

Lake Mary Office Space Primera Court I



725 Primera Boulevard
Lake Mary, Florida 32746

Building Features

- Class 'A' Office Park
- Attractive two-story brick building with insulated glass construction; built in 1999
- Self contained suites with restroom and break area
- Suites available for immediate occupancy
- High speed fiber optic available - Spectrum / AT&T
- Tenant controlled HVAC, 24/7 access and private exterior entrance
- 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) |
|-------|-------|------------------|
| 120 | 1,122 | \$19.00 |
| 140 | 1,380 | \$19.00 |
| 150 | 1,122 | \$19.00 |
| 205 | 1,408 | \$19.00 |

Winter Special: 2 Months Free for New Tenants*

*Outside of Minimum 3-Year Term | Janitorial & Electric not Included in Free Rent
New Leases Must Be Signed by 02/28/26

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

+1 407 949 0725 | mfwest@realvest.com

01.30.26

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.

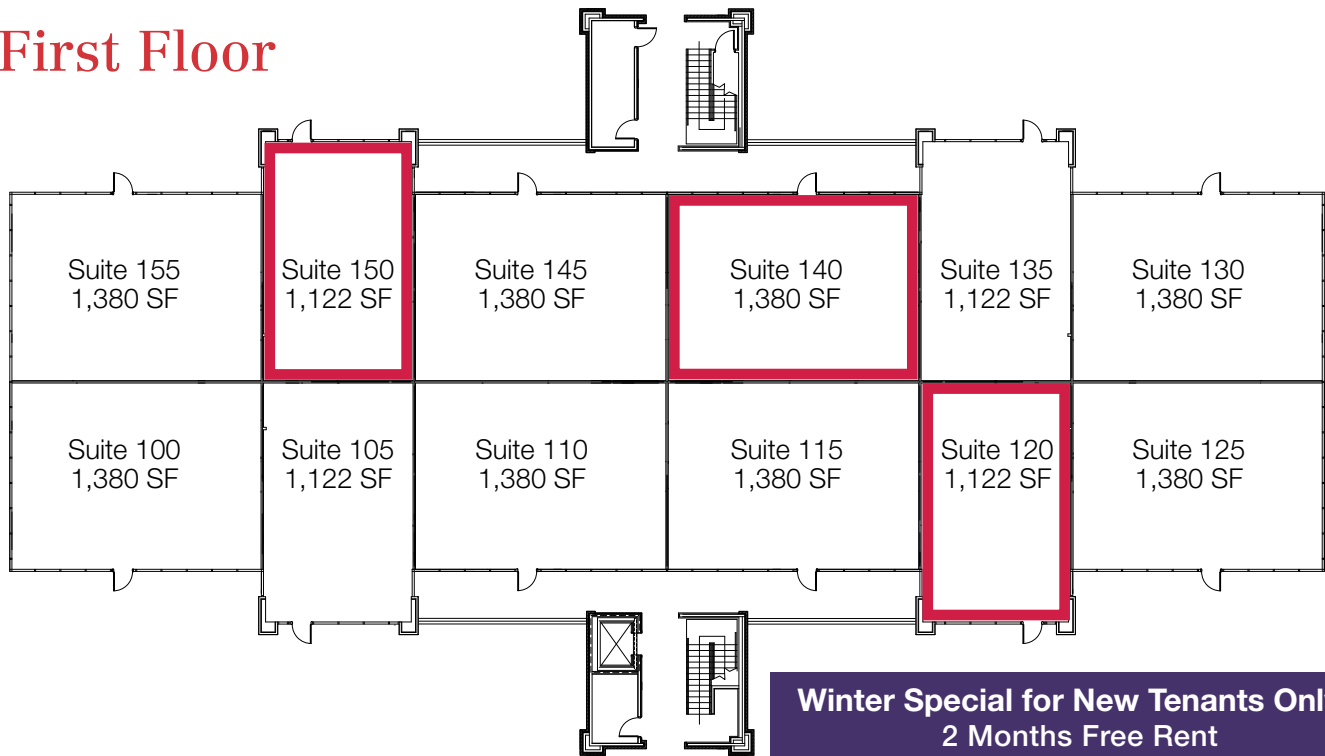
1800 Pembroke Drive, Suite 350
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nairealvest.com

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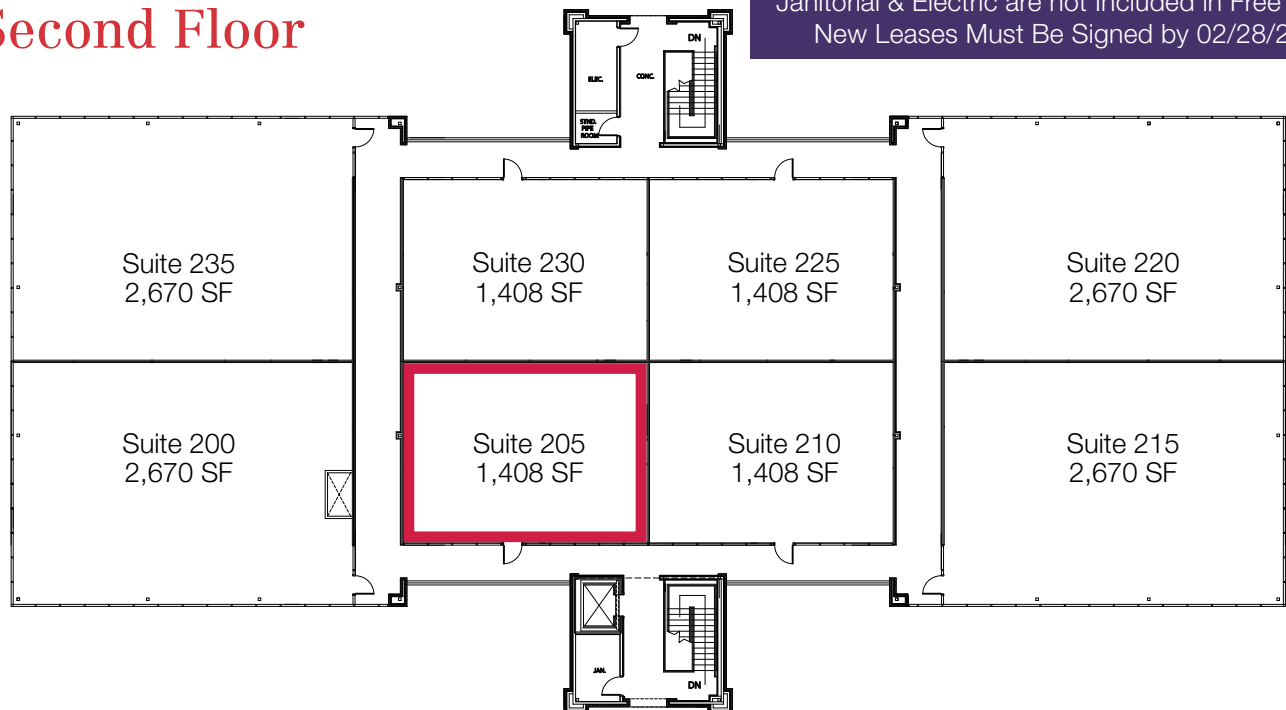
Floor Plans
Lake Mary Office Space
Primera Court I

First Floor



Winter Special for New Tenants Only*:
2 Months Free Rent
Lease Rate Reduced to \$18-\$19/SF MG
*Free Rent is Outside of Minimum 3-Year Term
Janitorial & Electric are not Included in Free Rent
New Leases Must Be Signed by 02/28/26

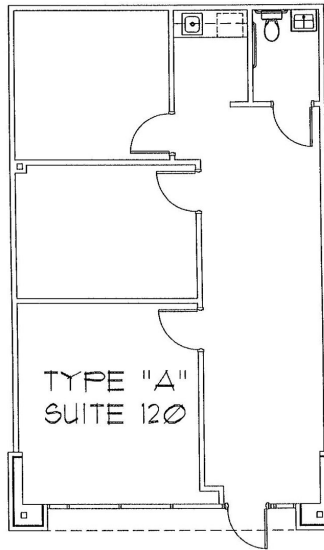
Second Floor



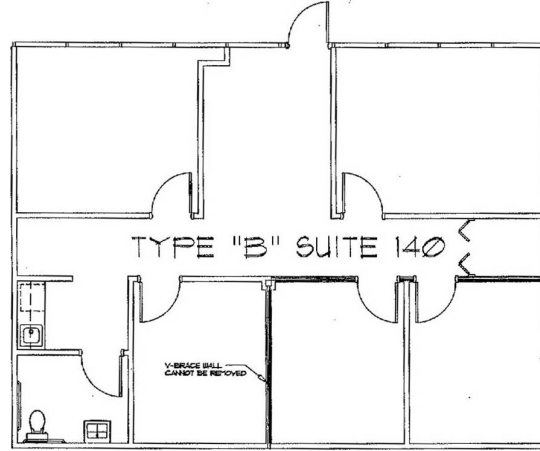
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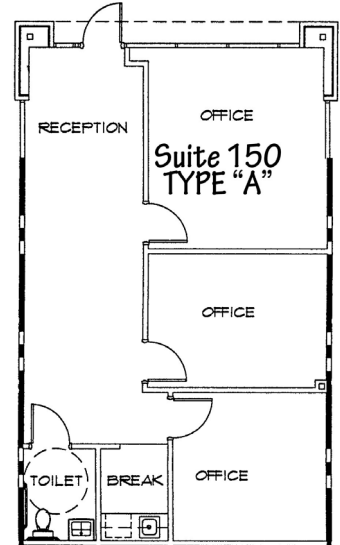
Suite 120 - 1,122 RSF



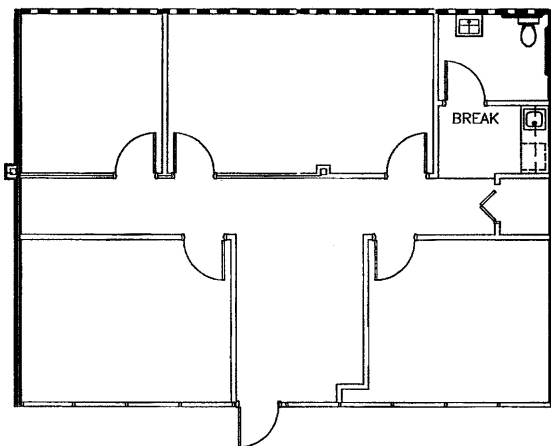
Suite 140 - 1,380 RSF



Suite 150 - 1,122 RSF



Suite 205 - 1,408 RSF



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