

Lake Destiny Executive Center II



OWNER/USER OFFICE BUILDING FOR SALE

1001 North Lake Destiny Road
Maitland, FL 32751

> 23,160± RSF

> 3.24 Acres

> 4.5/1,000 SF Parking Ratio
including 17 covered spaces
in garage

Property Highlights

- 225 feet of I-4 (159,000 AADT) frontage/exposure with monument signage and building signage opportunity
- Awesome lakefront views throughout with riparian rights into Lake Destiny
- Significant recent capital improvements
- Attractive, well-positioned building located in Maitland, the office epicenter in Central Florida

PRICE: \$3,300,000 (\$142/SF)

Colliers
INTERNATIONAL

FOR SALE > 1001 North Lake Destiny Road

Colliers International has been retained on an exclusive basis to arrange the sale of Lake Destiny Executive Center II with high visibility/exposure from I-4 in Maitland, Florida. The building was constructed in 1997 and contains 23,160± rentable square feet. Current ownership has recently completed numerous capital projects including **new paint and seal of exterior**, **new parking lot resurface and striping**, **new landscaping**, **new monument sign**, **new elevator cabs**, and **new GAF unibase roofing membrane** with a 10-year transferable warranty.



Front of Building



Lobby

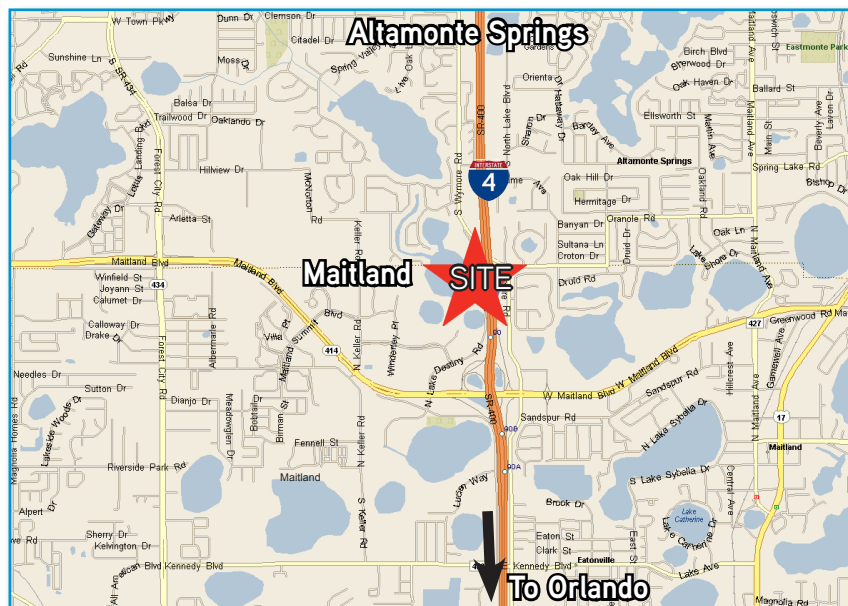


Lower Floor Parking

Location Overview

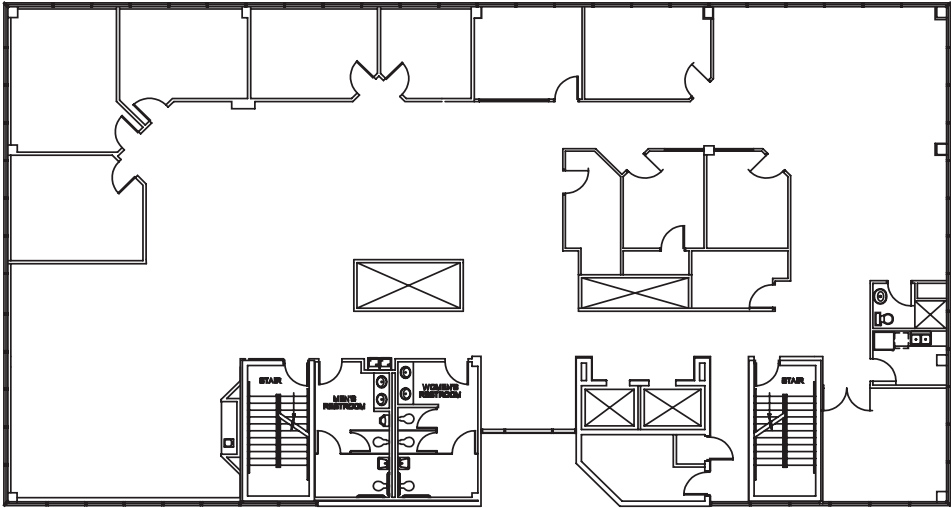
Lake Destiny Executive Center II is located at 1001 North Lake Destiny Road with frontage on I-4 just to the north of Maitland Boulevard. It is in close proximity to multiple additional nearby restaurants and lodging alternatives, providing an ideal location for a multitude of corporate office users. The building provides tenants with excellent exposure and visibility by the use of a monument sign located on North Lake Destiny Road with visibility from I-4. Access to Maitland Boulevard is provided via North Lake Destiny Road.

The property is located 1/4 mile from the I-4 interchange at Maitland Boulevard (SR 414) which provides access to the majority of suburban areas throughout the Orlando area. This location is only 6 miles to the north of Downtown Orlando.

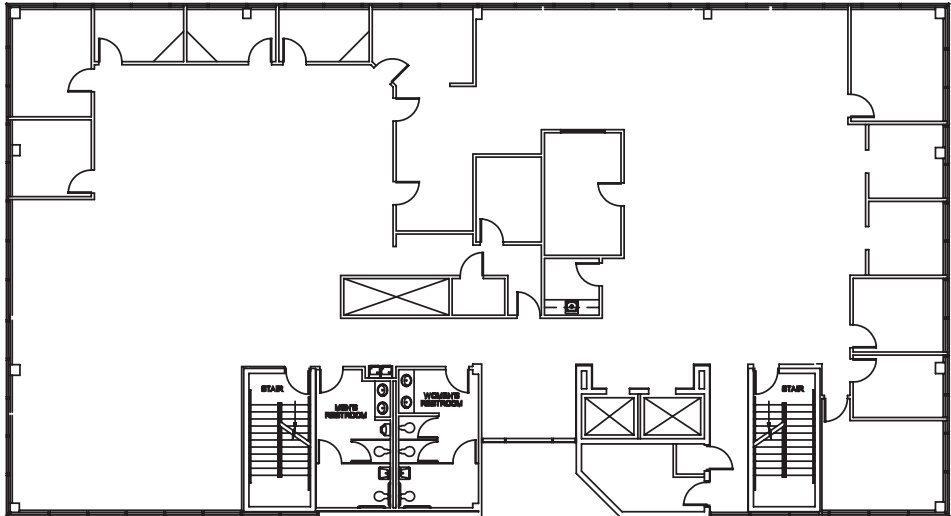


Floor Plans - Proposed Single-Tenant Build-Out (minor demolition required)

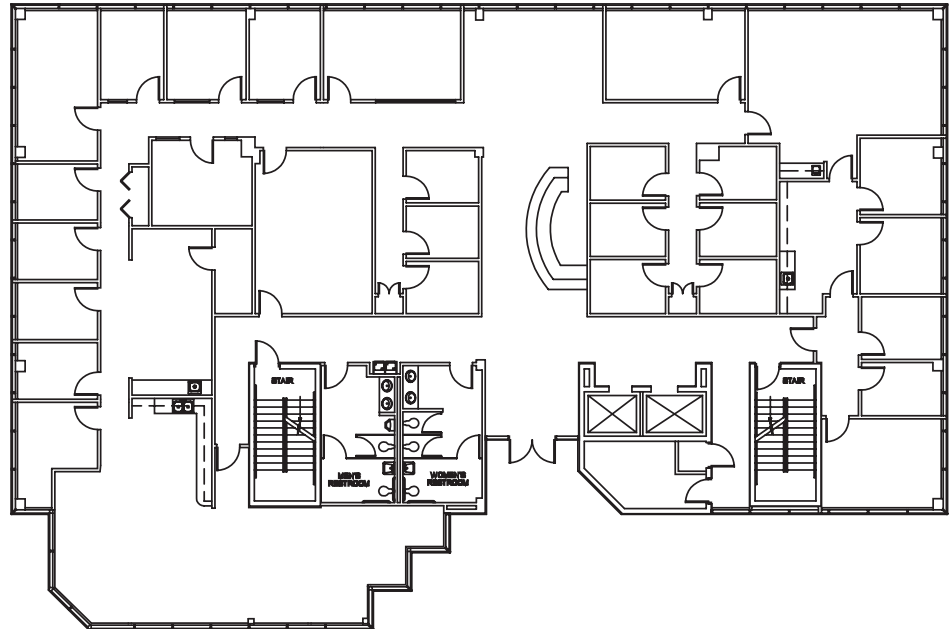
Third Floor



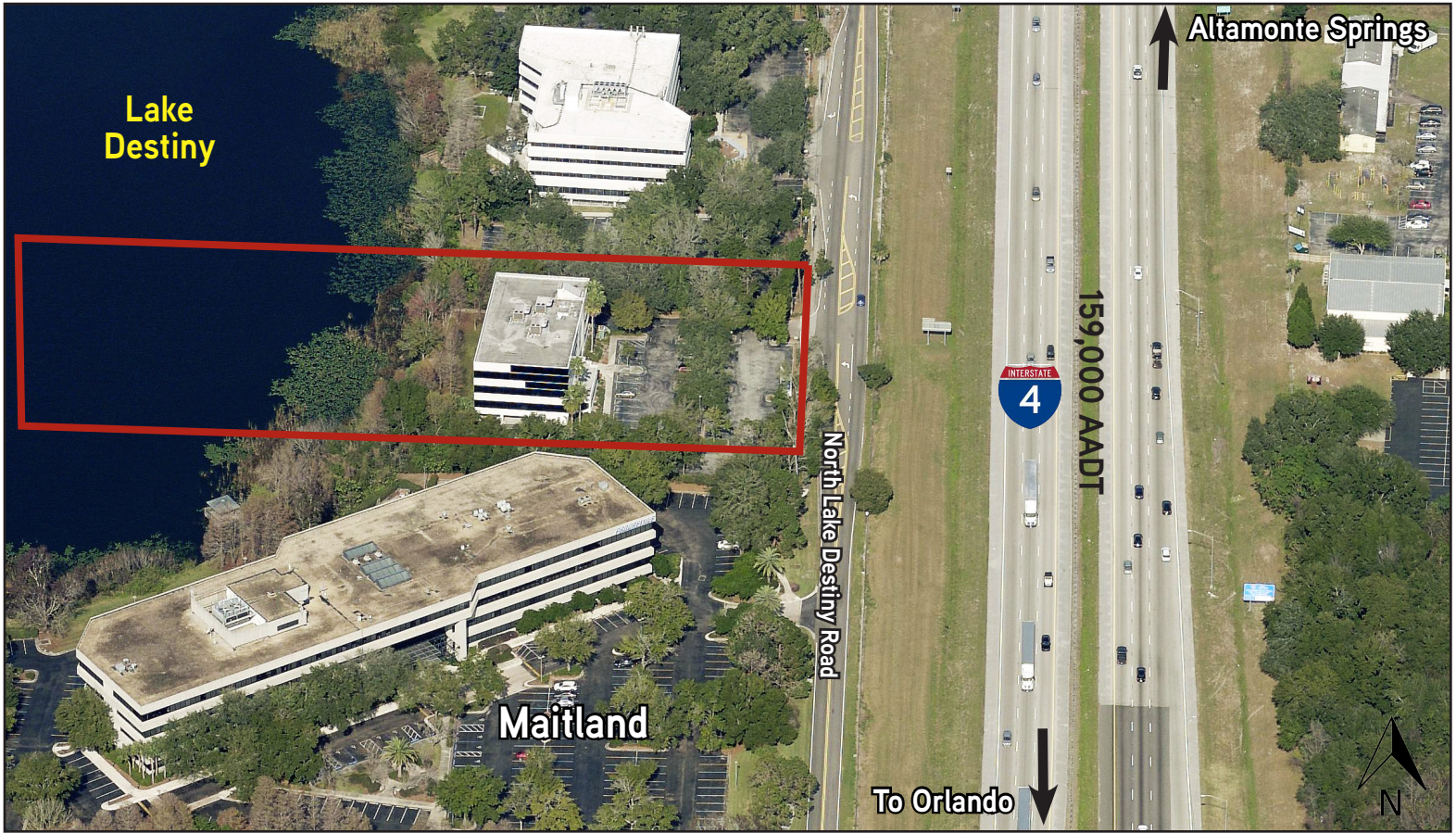
Second Floor



First Floor



Aerial View



Source: FDOT Florida Traffic Online - Annual Average Daily Traffic - 2015

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	8,072	97,322	238,173
Median Age (years)	38.5	38.8	39.2
Total Households	3,387	41,233	98,327
Median Household Income	\$56,064	\$50,721	\$50,513
Average Household Income	\$83,565	\$68,995	\$72,615
Owner Occupied (%)	49.0%	48.4%	52.6%
Age 25+/Some College or More (%)	69.9%	67.4%	68.0%
White Collar Occupation (%)	73.2%	68.8%	68.9%
Pop Age 15+/Married (%)	45.0%	41.0%	42.7%

Source: U.S. Census Bureau, 2016 Esri forecasts

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