



## 735 Primera Boulevard Lake Mary, Florida 32746

### Building Features

- Class 'A' Office Park
- Attractive two-story brick building with insulated glass construction; built in 2000
- Self-contained suites with restroom and break area
- Suites are ready for immediate occupancy
- High speed fiber optic available - Spectrum / AT&T
- Tenant controlled HVAC, 24/7 access, and private exterior entrances
- Parking ratio: 4/1,000 SF
- Great Lake Mary location, convenient to I-4, Lake Mary Blvd, Rinehart Road and US Hwy 17-92
- Close to restaurants, shopping and banking

### Available Spaces

Suite	RSF	Lease Rate (PSF)
115	1,380	\$19.00
200	2,670	\$18.00
215	2,670	\$18.00
235	2,670	\$18.00

### Fall Special: 1 Month Free for New Tenants\*

\*Outside of Minimum 3-Year Term  
New Leases Must Be Signed by 11/30/25

### Lease Rate

~~\$22.00/RSF Mod Gross~~  
**\$18-\$19/RSF Mod Gross\*\***

Net of Janitorial & Electric  
\*\*3-Year Minimum Term for NEW,  
Qualified Credit Tenant

For more information:

**Mary Frances West, CCIM**

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10.22.25

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.

1800 Pembroke Drive, Suite 350  
Orlando, Florida 32810-6928  
+1 407 875 9989

[nairealvest.com](http://nairealvest.com)

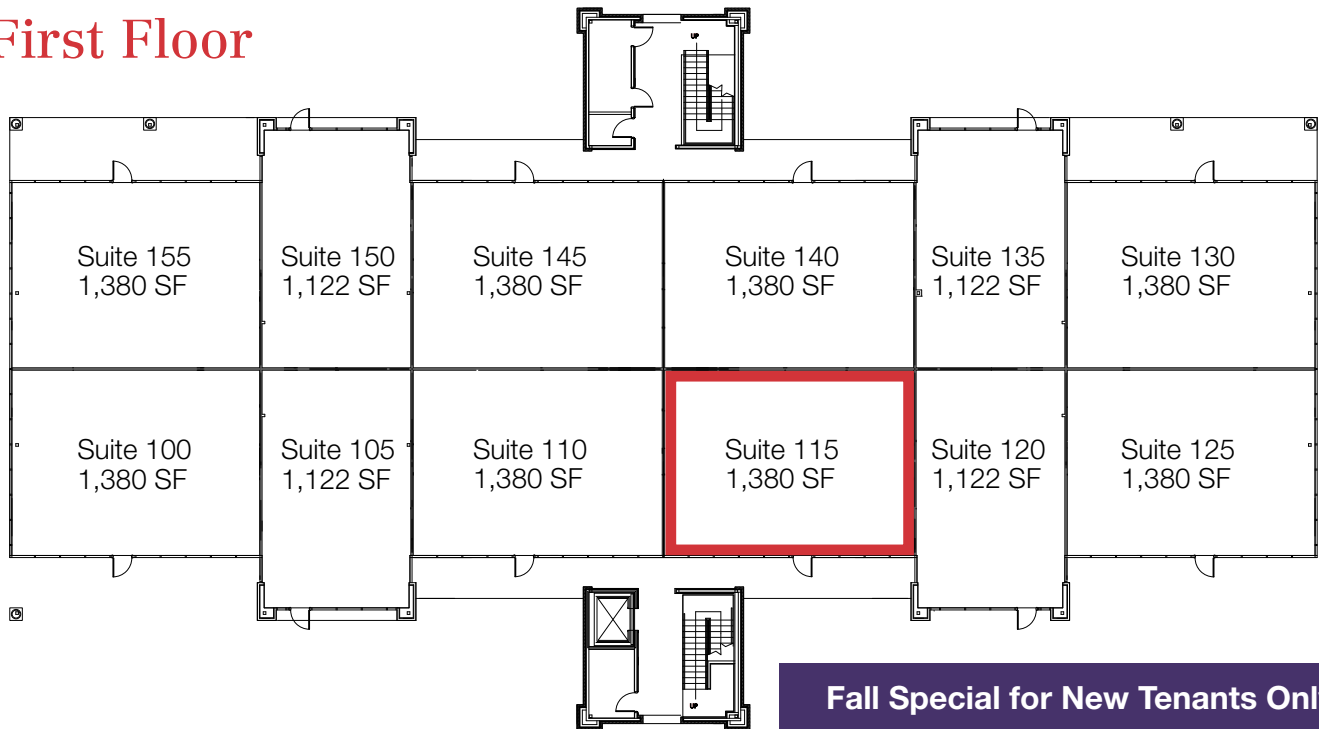
735 Primera Boulevard

Lake Mary, Florida 32746

Floor Plans

Lake Mary Office Space  
Primera Court II

## First Floor



**Fall Special for New Tenants Only\*:**

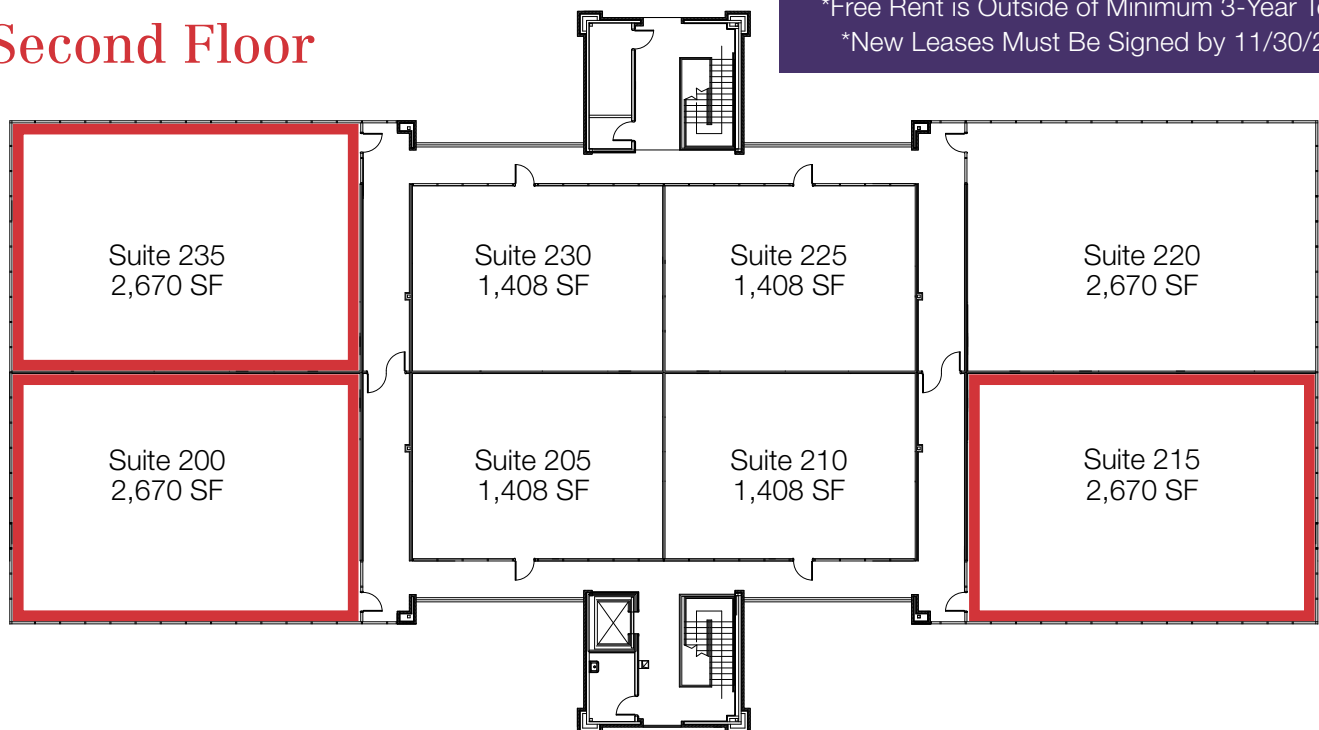
**1 Month Free Rent**

**Lease Rate Reduced to \$18-19/SF MG**

\*Free Rent is Outside of Minimum 3-Year Term

\*New Leases Must Be Signed by 11/30/25

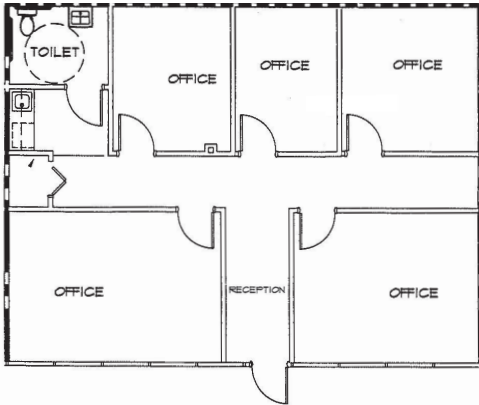
## Second Floor



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As Builts  
Lake Mary Office Space  
Primera Court II

Suite 115 - 1,380 RSF



Individual Entrances



**Fall Special for New Tenants Only\*:**

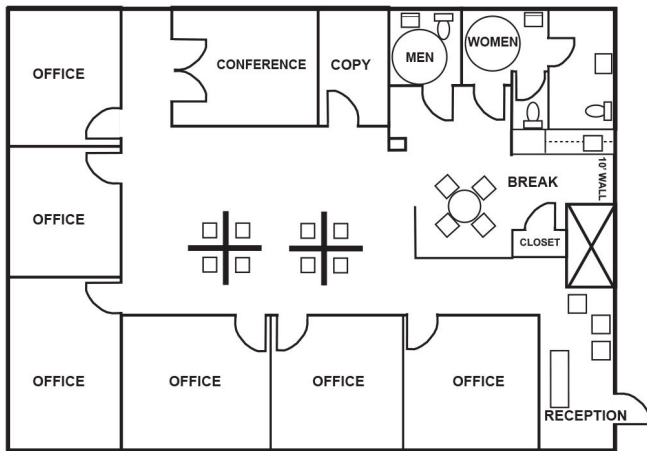
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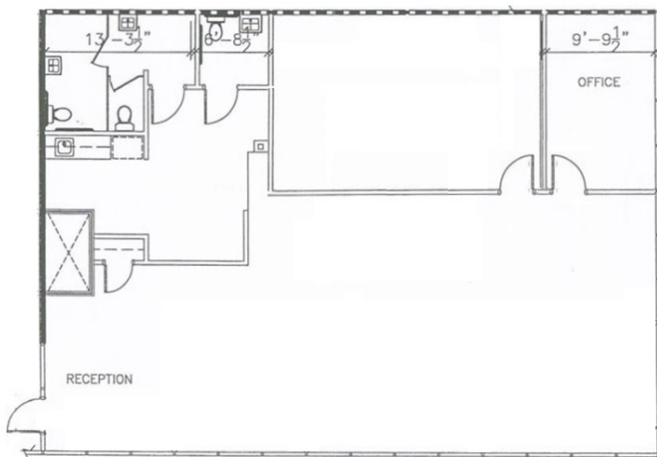
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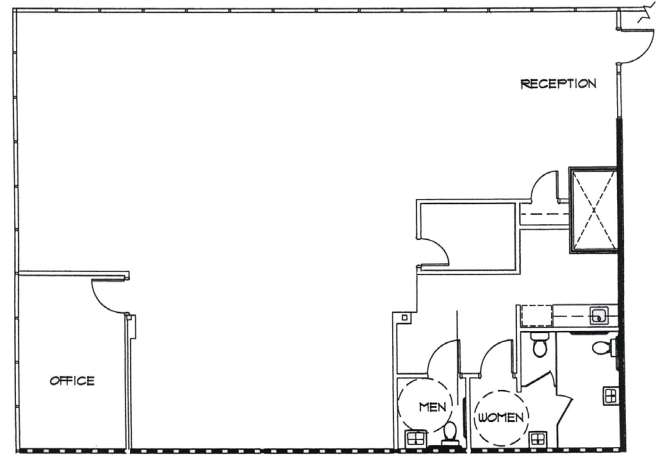
Suite 200 - 2,670 RSF



Suite 215 - 2,670 RSF



Suite 235 - 2,670 RSF



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Orlando MSA

Lake Mary Office Space  
Primera Court II

