

NON-PROFIT OFFICE SPACE FOR LEASE

31 Skyline Drive, Lake Mary, FL 32746

Contact: Michael Castrilli
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For Lease: Negotiable / Full Service

Suite 101: ± 144 SF

Suite 102: ± 188 SF

Suite 103: ± 172 SF

First Floor: ± 966 SF

Second Floor: ± 2,300 SF

Suite 104: ± 145 SF

Suite 105: ± 151 SF

Suite 106: ± 134 SF



The iconic Good Life 45 TV broadcasting studio building is centrally located offering private 1st & 2nd floor office space in turn-key condition

Landlord seeking non-profit office / admin user / professional office use

2nd Floor office buildout with 7 private offices, common area kitchenette, common area reception, & 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

2025 DEMOGRAPHICS

	 Total Population	 Total Households	 Average HH Income
5 Min	759	324	\$110,139
10 Mins	24,247	9,641	\$117,056
15 Mins	102,474	41,212	\$123,717

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

NEIGHBORHOOD MAP



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1ST FLOOR PHOTOS

SUITE 101



SUITE 102



SUITE 103



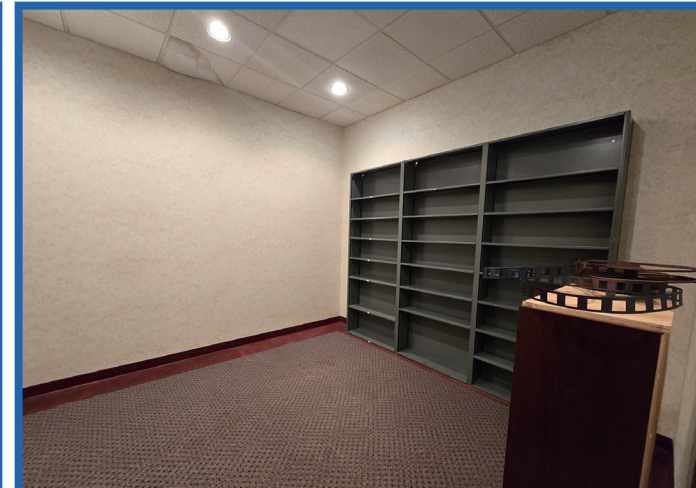
SUITE 104



SUITE 105



SUITE 106

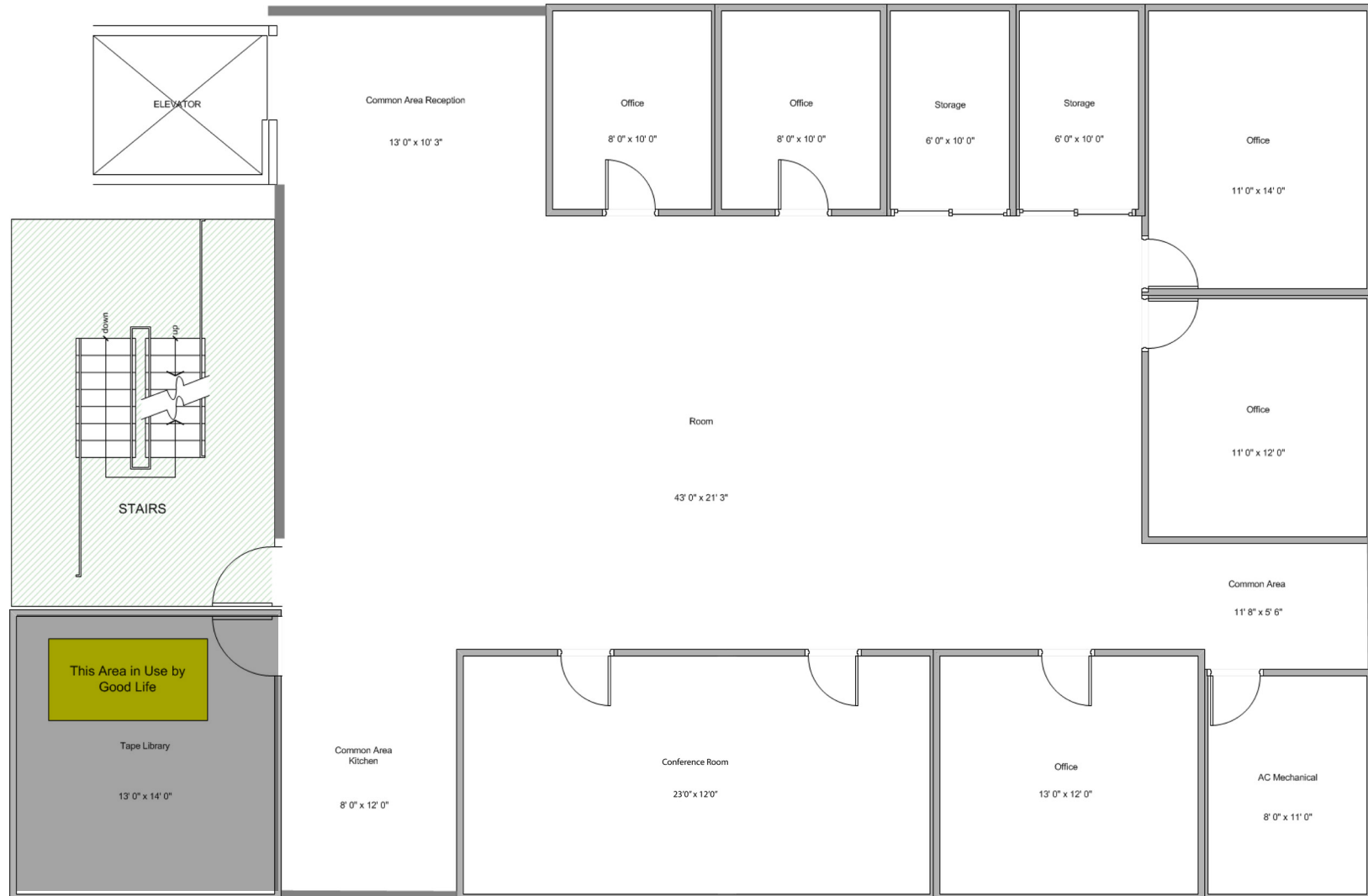


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2ND FLOOR FLOORPLAN

WTGL Upstairs Area Rev 3



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2ND FLOOR PHOTOS

BULL PEN MAIN AREA



COMMON AREA RECEPTION



COMMON AREA KITCHENETTE



CONFERENCE ROOM



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