

Regal Pointe

±18200 SF Building
±4,100 SF AVAILABLE FOR LEASE
(FURNITURE IS AVAILABLE ON REQUEST)

Modified Gross : \$24 per SF

1071 South Sun Dr,
Lake Mary, FL 32746

407.443.2628

F O R
L E A S E



1850 N Alafaya Trail, Ste 1A
Orlando, FL 32826
brefle.com

Indra Kasireddy
President / Broker
407.443.2628 Mobile
407.867.0007 Office
indra@brefl.com

±4,100 SF Office Suite for Lease (Furnished)



Overview

Blissful Real Estate is pleased to exclusively offer for Lease: 4100 SF furnished Class A office space at Regal Ponte in Lake Mary, FL. This is a multi-tenant professionally managed, 18,100 SF free-standing facility with 4 offices, plenty of parking, and monument signage on a corner lot. Currently, the bottom floor is built-out and leased to local medical specialties and the upstairs units are built-out as high end general office space. The vacant 4100 SF unit is in the second floor and fully furnished for a general office setup.

This property is occupied by 3 reliable tenants :
Ste: 1003 Urology Wellness Center at Lake Mary
Ste: 1043 Magruder Laser Vision
Ste: 2041 VACANT
Ste: 2001 Vesta Teleradiology

Property Highlights

- Monument Signage
- Within Minutes to I-4
- Ample Onsite Parking
- Walk to Restaurants and Retail
- Class- A Furnished office
- Open spaces & Glass Walls, offering tons of Natural Light



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Leasing Terms

Modified Gross	\$24 per SF
Available Space	4,100 SF
Level	2nd Floor
Parking	4/1,000 (Additional parking available)
Lease Term	Negotiable
Total Units	4
Occupancy	75% (Units)



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PROPERTY PHOTOS

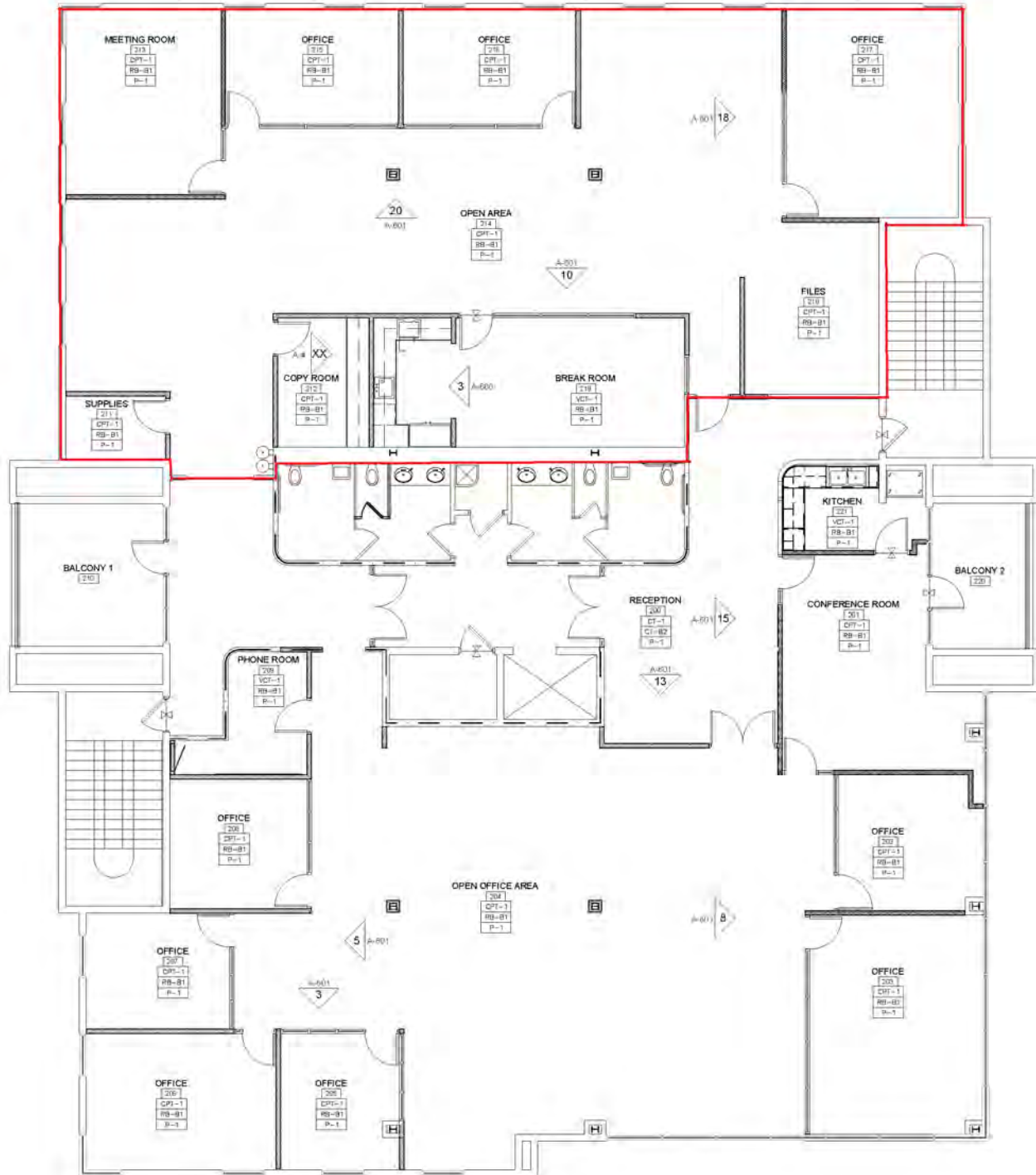


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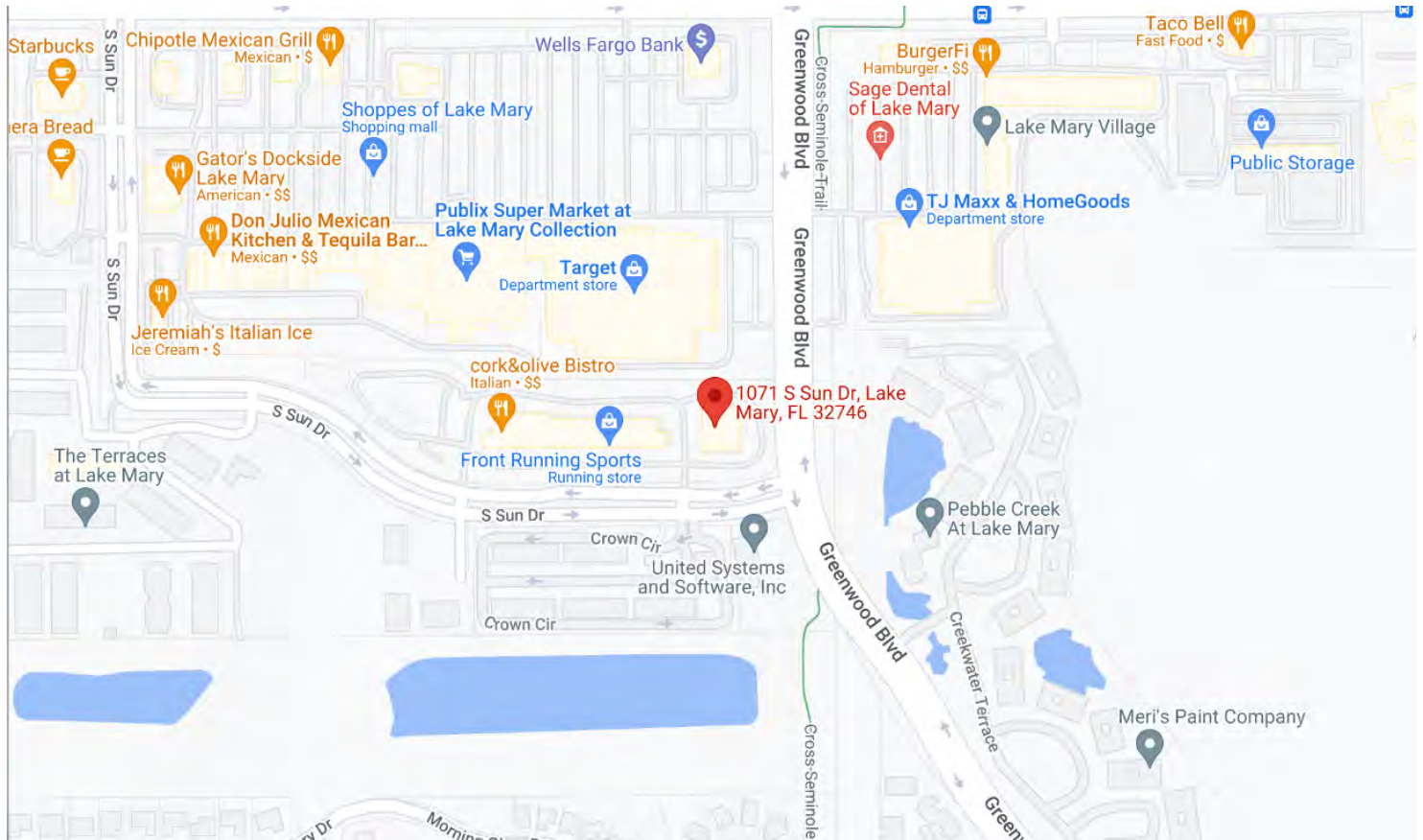
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FLOOR PLAN



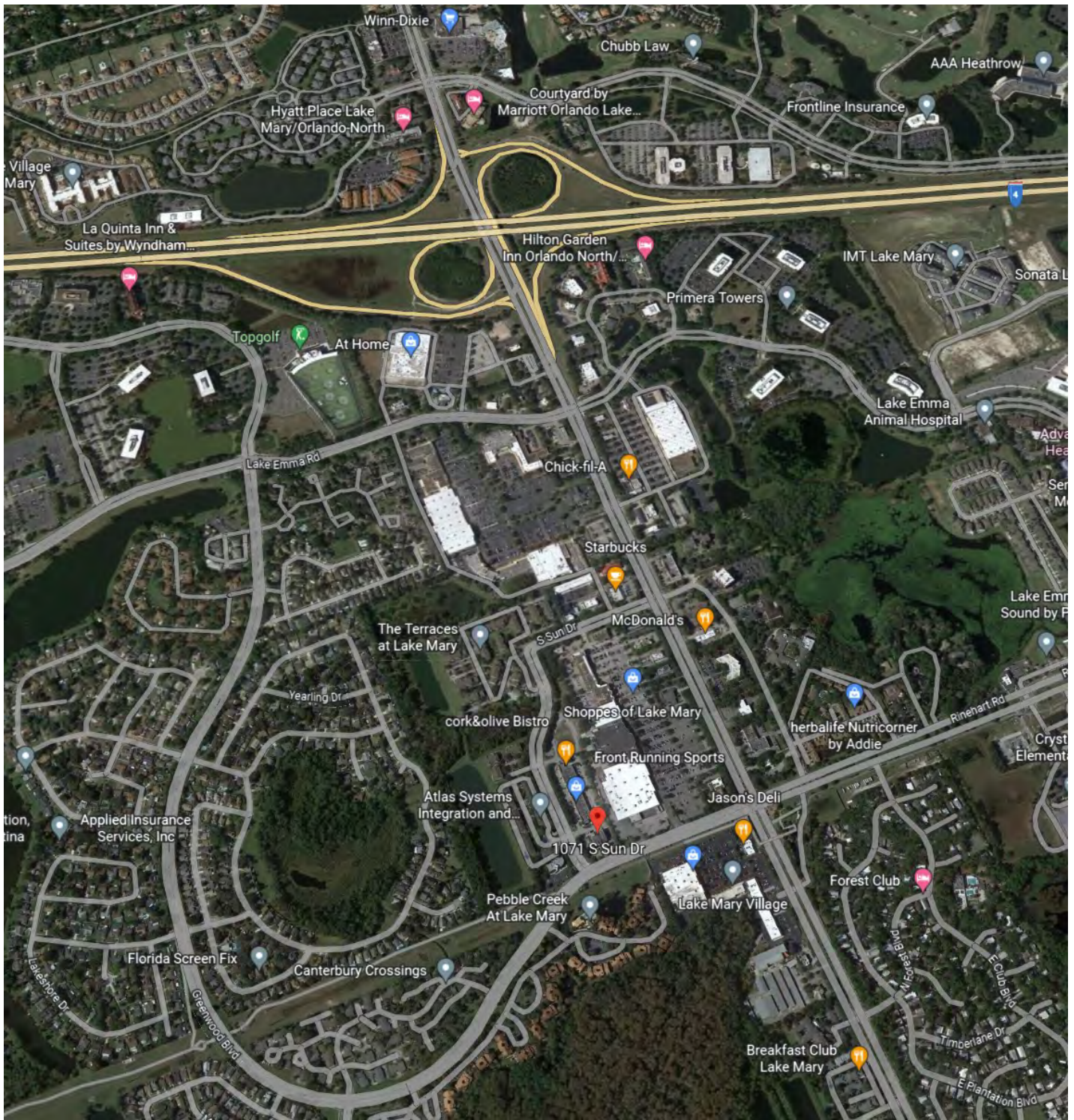
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AREA MAP



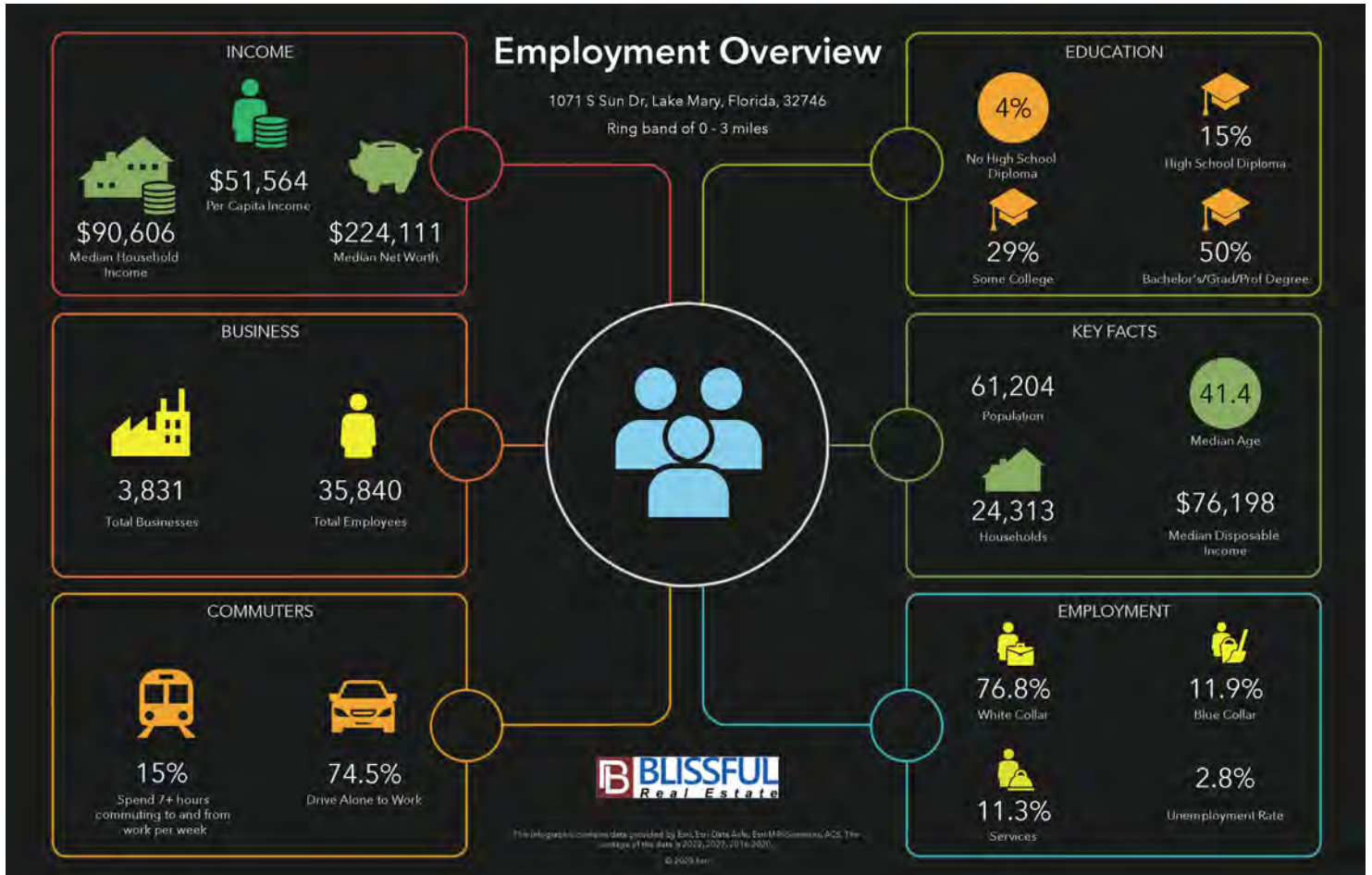
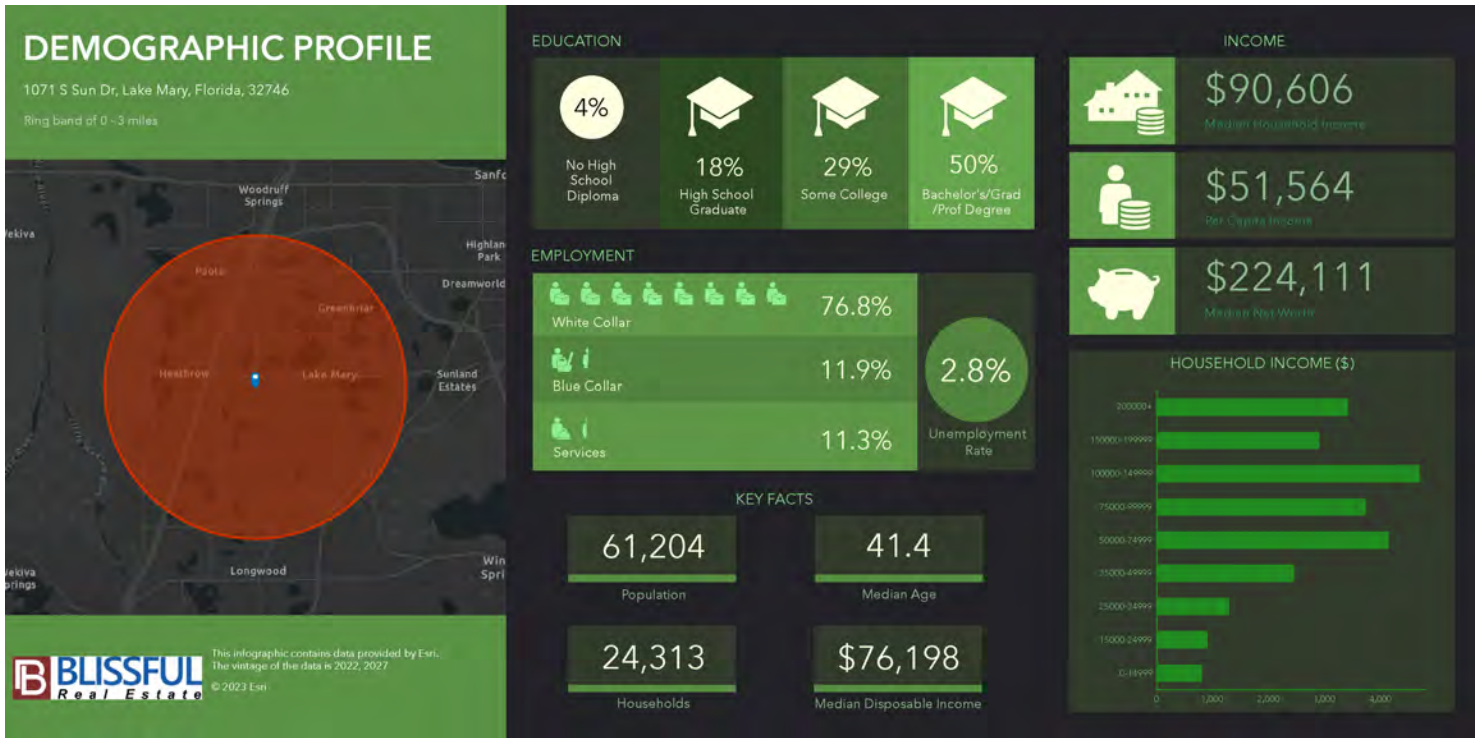
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COMMUNITY OVERVIEW

Regal Pointe is located in the heart of the Lake Mary Professional Business District. It is located right along the I-4 corridor, about 20 miles north of downtown Orlando, is the upscale Seminole County suburban city of Lake Mary. In recent years, paralleling the tech boom in Orlando, Lake Mary has become home to a number of tech companies like Deloitte Consulting, SAP America, AAA, Verizon, Chase, Crescent Communities, Duke Energy, FARO Technologies, Mitsubishi Motors, AT&T, AdventHealth, Orlando Health and Central Square etc.

Tree-lined streets, excellent schools, a beautiful trail system, and a family-friendly environment are just a few of the reasons why the City's 17,000 residents call Lake Mary home.

As part of the Seminole County Public School District, your children will receive the best in education that Florida has to offer. The "A"-Rated School District is consistently highly ranked for its educational programs. Most recently it was ranked #1 in the state in STEM (Science, Technology, Engineering, and Math), the 1st Full Immersion Computer Science Lighthouse District in Florida by Code to the Future, and #4 best school district in Florida by Niche.com. The Lake Mary area also has a number of highly regarded private schools.

And if you want more options for entertainment, check out what's right in our backyard:

Florida's beautiful, world-famous beaches

Orlando Magic, Central Florida's professional basketball team
Orlando City Lions, Central Florida's professional soccer team
The Central Florida Zoo
Orlando Science Center
Walt Disney World
Universal Studios

(Source: <https://www.lakemaryfl.com/171/Life-in-Lake-Mary>)



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BROKER PROFILE

Indra has a masters degree in Structural Engineering and several certifications within the engineering, software and real estate industries. He has a total of 25 years of business experience in construction, software development, management, real estate investment and the lending industry.

He is a former Director for Enterprise Development at a software company with more than 100,000 employees globally. He has an extensive knowledge in the business processes of Human Resource Development. He is highly skilled in financial & feasibility studies, pricing and investment models for real estate projects.

During the last 9 years, Indra has helped several buyers from in-state and out of state to invest within Florida. Indra's total sales in real estate transaction exceed \$100 Million.

His favorite areas are dealing with raw lands, helping investors to improve properties for optimal return on investment and commercial real estate sales.

Indra is an extroverted individual who loves to play golf on the weekends, watch TV/movies and socialize with family and friends. He doesn't miss any opportunity to have fun!



INDRA KASIREDDY

PRESIDENT / BROKER

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