



31 Skyline Drive, Lake Mary, FL 32746

Contact: Michael Castrilli Senior Sales & Leasing Associate E: Michael@FCPG.com P: 407.872.0177 ext. 130

For Lease: \$22.00 SF / Full Service

Second Floor: ± 2,300 SF



The iconic Good Life 45 TV broadcasting studio building is centrally located offering a private 2nd floor office space in turn-key condition

Landlord seeking non-profit office / admin user

Office buildout with 7 private offices, common area kitchenette, common area reception, and a large conference room

Shared common area spaces including large break-room on the first floor

Building includes large private parking lot and elevator accessibility



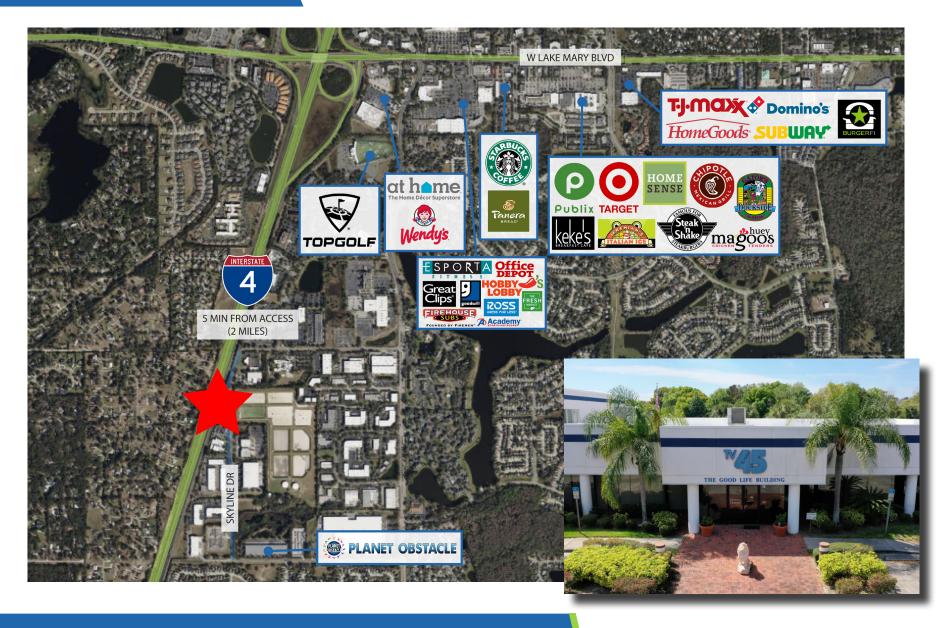
615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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2024 DEMOGRAPHICS

	Total Population	Total Households	\$ Average HH Income
$5\mathrm{Min}$	868	370	\$123,566
10Mins	24,258	9,585	\$120,660
$15\mathrm{Mins}$	100,792	40,151	\$129,451

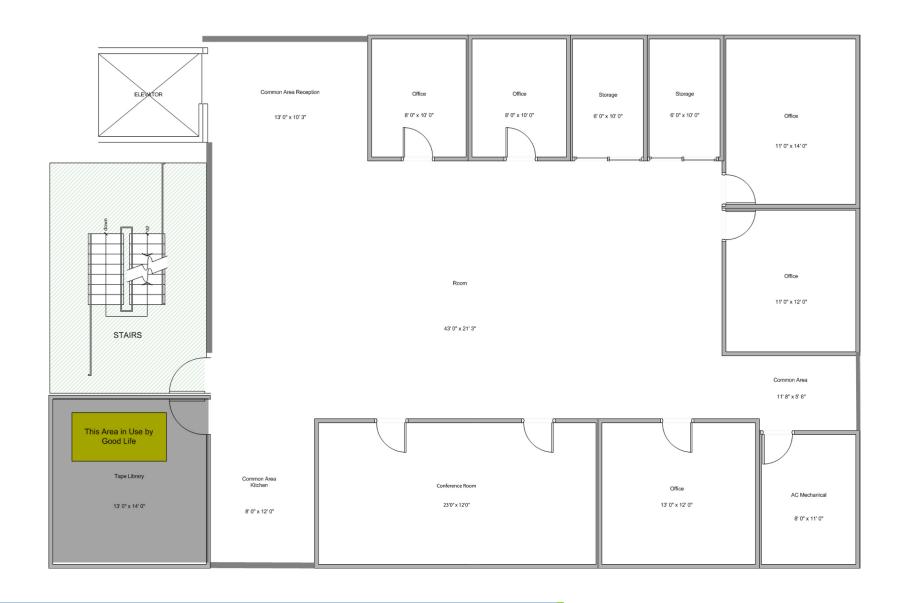
NEIGHBORHOOD MAP



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PHOTOS

BULL PEN MAIN AREA



COMMON AREA RECEPTION



COMMON AREA KITCHENETTE



CONFERENCE ROOM



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