

# NON-PROFIT OFFICE SPACE FOR LEASE

## 31 Skyline Drive, Lake Mary, FL 32746

Contact: Michael Castrilli Senior Sales & Leasing Associate E: Michael@FCPG.com P: 407.872.0177 ext. 130

### For Lease: \$22.00 SF / Full Service

Second Floor:  $\pm$  2,300 SF



The iconic Good Life 45 TV broadcasting studio building is centrally located offering a private 2nd floor office space in turn-key condition

Landlord seeking non-profit office / admin user

Office buildout with 7 private offices, common area kitchenette, common area reception, and a large conference room

Shared common area spaces including large break-room on the first floor

Building includes large private parking lot and elevator accessibility

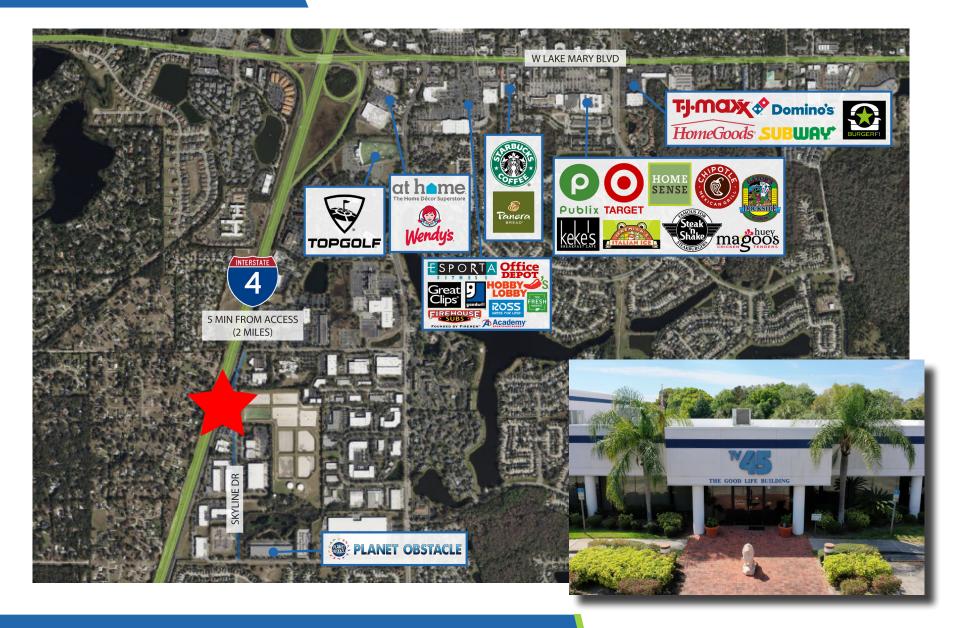
## 2023 DEMOGRAPHICS

	Total Population	Total Households	\$ Average HH Income
<b>D</b> Min	5,234	2,190	\$108,724
Mins	47,194	19,066	\$119,686
5 Mins	164,800	65,565	\$109,202



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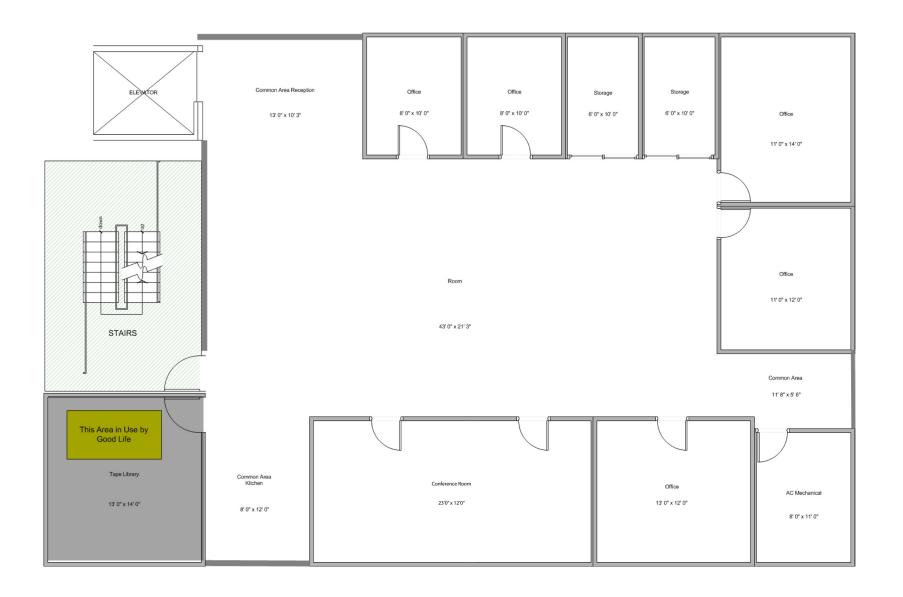
# NEIGHBORHOOD MAP



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# FLOORPLAN



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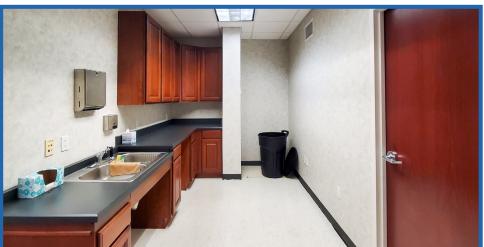


## **PHOTOS**

### **BULL PEN MAIN AREA**



### **COMMON AREA KITCHENETTE**



### **COMMON AREA RECEPTION**



### **CONFERENCE ROOM**



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