1999
- Spectrum and AT&T fiber as providers

Suite	Size (r.s.f.)
200	5,824
308	4,707
424	5,471
510	3,164

Spec Suite

Spec Suite



300 PRIMERA BOULEVARD

- 122,056 s.f.
- 4 stories
- Built in 1999
- Spectrum and AT&T fiber as providers

Suite	Size (r.s.f.)	
140	4,139	
164	7,772	Furnished
240	14,474	
360*	5,181	*Can be combined for 17,358 s.f.
340*	4,725	*Can be combined for 17,358 s.f.
320*	3,061	*Can be combined for 17,358 s.f.
356*	4,391	*Can be combined for 17,358 s.f.
400~	14,035	~Can be combined for 32,103 s.f.
444~	18,068	~Can be combined for 32,103 s.f.



255 PRIMERA BOULEVARD

- 154,346 s.f.
- 6 stories
- Built in 1998
- On-site management
- Energy Star Certified
- Spectrum and AT&T fiber as providers

Suite	Size (r.s.f.)
100	7,463
132	5,942
200	31,181
300	32,936
400	28,030
500	16,298
600	15,886



Five class A office buildings available for lease in Primera Office Park



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 **JLL** SEE A BRIGHTER WAY