



## The Crystal Center

3300 West Lake Mary Boulevard, Lake Mary, Florida 32746

### Property Features

- 28,183± rentable square feet located in prestigious Lake Mary
- Built in 1999; building exterior painted 2022; new roof 2019; renovated 2016
- Pylon signage available for tenants on Lake Mary Blvd with traffic count of 46,273 per day
- Abundant parking
- Lake Mary post office across the street; covered bus stop at site
- Convenient to I-4 via Lake Mary Boulevard with easy access to Rinehart Road, Longwood-Lake Mary Road & US Hwy 17-92
- Crystal Center is centrally located on Lake Mary Boulevard:
  - 1.6 miles east of I-4
  - 3 miles west of US Highway 17-92
  - 4.2 miles west of SR 417 (GreeneWay)
- Walking distance to shopping, banks and restaurants

### Available Space

Suite	RSF	Available
300	2,849	Now
340	1,219	11/01/24

### Lease Rate

**\$18.00/SF NNN**  
**Op Expenses: \$7.16/SF**  
 (Tenant responsible for in-suite janitorial)

For more information:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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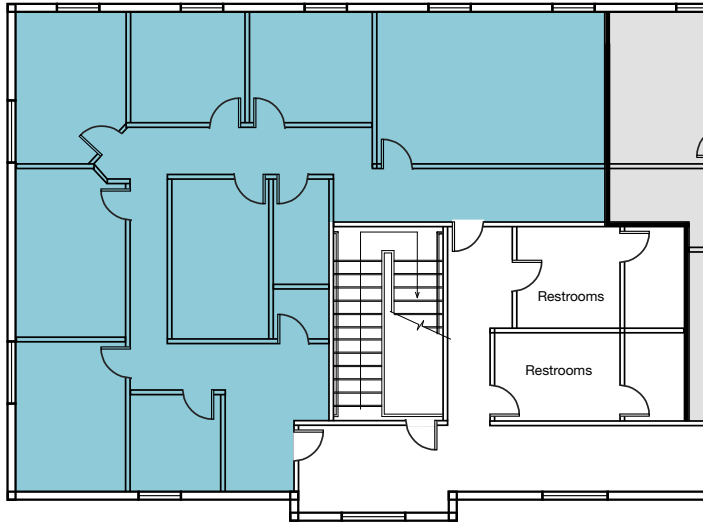
3300 West Lake Mary Boulevard  
Lake Mary, Florida 32746

For Lease

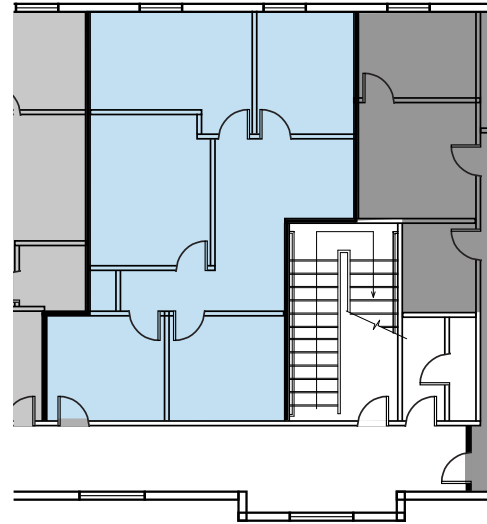
## Office Building

Lake Mary, Florida 32746

Suite 300 - 2,849± SF



Suite 340 - 1,219± SF



Ample Parking



Frontage on Lake Mary Blvd

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Monument Signage on Lake Mary Blvd



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