



# 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: ± 2,300 SF



**AVAILABLE IMMEDIATELY**

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
5 Min	5,234	2,190	\$108,724
10 Mins	47,194	19,066	\$119,686
15 Mins	164,800	65,565	\$109,202

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# NEIGHBORHOOD MAP



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# FLOORPLAN

WTGL Upstairs Area Rev 3



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# PHOTOS

## BULL PEN MAIN AREA



## COMMON AREA RECEPTION



## COMMON AREA KITCHENETTE



## CONFERENCE ROOM



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