



14,612± sf Available

Location

- Located just east of the intersection of Rinehart Rd and Wallace Ct near 46A and I-4 in Lake Mary
- Easy access to I-4, SR 417 (Eastern Beltway), and future SR 429 (Western Beltway)
- Minutes to outstanding restaurants, retail, and hotels

Opportunity

- One-story, 44,800± sf class A office building
- 14,612± sf of new shell space available
- Monument signage available
- Built in 2017
- I-4 visibility

Parking

- High parking ratio
- 7.80/1000 sf

Rate and Term

- Call for details

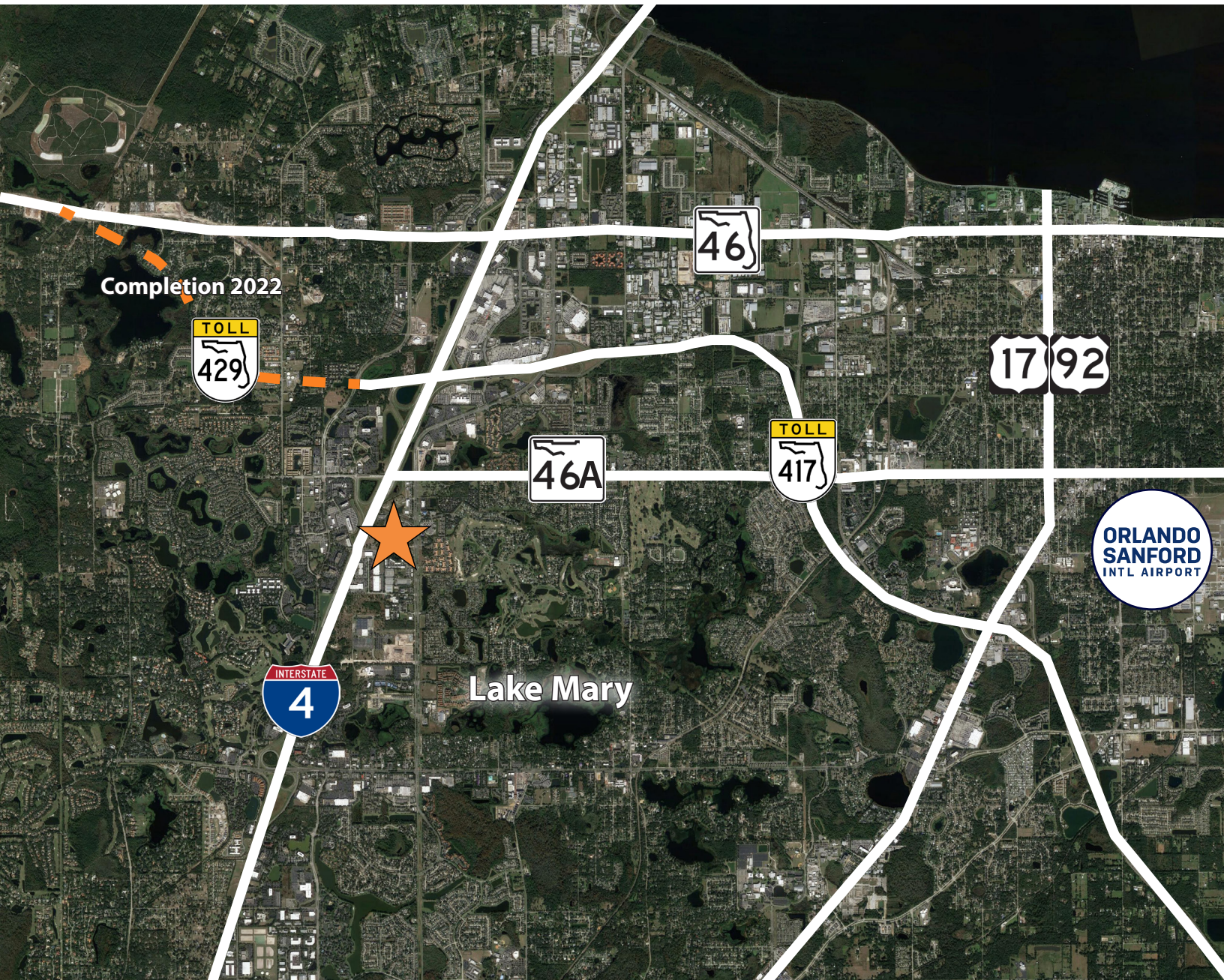
For more information, please contact:

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407 219 3500

Area Map



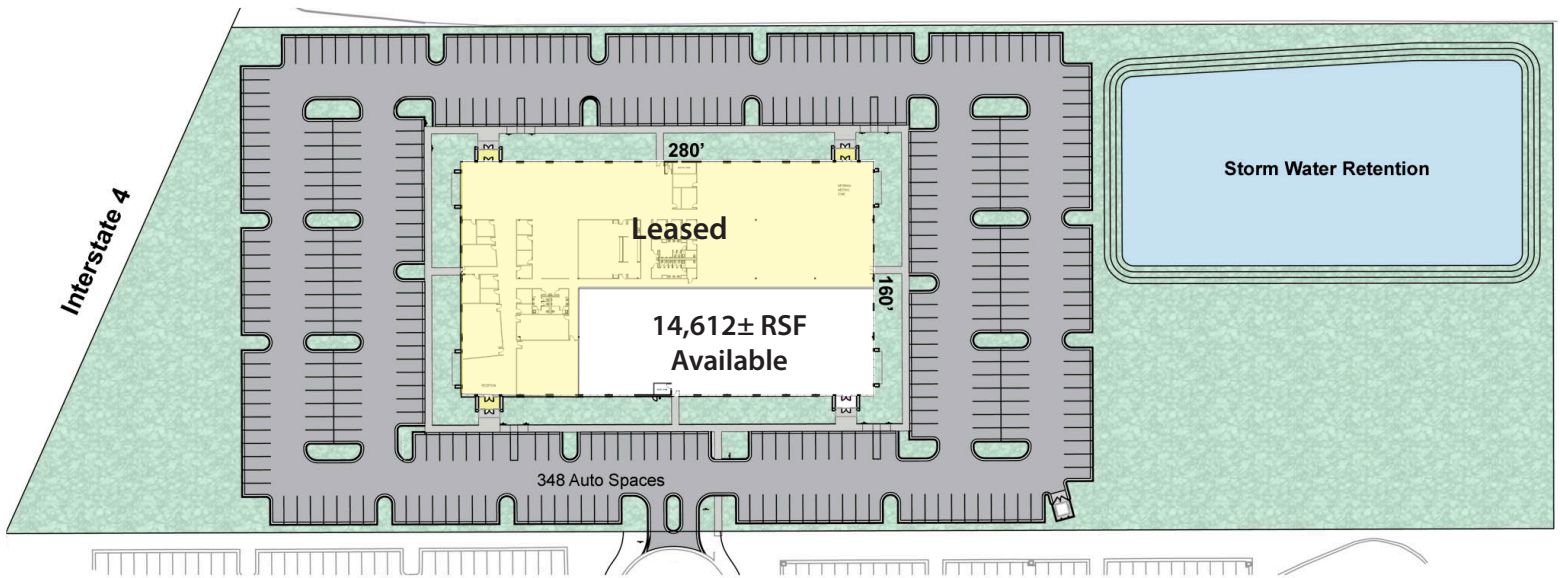
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Site Plan



Utilities

- FPL - 1,600 Amp - 277/480 Volt
- City of Lake Mary - Water
- City of Lake Mary - Sewer
- BellSouth - Fiber Available

Building Size

- 44,800± sf building
- 40' x 40' column spacing
- 15' clear to structure

Construction

- Tilt-Up concrete walls
- 4" thick concrete floor
- Wet pipe fire sprinkler
- 60 mil TPO single ply roof

Office

- Shell space
- Can build to suit

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