



## 1105-1295 West Airport Boulevard, Sanford, Florida 32773

### Property Features

- (3) grade level office / retail / warehouse buildings totaling 75,075± SF
- Glass storefronts on Buildings 2 and 3
- 10' x 12' grade-level overhead doors
- Clear height: 11' - 14'
- Fire suppression system
- Zoning: PD (City of Sanford)
- Great visibility with frontage on Airport Boulevard, at intersection of Old Lake Mary Road
- Monument signage available
- Easy access to US Highway 17-92, SR 46, SR 417 (GreeneWay), Lake Mary Blvd and I-4

**Lease Rate**  
from \$5.50/SF NNN  
Operating Expenses: \$2.00/SF

For more information:

**George Viele**

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### Available Space

#### Building 2 - Office / Retail / Warehouse

- 1121 West Airport Blvd - 1,650± SF  
\$8.00/SF NNN (Shell - available for build-out)
- 1125 West Airport Blvd - 1,650± SF  
\$8.00/SF NNN (Shell - available for build-out)
- 1173-1181 West Airport Blvd - 4,065± SF  
\$6.50/SF NNN  
8% Office mol
- 1185-1197 West Airport Blvd - 6,750± SF  
\$8.00/SF NNN  
Showroom (100% AC)

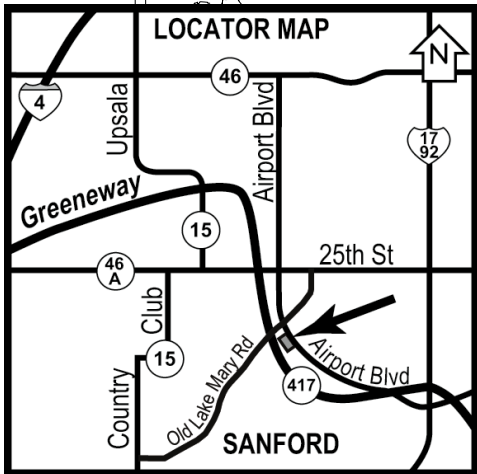
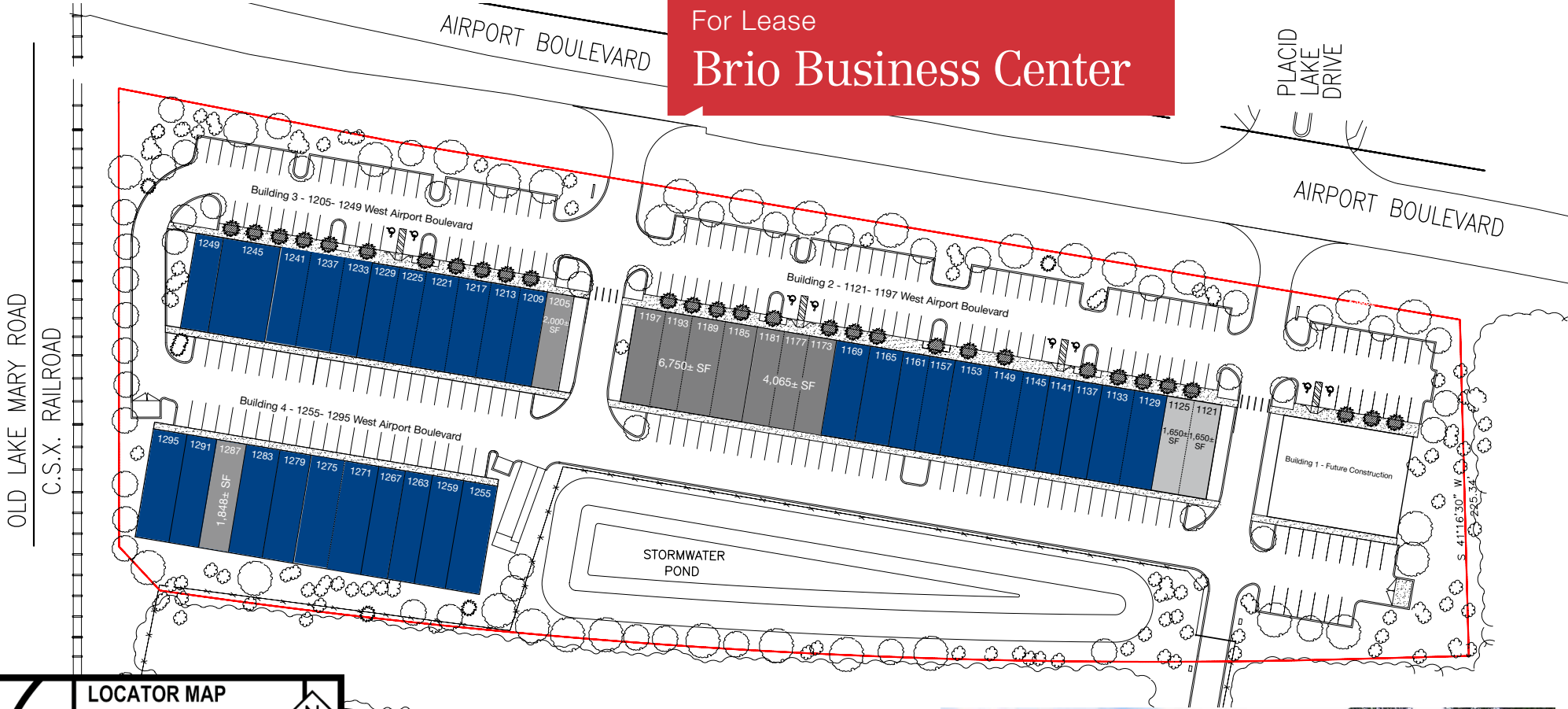
#### Building 3 - Office / Retail / Warehouse

- 1205 West Airport Blvd - 2,000± SF  
\$9.00/SF NNN (100% AC)

#### Building 4 - Office / Warehouse

- 1287 West Airport Blvd - 1,848± SF  
\$6.00/SF NNN  
14% Office mol

For Lease  
**Brio Business Center**



<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	Leased
<span style="display:inline-block; width:15px; height:15px; background-color:lightgray;"></span>	Available - Shell
<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span>	Available - Built-Out

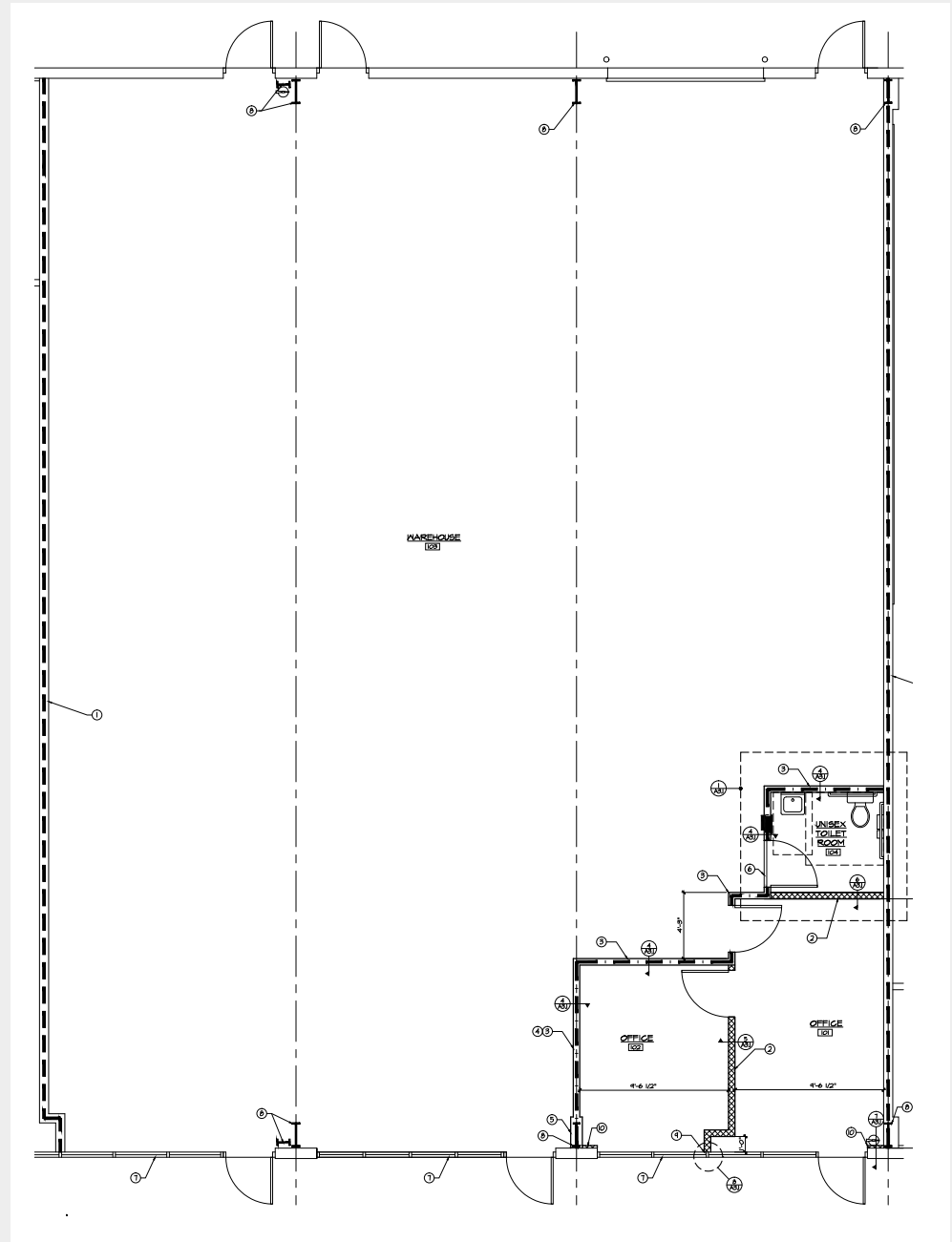


STATE ROAD NO. 417

1105 - 1295 West Airport Boulevard  
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### Building 2 1181 West Airport Blvd

- 4,065± SF
- Approximately 8% office buildout
- 1 grade-level overhead door (10' x 12')



For more information:

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03.23.16

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

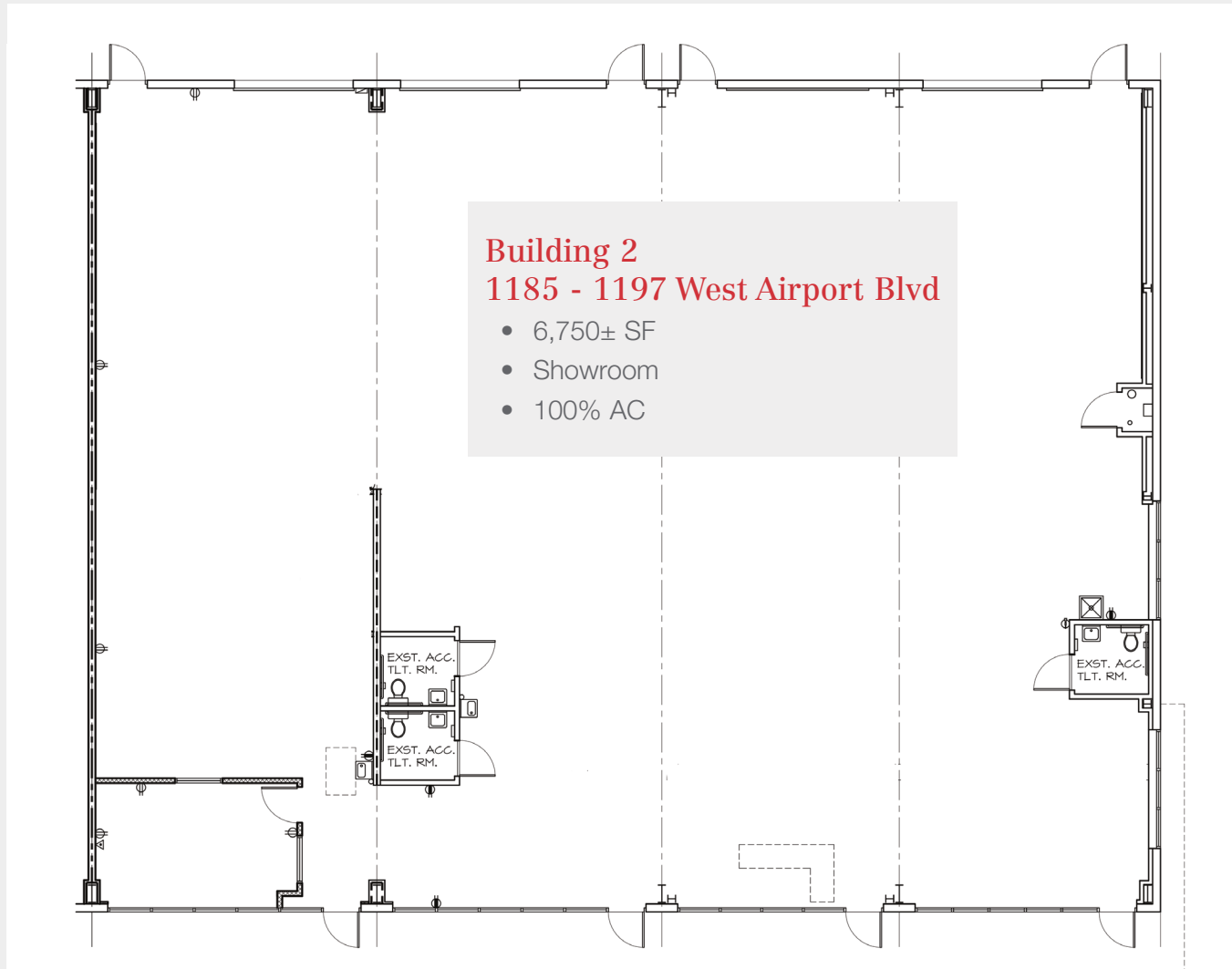
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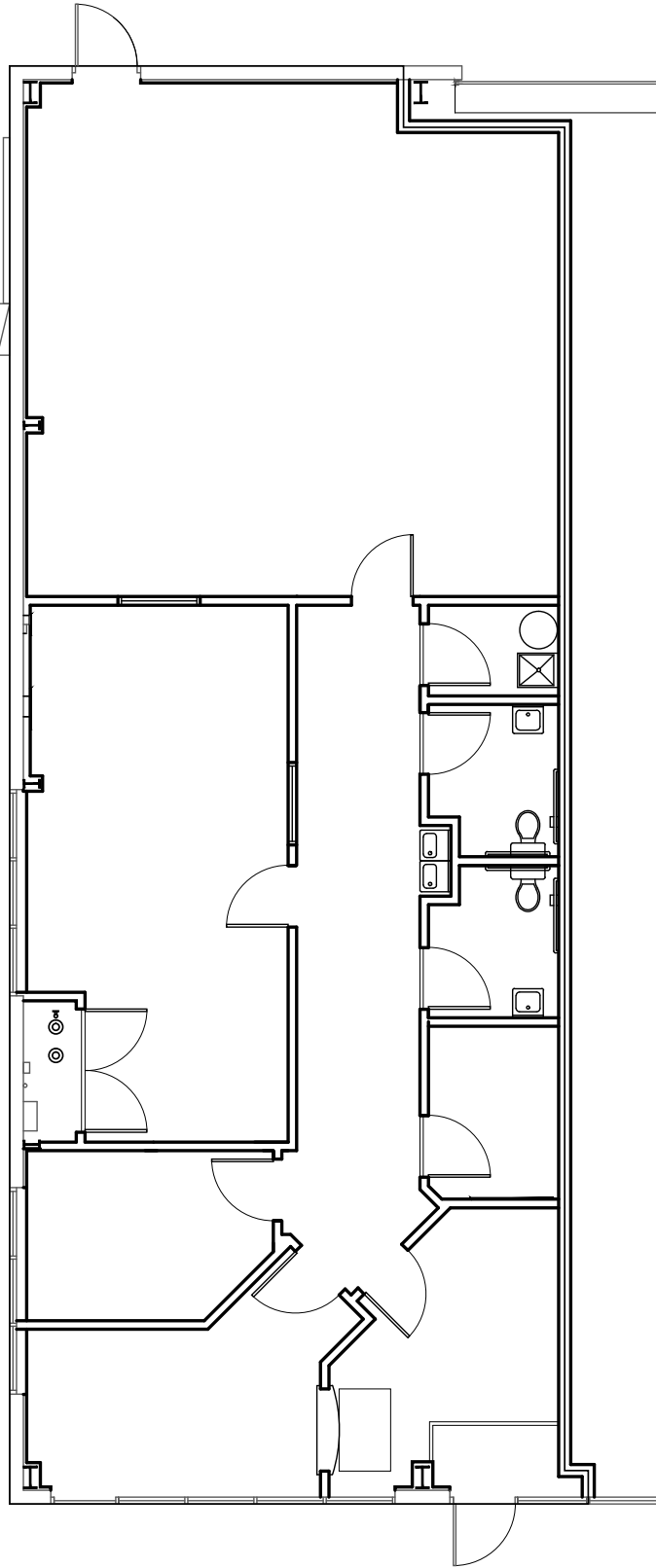
For Lease

## Brio Business Center Floor Plans

1105 - 1295 West Airport Blvd  
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### Building 3 1205 West Airport Blvd

- 2,000± SF
- 100% AC
- Reception area
- 2 private offices
- 1 conference room
- Large open work area
- 2 restrooms
- Rear open work area / storage area



For more information:

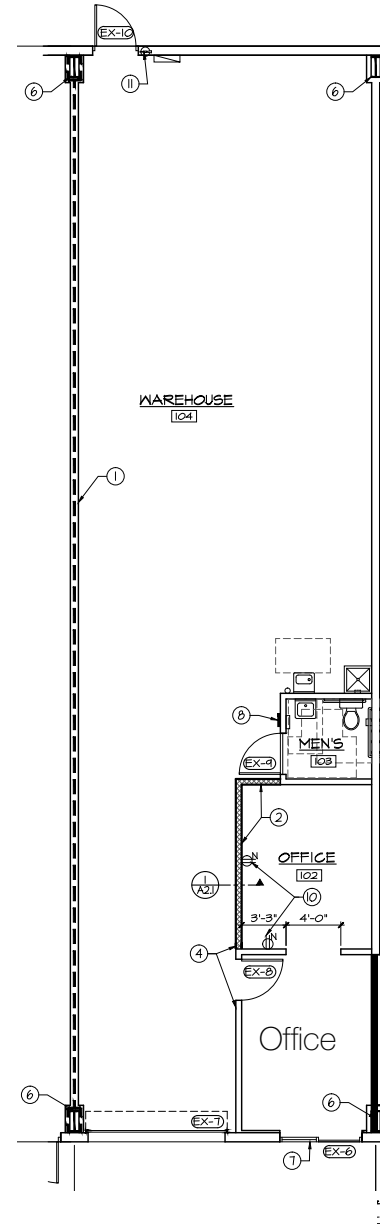
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### Building 4 1287 West Airport Blvd

- 1,848± SF
- Approximately 14% office buildout



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