



FOR LEASE | OFFICE

CLASS A HEATHROW OFFICE SPACE

1525 International Parkway - Suite 1051, Lake Mary, FL 32746



LEASE OVERVIEW

AVAILABLE SF:	2,302
LEASE RATE:	\$24/Sf
LOT SIZE:	0.0 Acres
BUILDING SIZE:	51,000 SF
BUILDING CLASS:	A
YEAR BUILT:	2006
ZONING:	Professional Office
MARKET:	Orlando
SUB MARKET:	Lake Mary/Heathrow
CROSS STREETS:	International Parkway And 46-a

PROPERTY DESCRIPTION

2,302 sf Class A Office corner office suite in the exploding Lake Mary/Heathrow submarket. The suite is in the sought after Park Place at Heathrow building. It is currently home to a wealth management firm and is ideally suited for a high end financial services firm, law firm or any high end professional office user that entertains clients. The current lease runs through September 2016. The space is in excellent condition and perhaps in the best location within the building. It has the ease and convenience of a first floor suite, and is a corner unit allowing for extra windows with peaceful views of the manicured courtyard and fountain. No medical users allowed. Also available for sale.

LOCATION OVERVIEW

This property is located in the prestigious Heathrow area in the Park Place at Heathrow mixed use development. The location is the new Power Intersection of the Heathrow/Lake Mary area at International Parkway and CR 46-A. The property rests adjacent to the Lake Mary Marriott and Park Place retail center. Perhaps the best features of this property outside the walls are the gorgeous granite lobby and beautiful bricked courtyard with 15 foot waterfall fountain. The new 4 Star Lake Mary Westin Hotel is directly across the street.



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1515 INTERNATIONAL PARKWAY SUITE 2025

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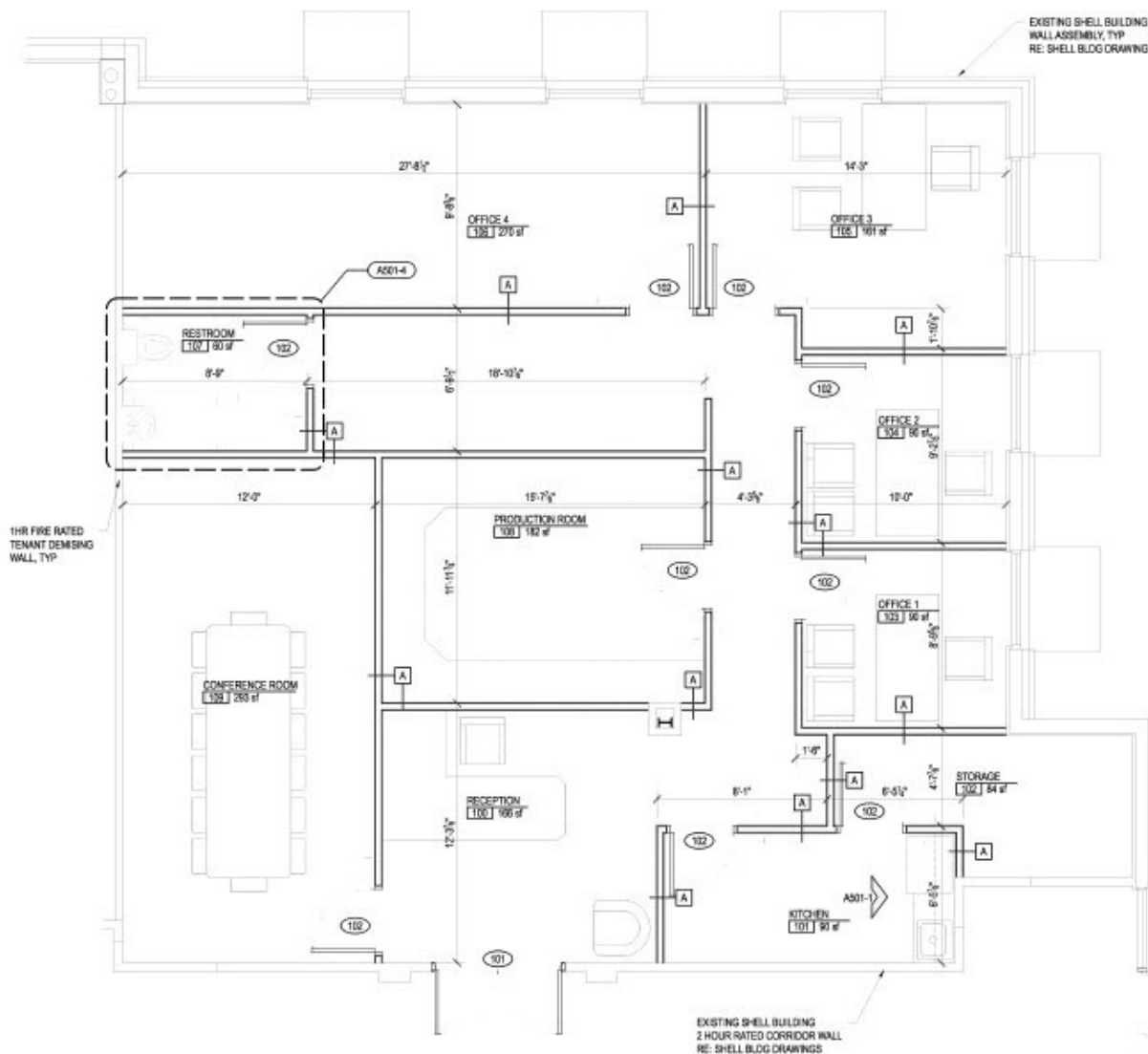
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1 Floor Plan

NOTES:

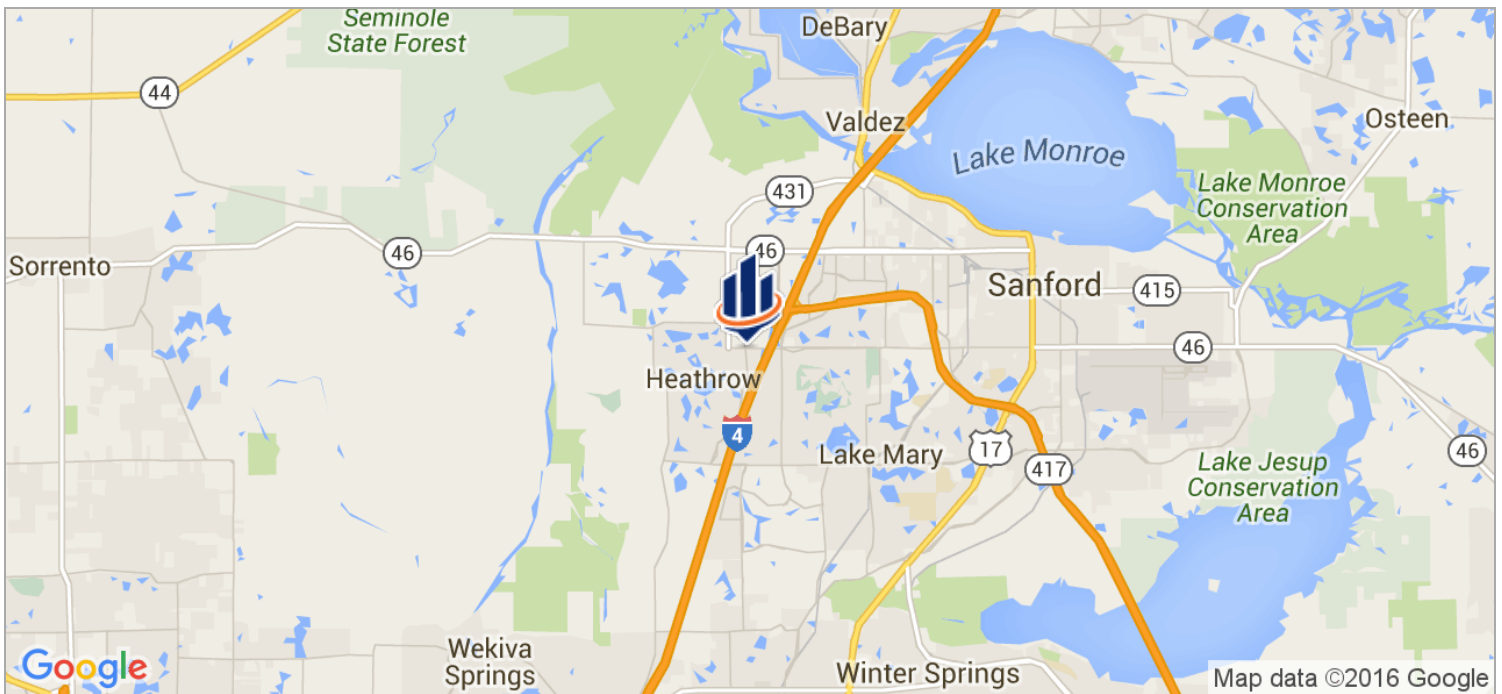
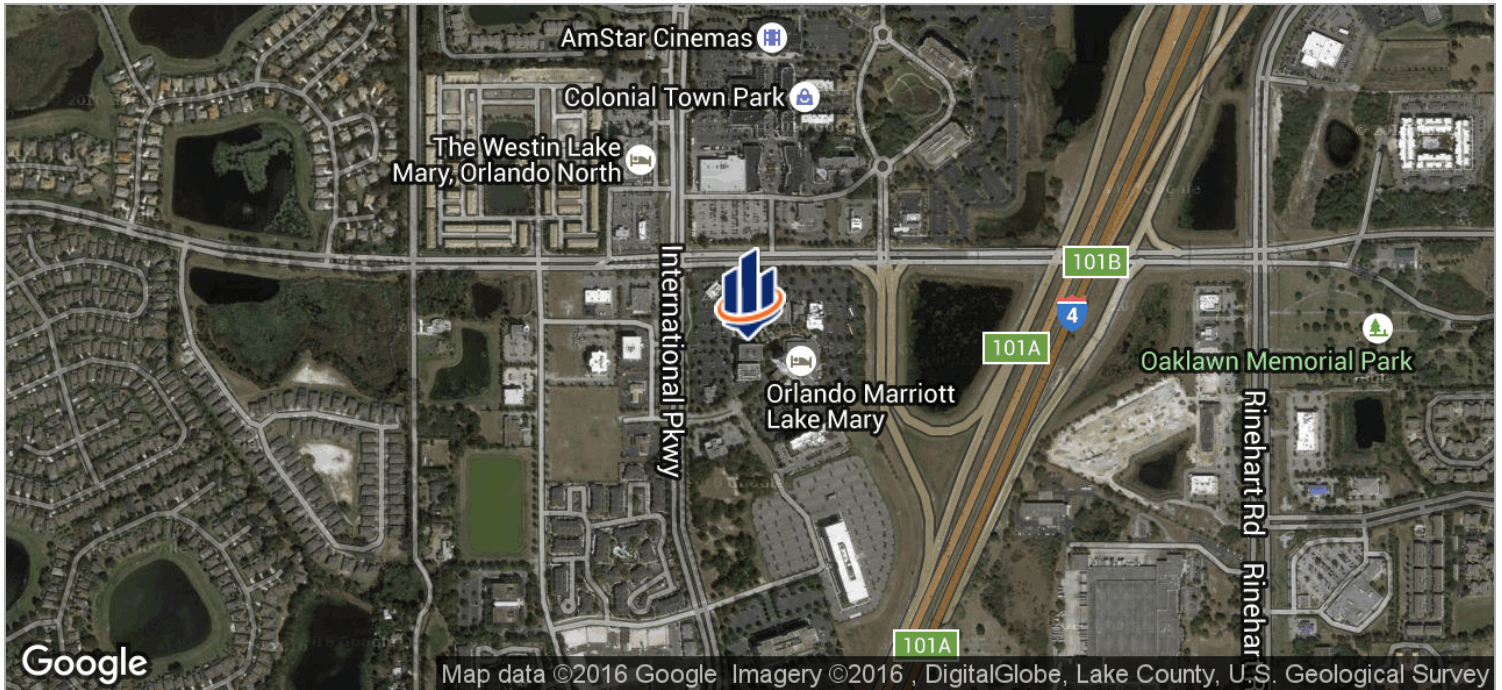
1. ALL DIMENSIONS TAKEN FROM INSIDE OF EXISTING BUILDING WALL SYSTEM/FACE OF FRAMING, TYP. UNLESS NOTED OTHERWISE.



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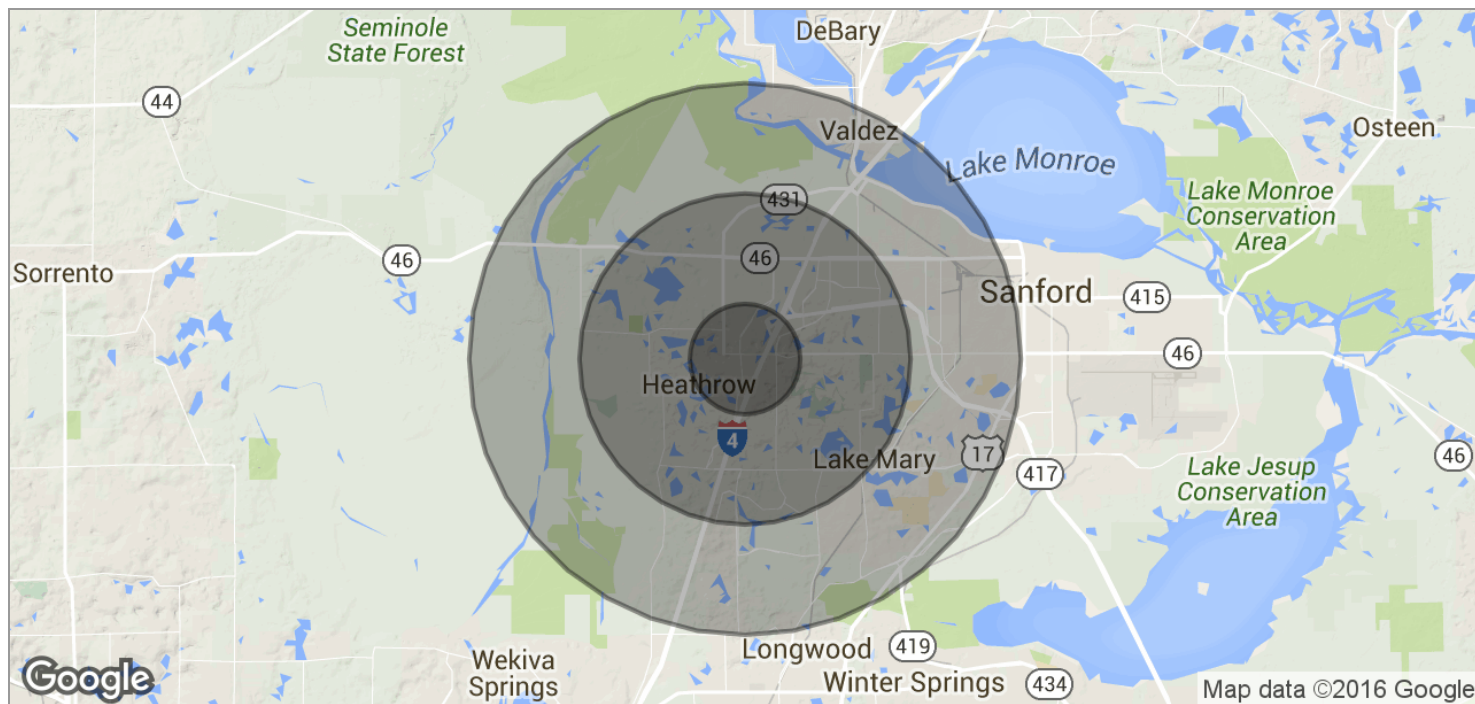
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,998	36,225	100,196
MEDIAN AGE	41.8	38.6	37.3
MEDIAN AGE (MALE)	42.4	39.2	37.2
MEDIAN AGE (FEMALE)	41.8	38.4	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,566	13,704	36,057
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$115,171	\$99,785	\$92,820
AVERAGE HOUSE VALUE	\$466,754	\$423,930	\$384,104



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