

LAKE MARY
CORPORATE CENTER

CENTURY PT
LAKE MARY, FL 32746
(28.773335, -81.355080)



FOR LEASE



Up to 255,000 ± SF
CLASS A OFFICE

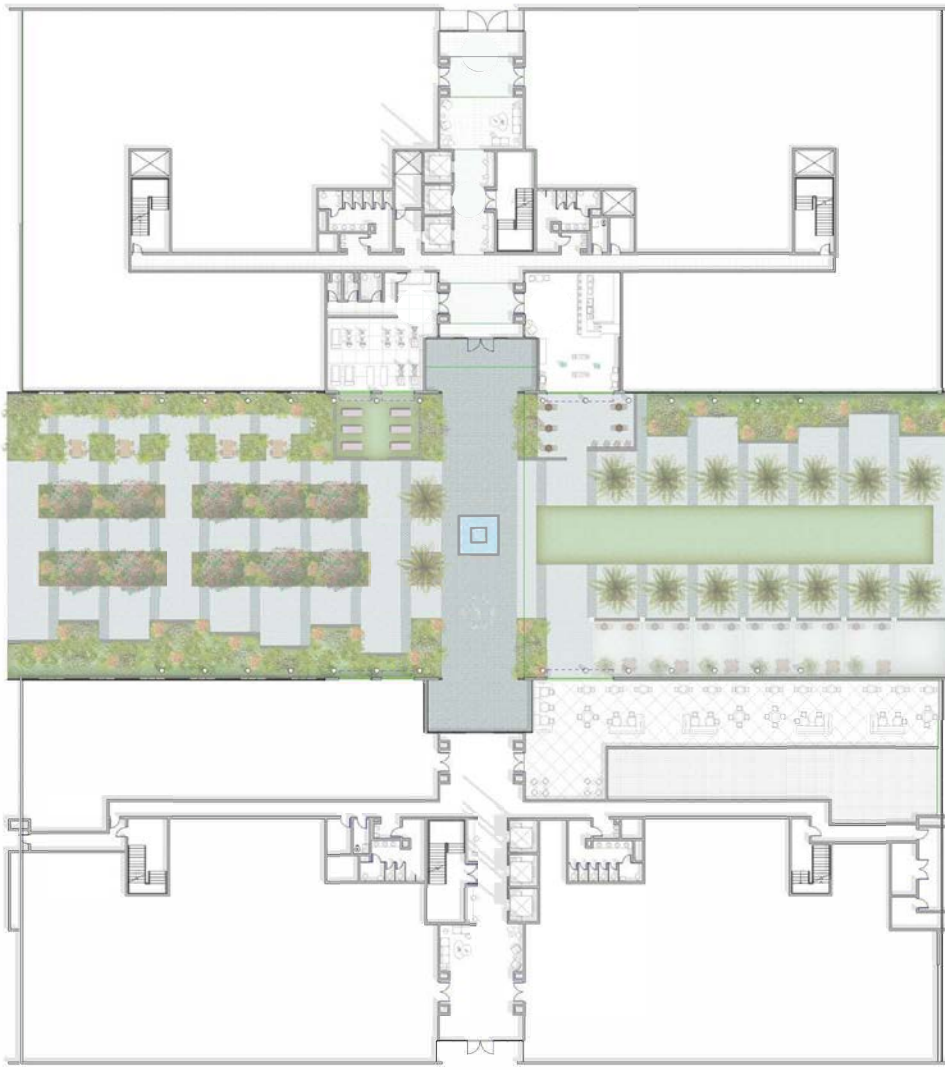
PREMIER I-4
FRONTAGE

AMPLE
INGRESS/EGRESS

DELIVERY BY
Q1 2024

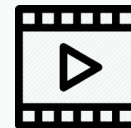
Chesterfield.

property overview



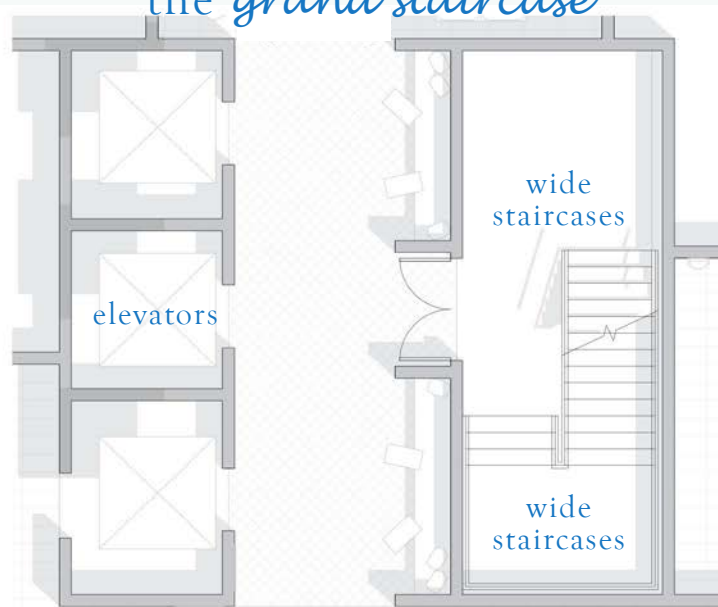
PROPERTY HIGHLIGHTS

- 20 Acre Site Zoned PUD
- Up to 255,000 ± SF of Class A+ Office Space Available
- Currently Proposing Two (2) 4-Story 127,500 ± SF Buildings
- 31,875 ± Avg SF Per Floor (Floorplates are Flexible)
- 5/1,000 SF Parking Ratio (1,275 Spaces)
- Small Core Factor Provides Maximum Efficiency
- 5G Network Capability Available
- Ample Shopping & Dining Amenities in Immediate Area
- Proximity to Both Workforce & Executive Housing

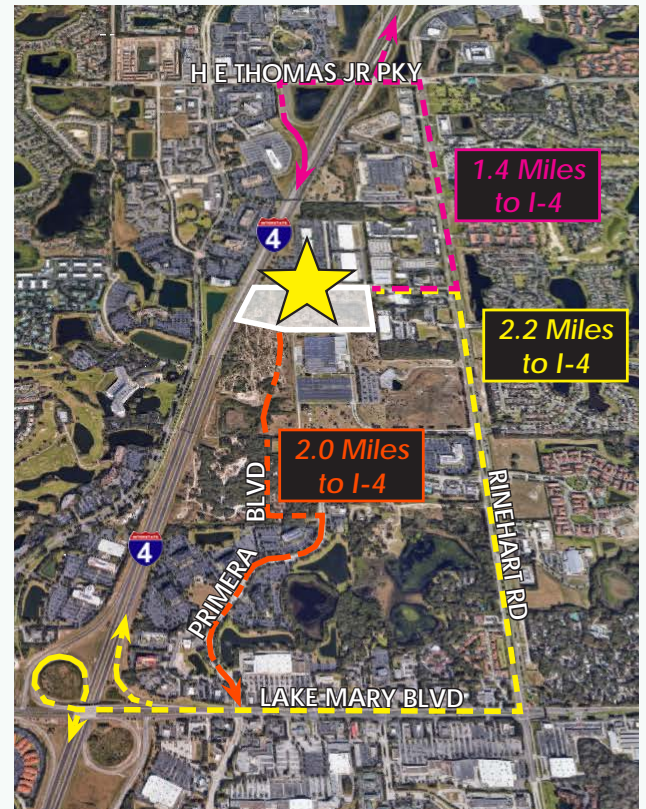
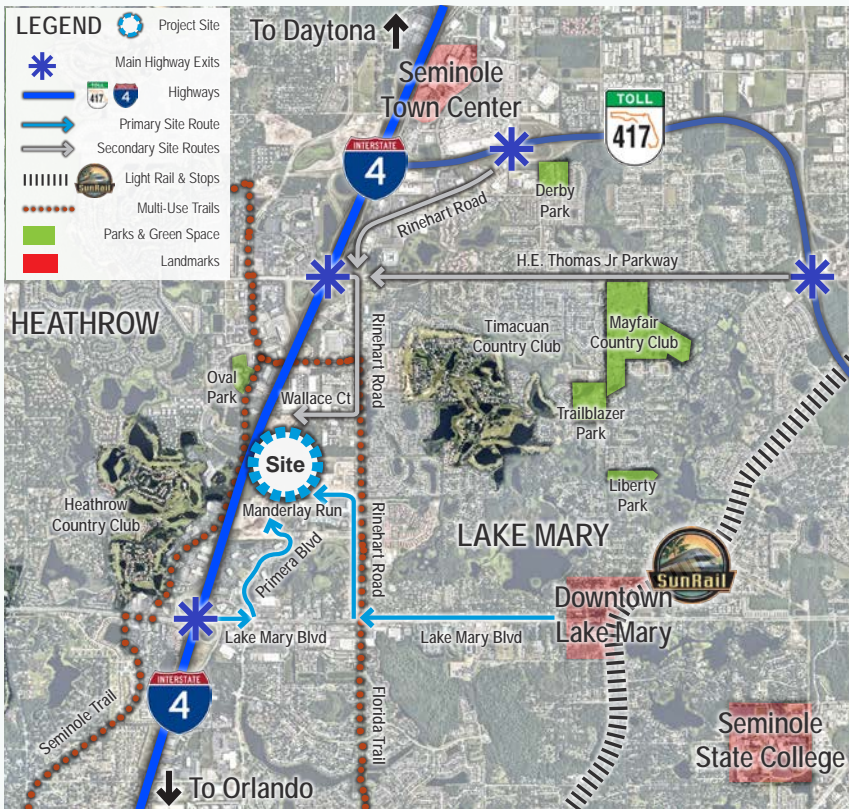


[CLICK TO WATCH 3D TOUR](#)

the grand staircase



property location



LOCATION HIGHLIGHTS

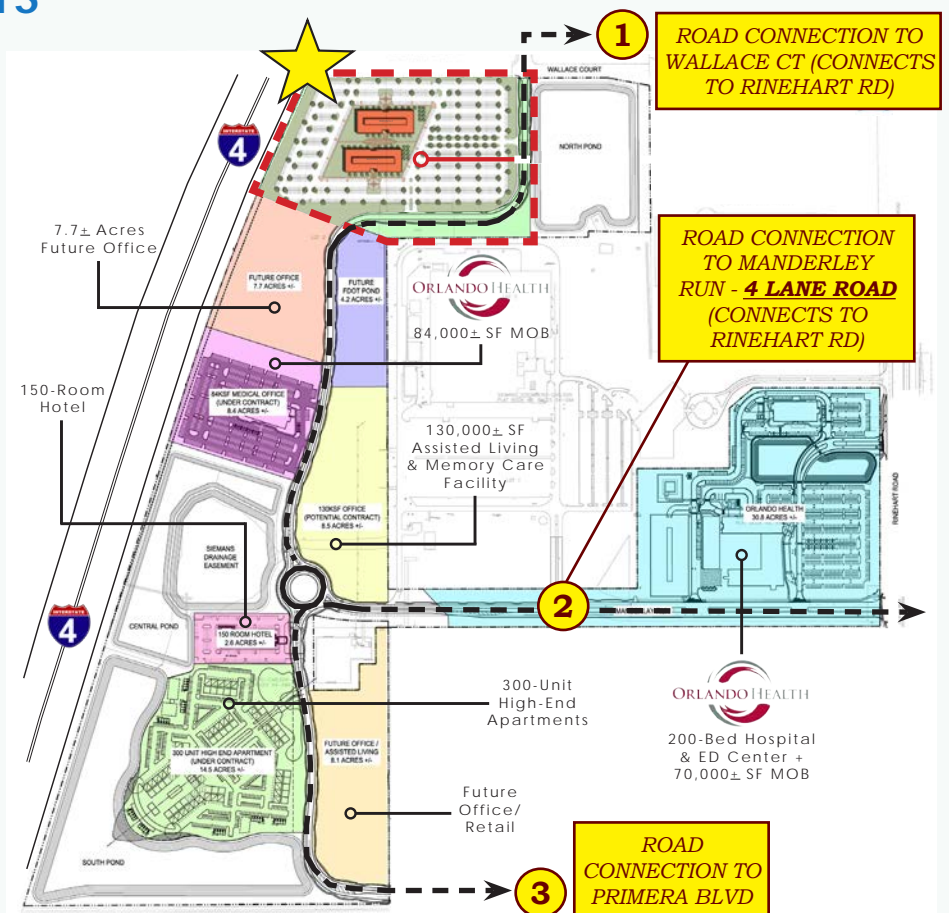
Lake Mary Corporate Center is adjacent to the new Orlando Health facilities, with more upcoming development in the immediate area planned to commence within the next year. This property is one of the last of its kind due to its competitive & advantageous frontage on Interstate 4, allowing for supreme signage and exposure. The property is also located adjacent to the Florida Trail and countless other amenities, making it the perfect location for employees.

SITE PROVIDERS

- Electric: Florida Power & Light
- Utilities: Florida Power & Light

KEY DISTANCES

- 9 Mi. to Orlando Sanford Int'l Airport
- 30 Mi. to Orlando Int'l Airport (MCO)
- Adjacent to the new Orlando Health Hospital



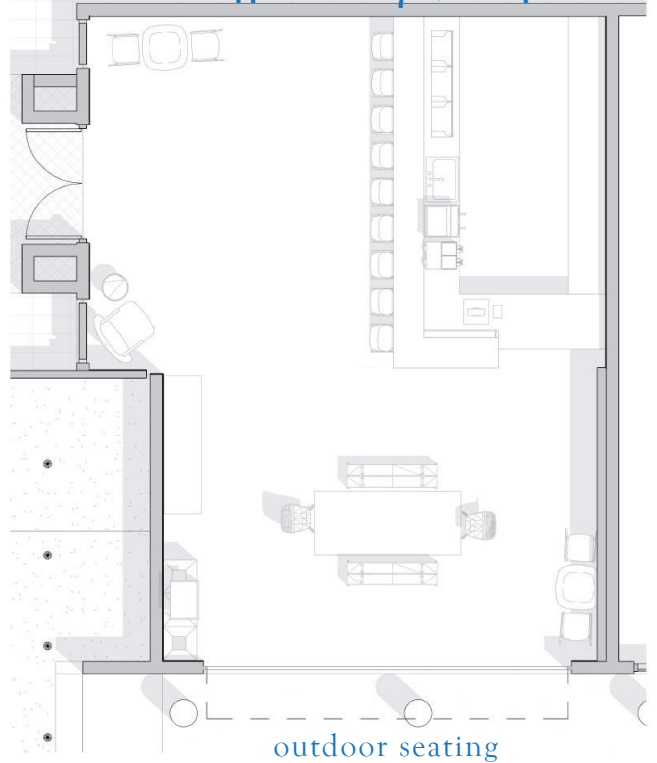
the courtyard



the amenities



the coffee shop / cafe



outdoor seating



the gym



showers/bathrooms

outdoor gym lawn

How to navigate the Post-Pandemic landscape at our buildings...

DE - DENSIFICATION

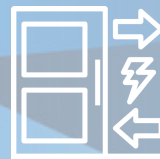


New designs and increased technologies within the space



Neighborhoods of up to 30 stations, not 150, as we've seen in some locations

TOUCHLESS WORKPLACE



Access Control (doors & elevators)

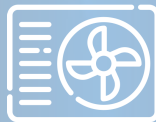


Bathroom Utilities (all touchless)



Bluetooth connectivity to phones

HVAC SYSTEMS



Increased outdoor airflow is key factor in cleanliness of building



Demand Control Ventilation with CO2 sensors



Building Purge Cycle: ability to flush out conditioned air + volatile organic compounds



Energy Recovery System: pretreats air to minimize condensation on air handler which is known to promote bacterial growth

CONSTRUCTION MATERIALS



Anti-germ resistant products in high zone areas



Dual LED lighting systems



RFID access controls



Occupancy sensors

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