

**FOR
LEASE**

OFFICE/LAB SPACE

**108 COMMERCE STREET, SUITE 100
LAKE MARY, FL 32746**



C O N T A C T

Vincent F. Wolle, CCIM, SIOR
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Results Real Estate Partners, LLC
Licensed Commercial Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
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PROPERTY FEATURES

- 23,000 SF Office/Flex/Lab Facility
- 1.7 Acre Site zoned Industrial, 3/1,000 Parking ratio
- Dock-high loading with overhead door & 20' clear height
- Owner will modify for a credit tenant and amortize improvements over the term of the lease (10 year minimum)
- Property is currently under renovation scheduled to be completed by summer 2022.
- Easy access to 1-4 with an office park setting.
- **Suite 101:** 10,500 SF Office/Lab Space Available, 1 OH Door, 800 Amp 3 Phase Service at the property, 75 KW 220 Volt-3 phase Generator (power suite 101 for a week), 20 Offices, 2 large training rooms, IT room, 2 bathrooms, kitchen, shop, reception area and meeting area, Building Signage Available for this suite.

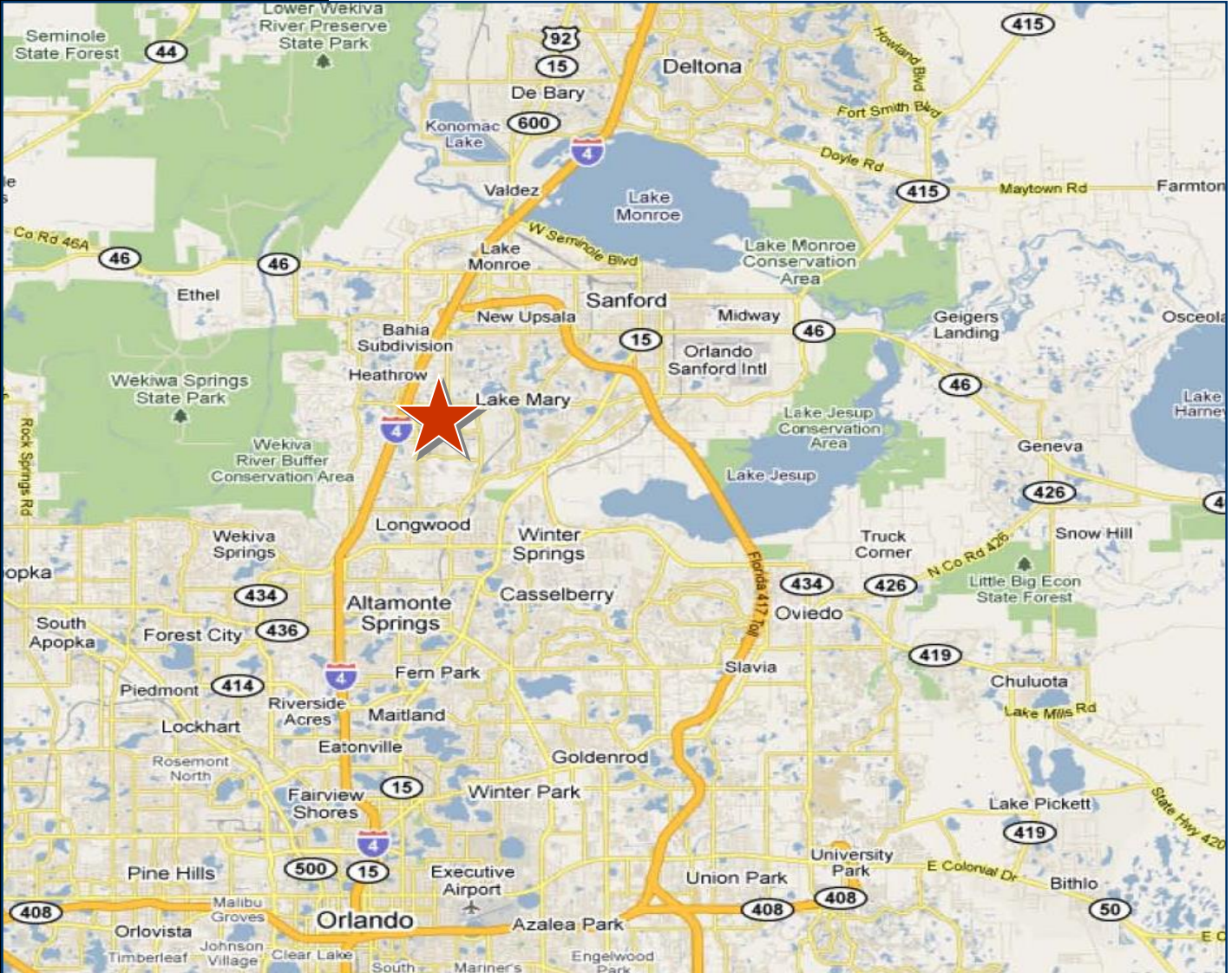
Lease Rate: \$13.00 NNN (\$3.29 OPEX) (5 Year Minimum Term)

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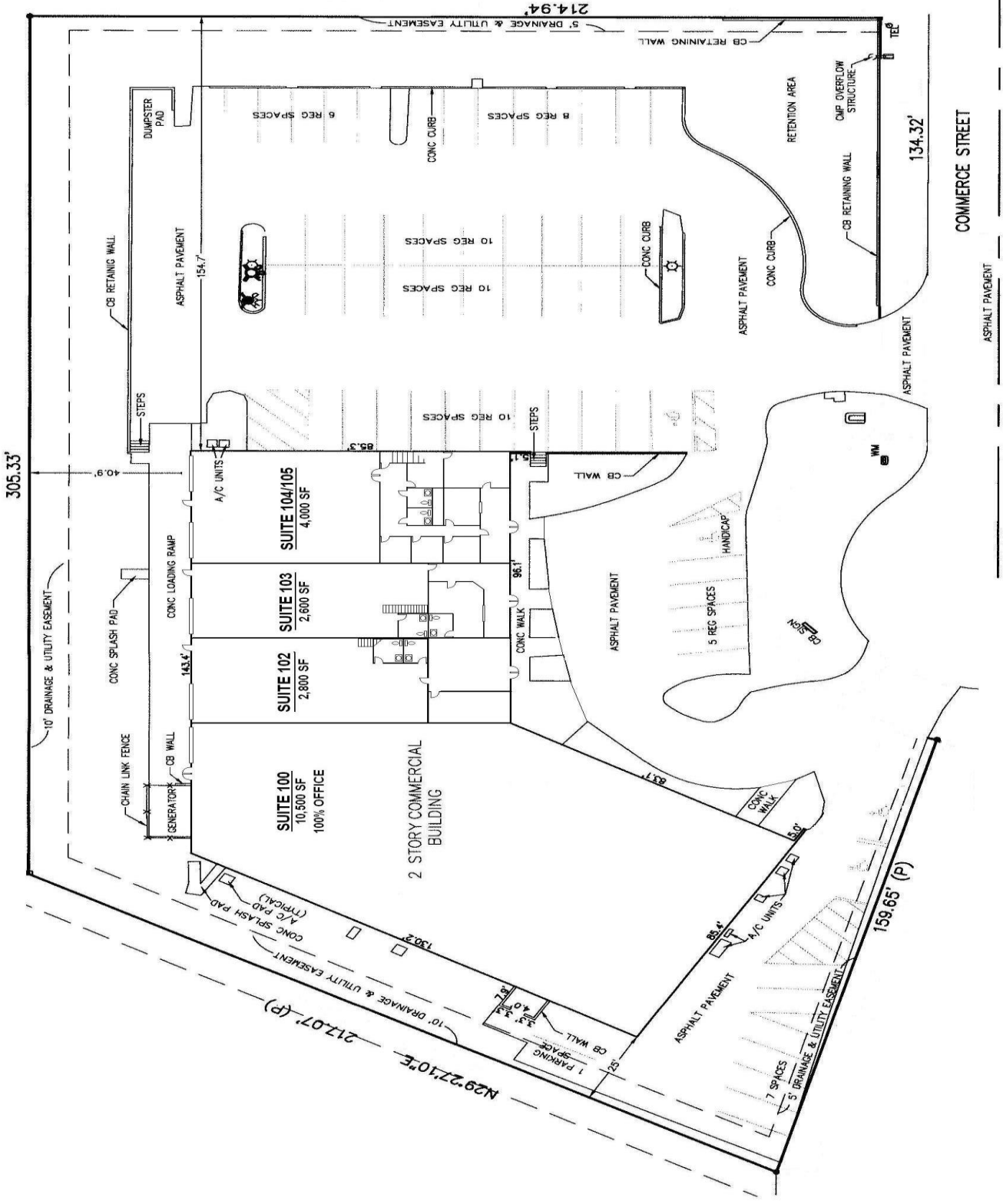


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