



FOR LEASE | 11,621 s.f. available

PERIMETER PARK WEST PHASE II

128,226 S.F. CLASS A BUSINESS PARK
LOCATED IN CLERMONT, FL

LEASING CONTACTS:

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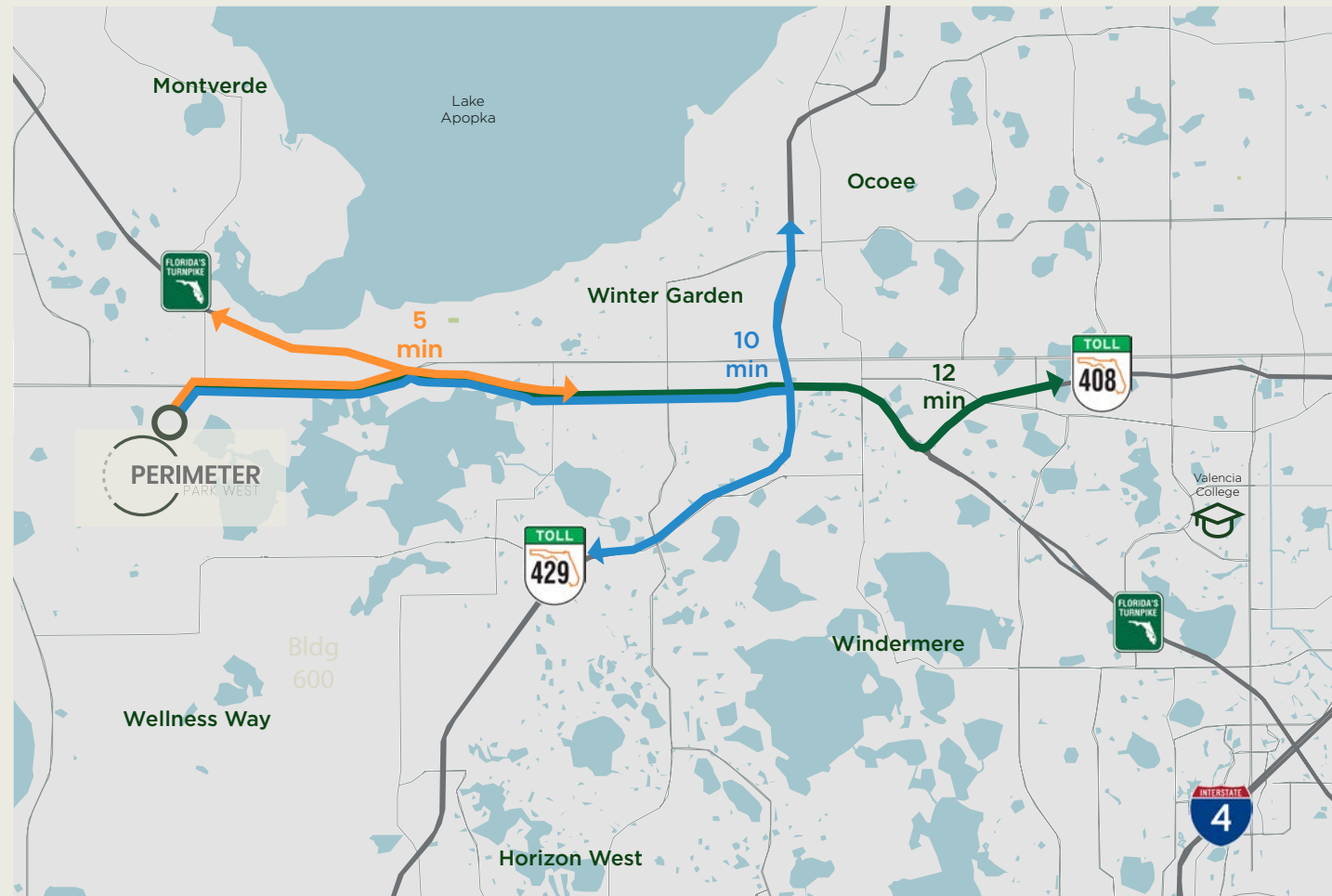
OWNER CONTACT:

Maggie Manusama
Senior Asset Manager
T +1 678 956 7155
mmanusama@highstreetlp.com



OVERALL PARK SPECIFICATIONS

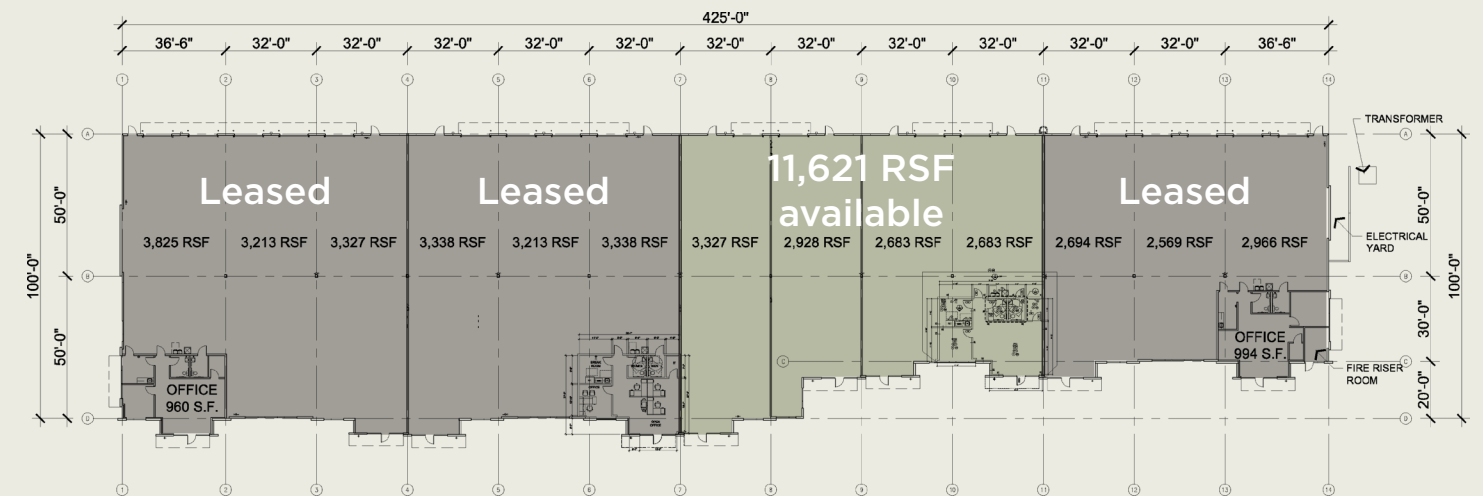
- 128,226 s.f. total
 - Building 100 - 47,883 s.f.
 - Building 200 - 40,104 s.f.
 - Building 300 - 40,239 s.f.
- **11,621 s.f. available**
- Dock-high and grade level buildings
- Rear and front load configuration
- 20' - 30' clear heights
- ESFR sprinklers
- Tilt wall construction
- Five minutes to Florida's Turnpike
- 3+ million people within 60 minutes
- 1.42/1,000 s.f. avg parking ratio
- Zoned MP, Lake County
- Within minutes of numerous car dealerships, Lake Sumter State College, Rooms-To-Go, Home Depot, Wal-Mart Supercenter, and Clermont Landing, which includes JC Penney, Michaels, Ross, and retailers and restaurants



BUILDING SPECS

BUILDING 200 2171 RAY GOODGAME PKWY

Bldg size	40,104 s.f.
Available	11,621 s.f.
Office	960 s.f.
Clear height	20'
Grade doors	4 - 10' x 12'
Loading	Rear
Building depth	80' - 100'
Column spacing	32' x 50'
Parking spaces	91
Parking ratio	2.27/1,000 s.f.
Truck court	140' (shared)
Available	Immediately
Lease rate	From \$16.50/s.f. NNN



DRIVE TIMES AND ACCESS

... major cities

- 1 hour, 30 minutes to Tampa
- 2 hours, 30 minutes to Jacksonville
- 3 hours, 45 minutes to Miami
- 6 hours to Atlanta, GA

... major amenities

- 30 minutes to Orlando Int'l Airport
- 27 minutes to Universal
- 24 minutes to Disney
- 31 minutes to Orange County Convention Center
- 27 minutes to Downtown Orlando

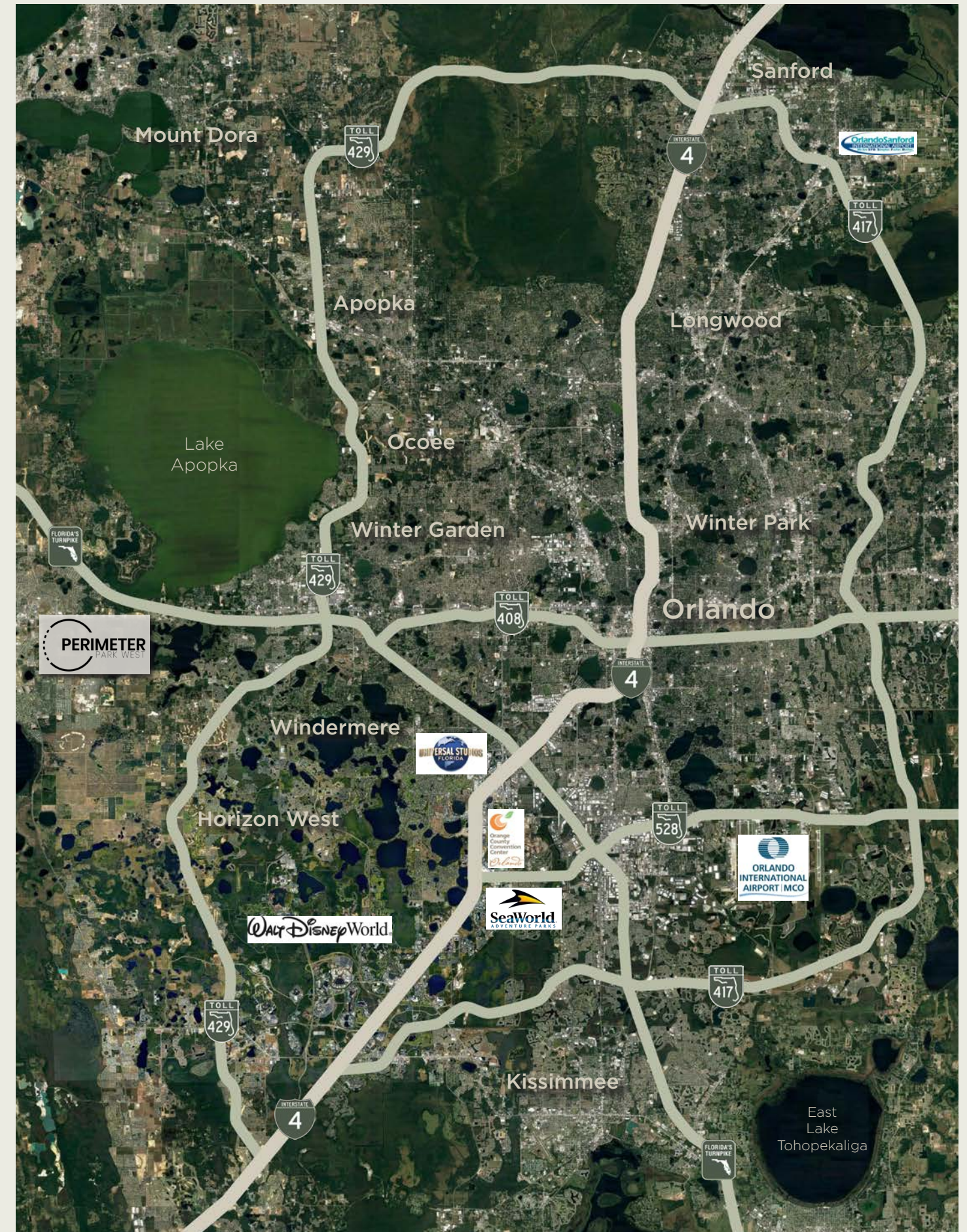
... major arteries

- 5 minutes to Florida's Turnpike
- 20 minutes to I-4
- 10 minutes to State Road 429
- 12 minutes to State Road 408
- 40 minutes to I-75



DEMOGRAPHICS

	30 min	60 min	120 min
Population	976,414	3,611,704	9,940,755
Households	361,439	1,369,028	3,994,221
Average Household income	\$112,802	\$107,492	\$103,827
Businesses	48,754	135,330	371,159
Employees	536,671	1,421,193	3,792,769





Leasing Company

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