

# PRIMERA TOWERS

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



# THE LAKE MARY OFFICE EXPERIENCE. REIMAGINED.



PARMENTER REALTY PARTNERS





## 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 5/1000
- 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



Café at  
PRIMERA  
TOWERS



PRIMERA  
TOWERS  
3  
Tenant lounge



PRIMERA  
TOWERS  
4

PRIMERA  
TOWERS  
3

SIGNAGE AVAILABLE

**Building signage opportunities available with visibility to I-4**

# LOCATION

(within a 3 mile radius)

**12**  
hotels

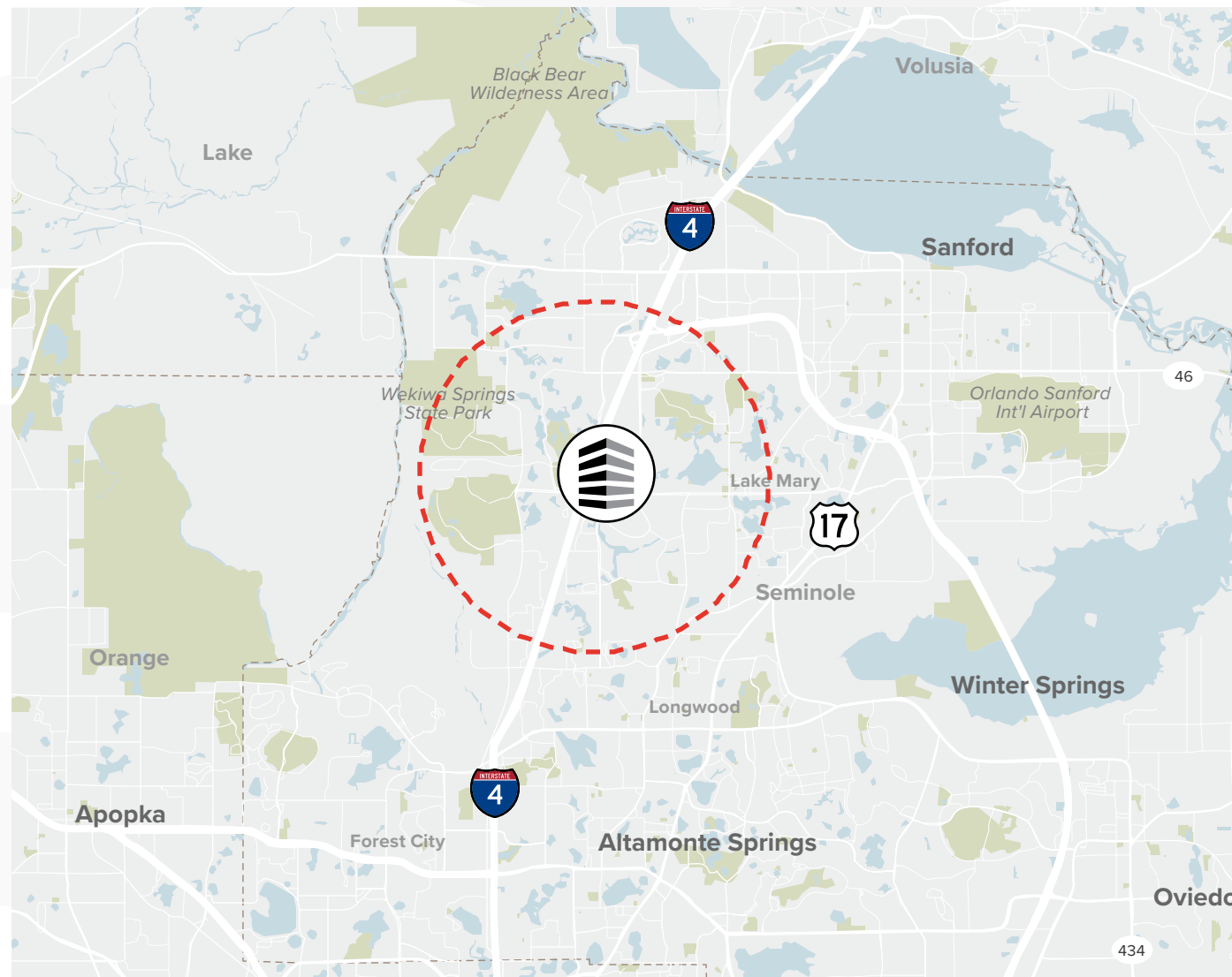
 **Drive times**

**1700+**  
rooms combined

**22,000+**  
households

**\$129,591**  
Average household  
income

Historic downtown Sanford	<b>16 minutes</b>
Orlando-Sanford Int'l Airport	<b>17 Minutes</b>
Downtown Orlando	<b>25 minutes</b>
Orlando International Airport	<b>35 minutes</b>



# 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



## 610 CRESCENT EXECUTIVE COURT

- 152,270 s.f.
- 6 stories
- Built in 1997
- Energy Star Certified
- Brighthouse and Level 3 as providers

Suite	Size (r.s.f.)	
110	6,450	Spec Suite
320	2,948	
400	26,841	
500	7,257	



## 300 PRIMERA BOULEVARD

- 122,056 s.f.
- 4 stories
- Built in 1999
- Brighthouse and Level 3 as providers

Suite	Size (r.s.f.)	
164	7,772	Furnished
240	14,474	
308*	9,365	
340*	4,725	
320*	3,061	*Can be combined for 17,151 s.f.
356	4,391	
400*	14,035	
432 & 444*	18,068	*Can be combined for 32,103 s.f.



## 615 CRESCENT EXECUTIVE COURT

- 154,346 s.f.
- 6 stories
- Built in 1998
- Energy Star Certified
- On-site management
- Brighthouse and Level 3 as providers

Suite	Size (r.s.f.)	
106	4,949	Spec Suite
112	1,356	Available in 60 days
212	3,436	Spec Suite
248	5,426	
600	28,881	Available 1/1/2026



## 255 PRIMERA BOULEVARD

- 154,346 s.f.
- 6 stories
- Built in 1998
- On-site management
- Energy Star Certified
- Brighthouse and Level 3 as providers

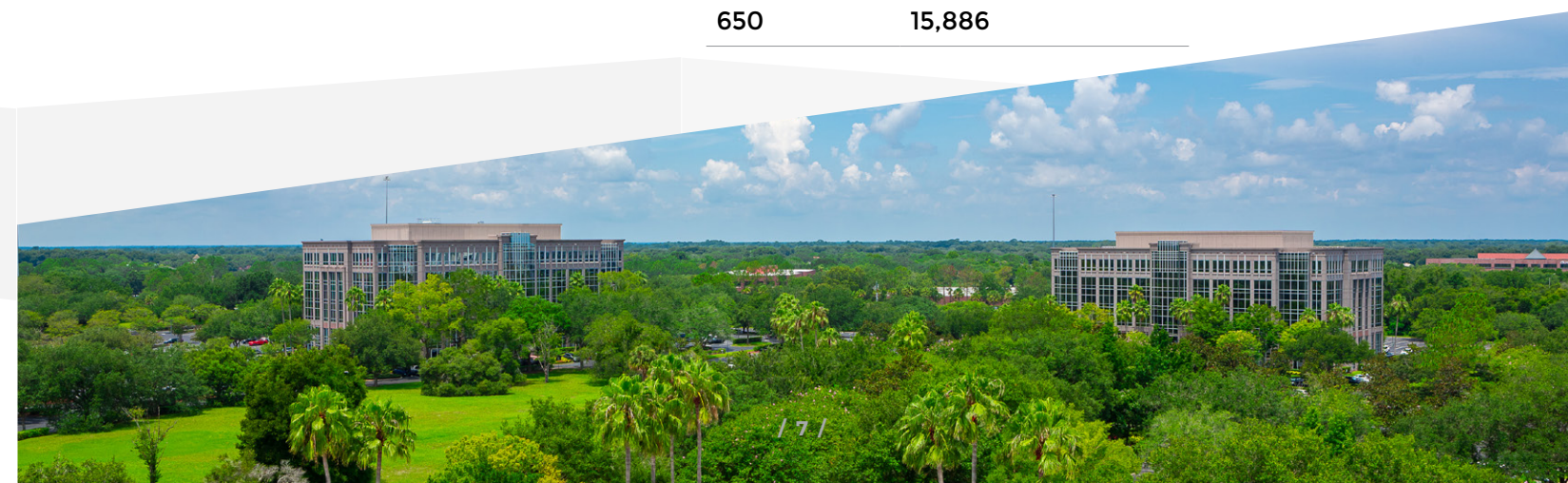
Suite	Size (r.s.f.)	
100	7,463	
132	5,942	
200*	18,746	
264*	9,046	
240*	1,650	
250*	1,739	*Can be combined for 31,181 s.f.
300	32,936	
360	5,181	
400	28,030	Available 11/1/2025
530	4,630	
540	6,343	Spec Suite
650	15,886	



## 605 CRESCENT EXECUTIVE COURT

- 152,928 s.f.
- 6 stories
- Built in 1999
- Brighthouse and Level 3 as providers

Suite	Size (r.s.f.)	
200	5,824	Spec Suite
308	4,707	
424	5,471	Spec Suite
510	3,164	
600	26,592	



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

Scan code to learn more  
about upcoming amenities



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