

NON-PROFIT OFFICE SPACE FOR LEASE

31 Skyline Drive, Lake Mary, FL 32746

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For Lease: Negotiable / Full Service

Suite 101: ± 168 SF
 Suite 102: ± 180 SF
 First Floor: ± 348 SF
 Second Floor: ± 2,300 SF



**AVAILABLE
 IMMEDIATELY**

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



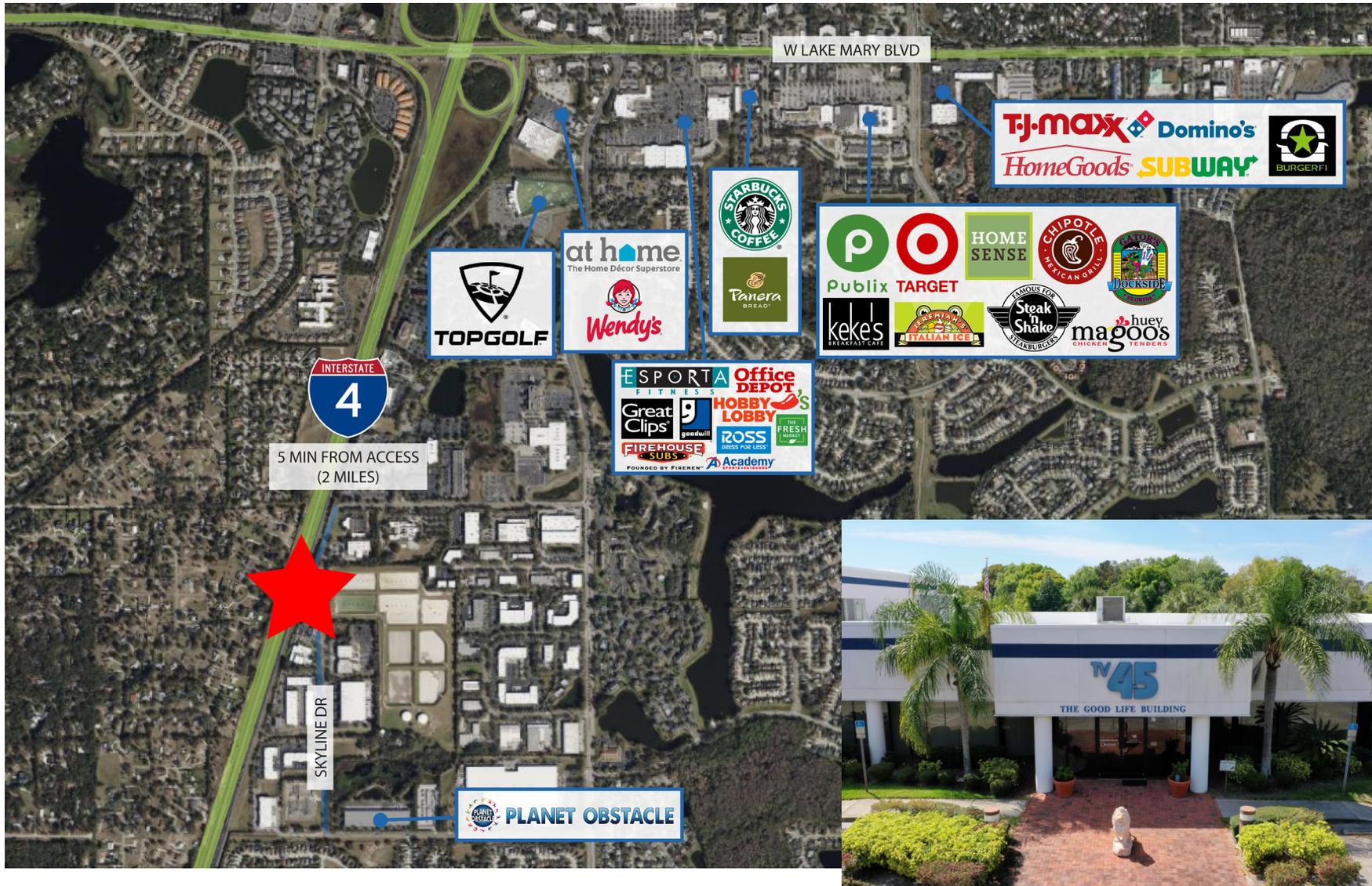
2025 DEMOGRAPHICS

	 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

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NEIGHBORHOOD MAP



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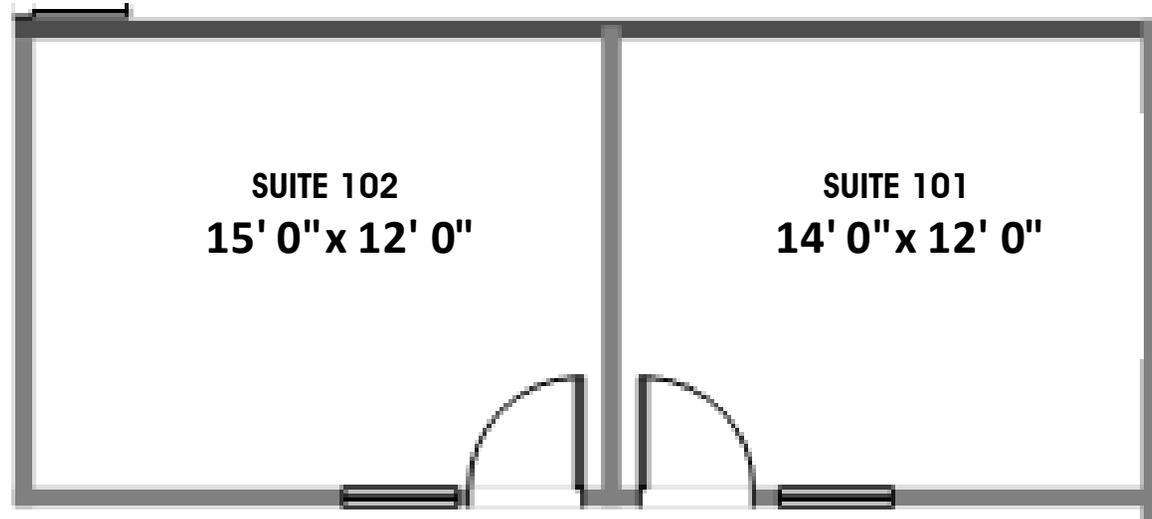
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1ST FLOOR AVAILABILITY

SUITE 101



SUITE 102



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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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