

For Lease

Brio Business Center

1,840 - 10,000 SF | \$3,117 - \$16,942 per month



1105-1295 West Airport Blvd

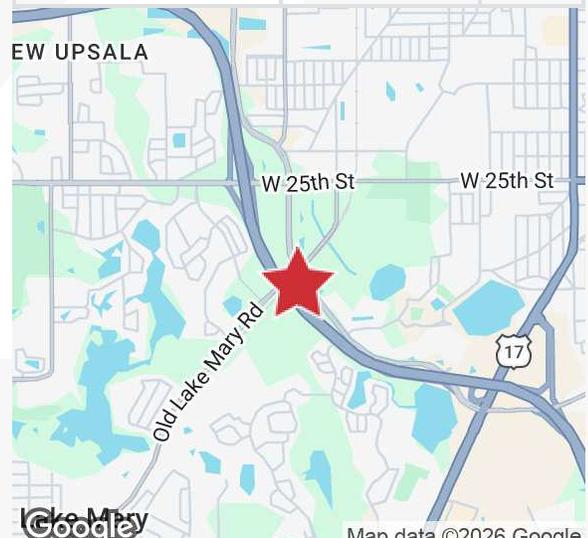
Sanford, Florida 32773

Property Highlights

- Glass storefronts on Buildings 1, 2 and 3
- Grade-level roll-up doors
- Clear height: 14'
- Fire suppression system
- Zoning: PD (City of Sanford)
- Great visibility with frontage on Airport Blvd, at intersection of Old Lake Mary Road
- Easy access to US Highway 17-92, SR 46, SR 417 (GreeneWay), Lake Mary Blvd and I-4
- Surrounded by dense residential development
- Less than 5 miles from Orlando-Sanford International Airport

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
1109 West Airport, Bldg 1	\$3,117 per month	1,840
1181 West Airport, Bldg 2	\$6,992 per month	3,800
1209 West Airport, Bldg 3	\$16,942 per month	10,000



**Lease Rate: \$15.00 - \$16.75/SF NNN
(Op Ex: \$5.33/SF)**

For more information

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Property Photos



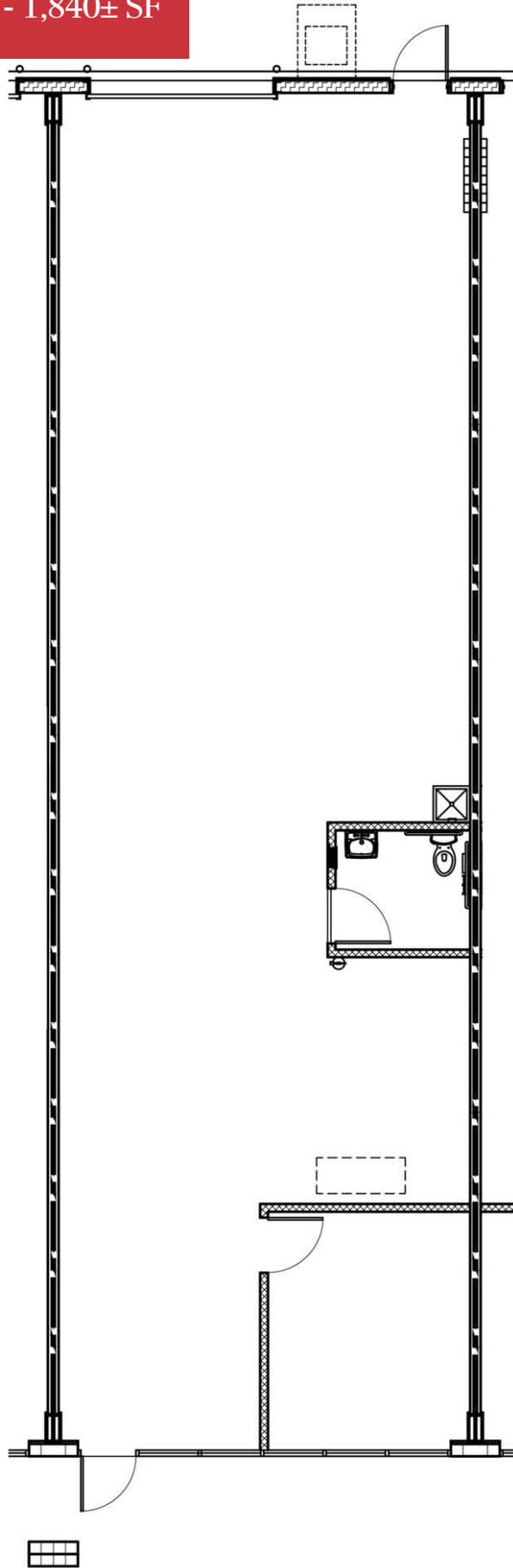
Available Spaces



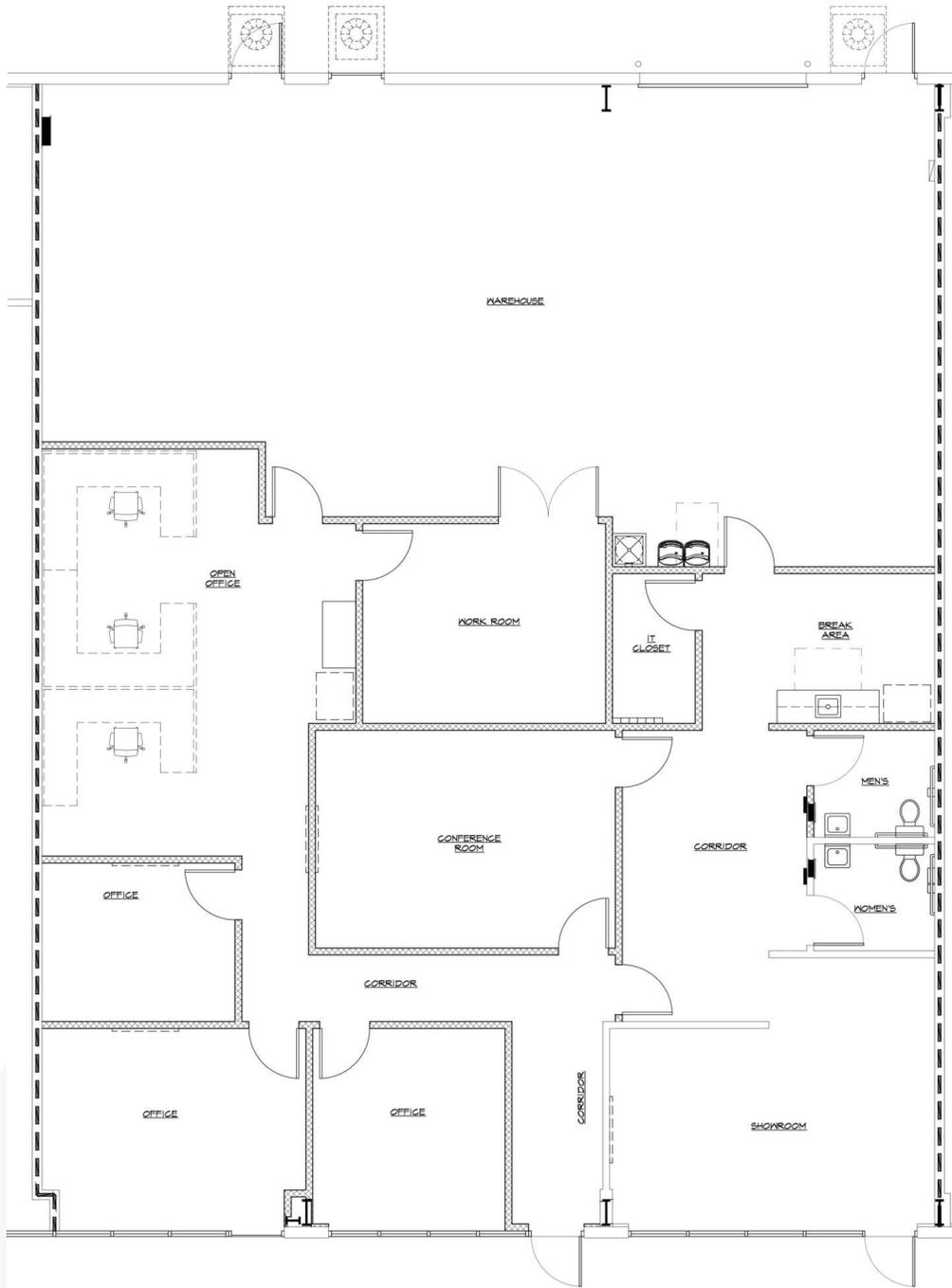
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1109 West Airport, Bldg 1	1,840 SF	NNN	\$3,117 per month	One private office One grade-level roll-up door (10' W x 10' H); Power: 3-Phase / 120/240V / 100 Amps
1181 West Airport, Bldg 2	3,800 SF	NNN	\$6,992 per month	Three private offices with showroom, conference room, open bullpen and breakroom One grade-level roll-up door (10' W x 10' H); Power: 3-Phase / 400 Amps (2 x 200 Amp panels)
1209 West Airport, Bldg 3	10,000 SF	NNN	\$16,942 per month	Available 07/01/26 100% office - attractive floor plan with reception area, several open work areas, large and small conference rooms and private offices

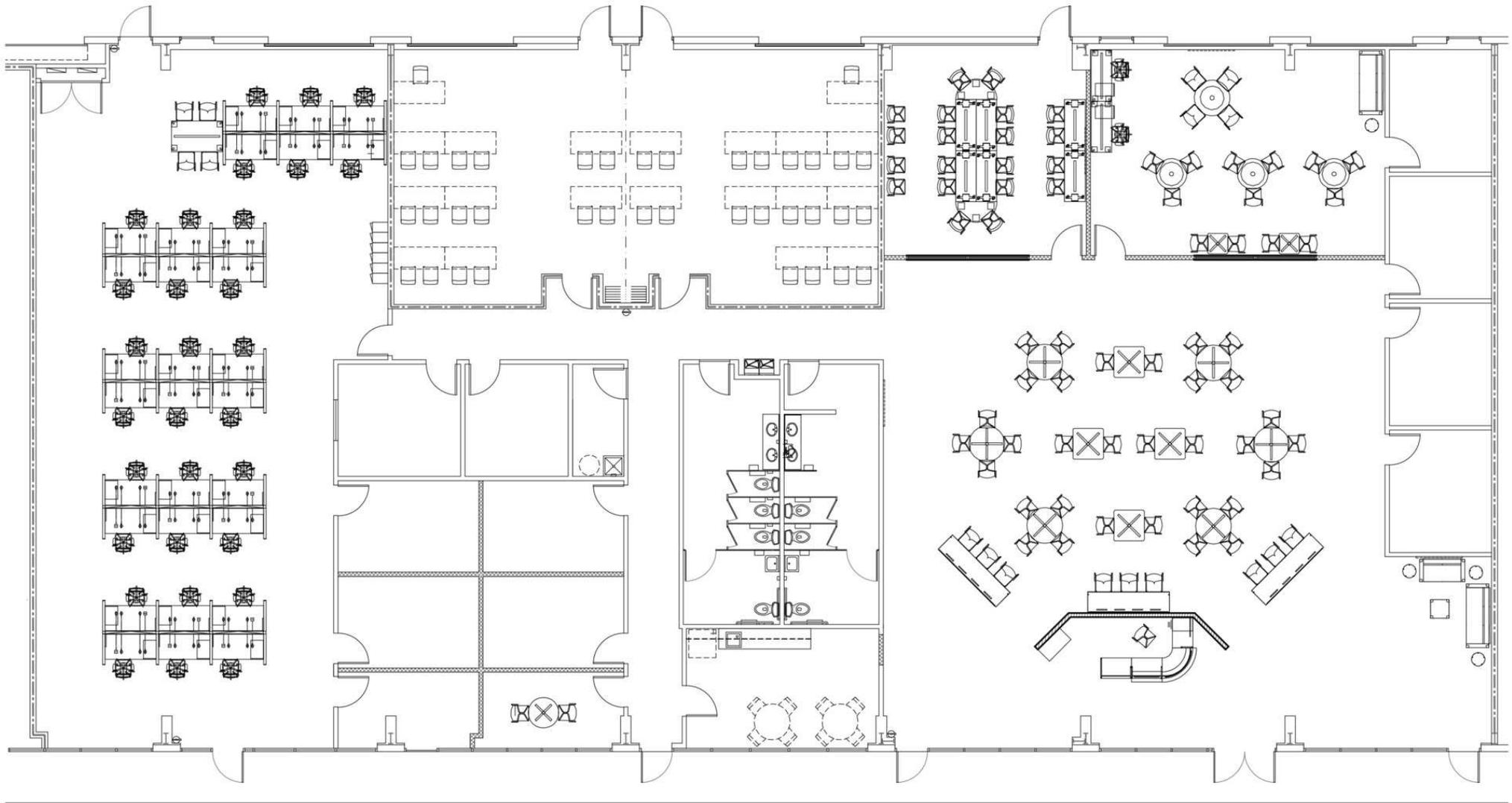
1109 West Airport Blvd - 1,840± SF



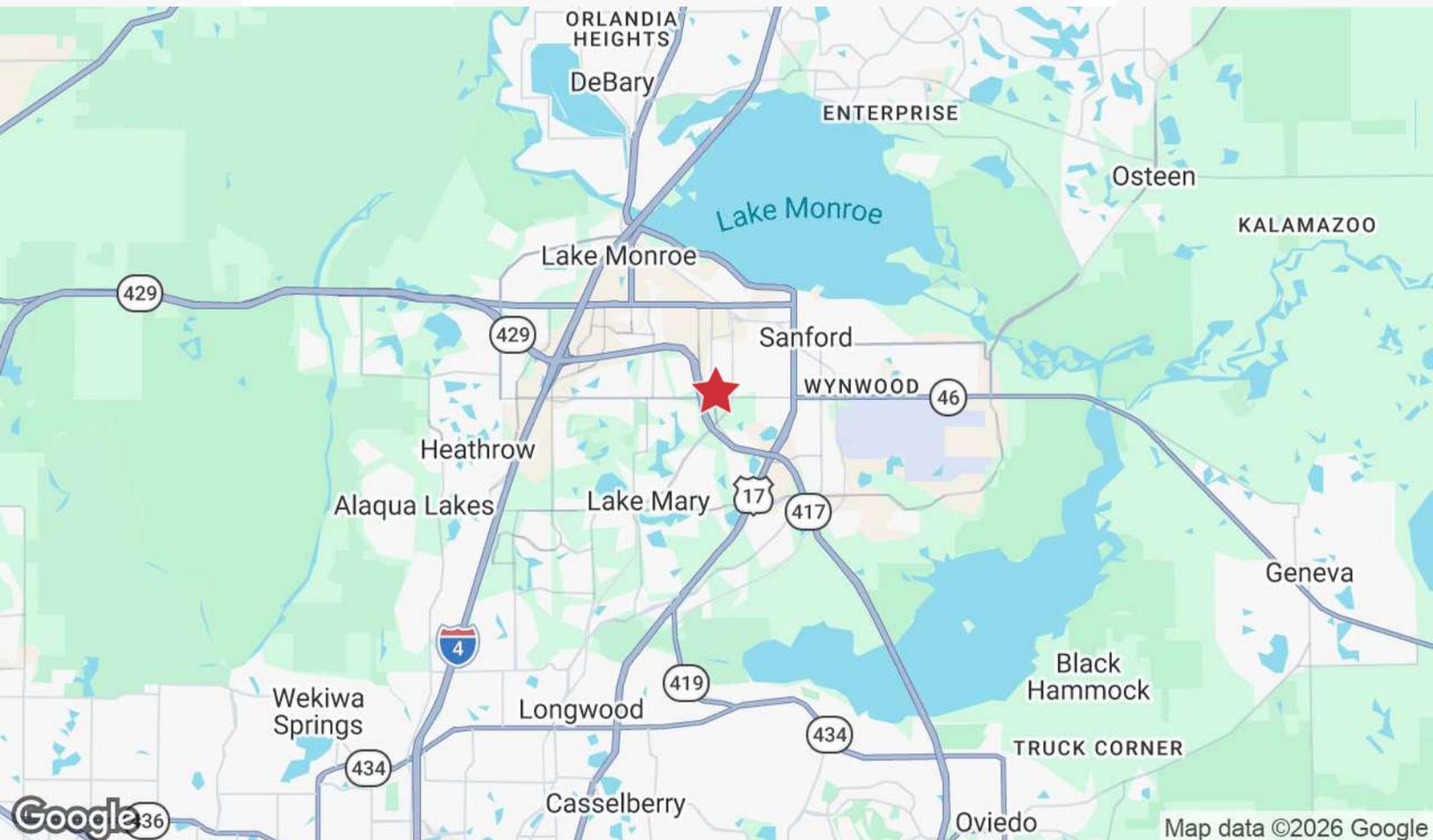
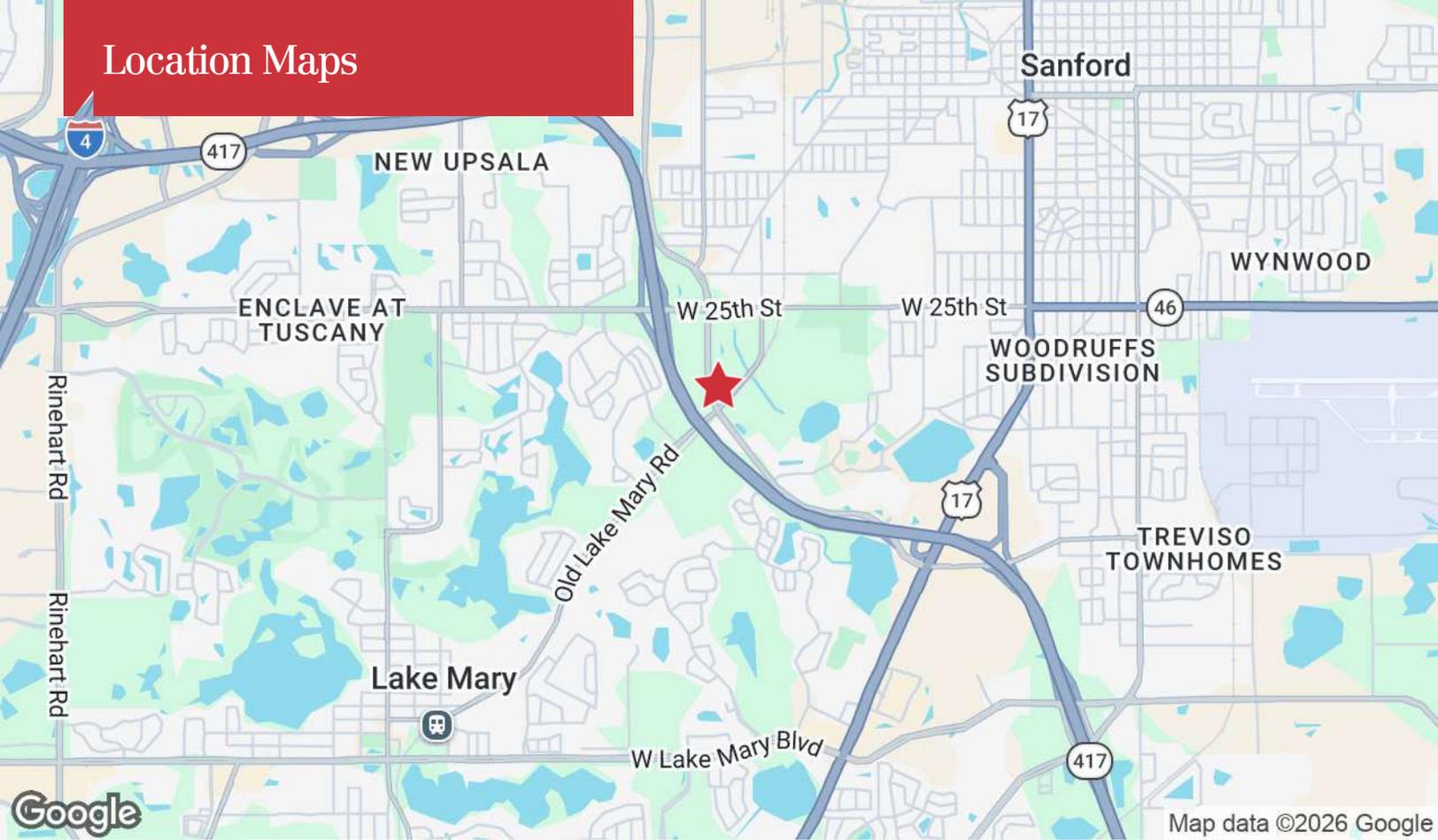
1181 West Airport Blvd - 3,800± SF



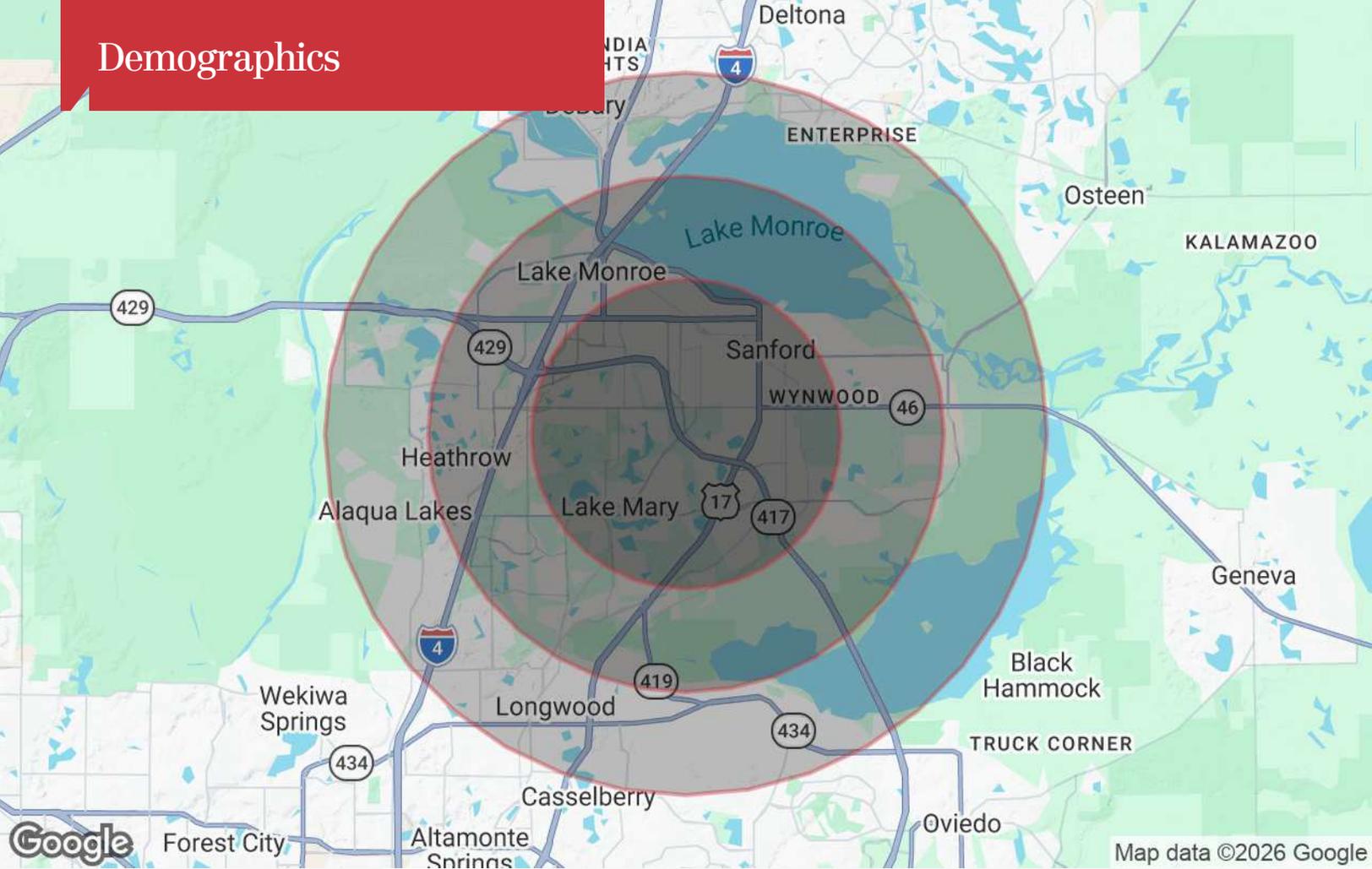
1209 W Airport Blvd - 10,000± SF



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	76,265	137,390	208,469
MEDIAN AGE	39	40	41
MEDIAN AGE (MALE)	38	39	40
MEDIAN AGE (FEMALE)	40	41	42

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	29,222	52,744	80,070
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$90,147	\$104,943	\$109,275
AVERAGE HOUSE VALUE	\$326,496	\$389,849	\$402,292

* Demographic data derived from 2020 ACS - US Census