



1000 PRIMERA BLVD, LAKE MARY, FL 32746

PRIME CLASS A OFFICE

BUILDING CLASS

A+

AVAILABLE

up to ±27,825 SF

PARKING RATIO

±5/1000

DAMIEN MADSEN

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JOSH SMITH, SIOR

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For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

1000 Primera Blvd is a three-story, Class A+ office building prominently located at the corner of Lake Mary Boulevard and Primera Boulevard, directly adjacent to the new Orlando Health hospital campus.

YEAR BUILT	BUILDING SIZE	TYPICAL FLOOR
2007	171,651 SF	57,217 SF
BUILDING HEIGHT	CEILING HEIGHT	PARKING
3 Stories	11'	754 Spaces
PARCEL ID	ZONING	LAND AREA
07-20-20-20-023F-0000	PUD	11.32 AC

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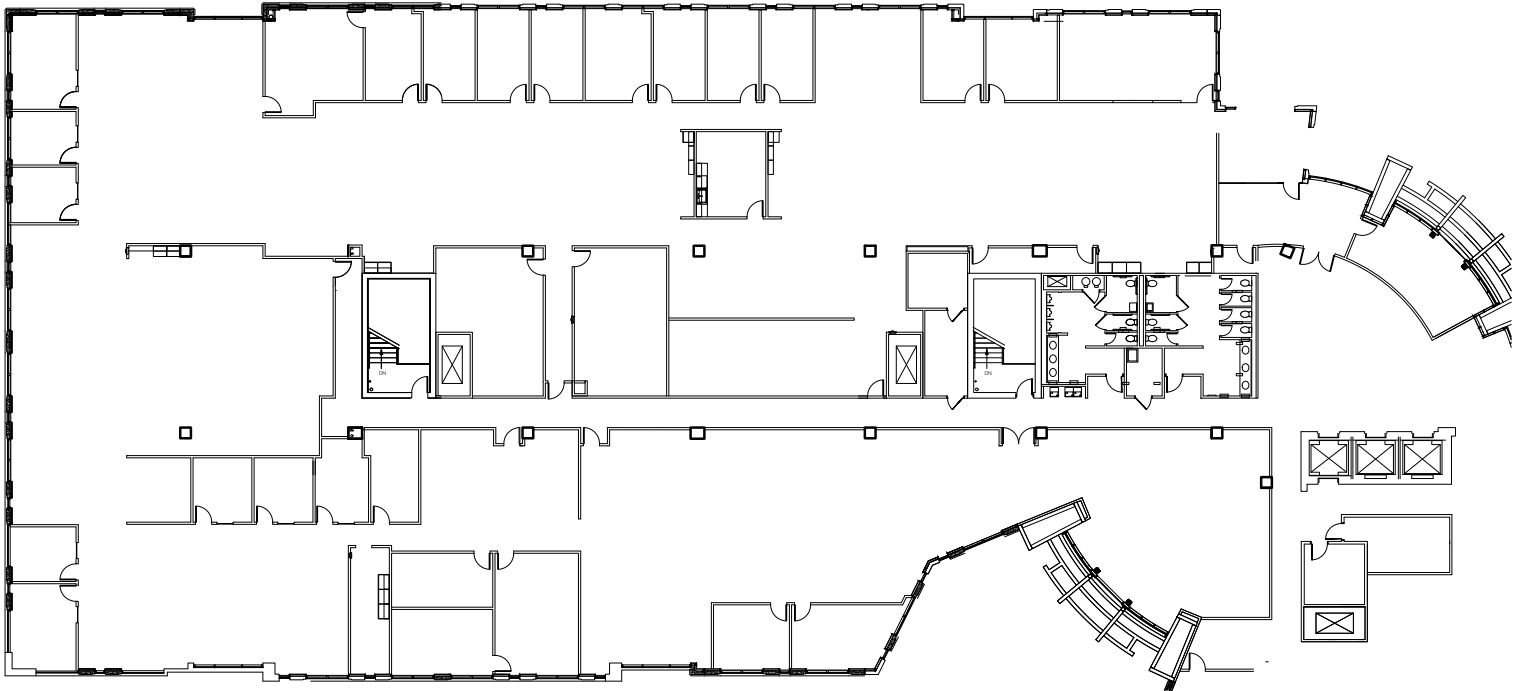
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02 AVAILABILITY

SUITE 3160

±5,000 - 27,825 RSF

**Willing to Demise*



Suite	3160
Available	5,000 - 27,825± RSF
Timing	Immediately
Rate	Contact for Rate

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03 PHOTOGRAPHY



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Conference Room



Lobby



Outdoor Seating



Fitness Center



Training Room



Hallway Interior

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Lobby/Entrance



ATM & Drive-Thru Lanes



Library



Full-Service Cafe



Mother's Room



Mother's Room

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04 LOCATION



LAKE MARY: YOUR IDEAL OFFICE DESTINATION

Lake Mary is one of Central Florida’s premier business destinations, offering convenient access to I-4, regional transportation networks, and the greater Orlando market. The area is supported by a strong corporate presence, skilled workforce, and established business infrastructure, making it an attractive location for companies across a range of industries. Lake Mary also offers a high quality of life with nearby residential communities, schools, dining, retail, and recreational amenities.

12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	332.1K
Visitors	128.1K
Visit Frequency	2.59x
Avg Dwell Time	59 minutes

1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	5,377	67,551	149,462

EMPLOYEES	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	7,616	49,017	90,776

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$141,757	\$150,278	\$134,708

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