



## OFFICE SPACE FOR SUBLEASE

635 Primera Blvd, Lake Mary, FL 32746

Professional/Medical Office  
Space Available in Lake Mary

### PROPERTY HIGHLIGHTS

- Exceptional access to Lake Mary with omnidirectional ingress/egress and connectivity to the major thoroughfares
- Well located in the heart of Lake Mary's most established and desired business parks
- Great amenities in the immediate area
- Sublease available through 3/31/2027
- Part of a well-managed commercial ownership association
- Monument signage available



#### ASKING RATE:

Call for Details



#### AVAILABLE SPACE:

Suite 121: ±1,396 SF



#### PARKING:

Above standard parking  
ratio



#### YEAR BUILT:

2001



**HARBERT**  
REALTY SERVICES

**JOSH SMITH**

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**DAMIEN MADSEN**

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**For More Information: HarbertRealty.com**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

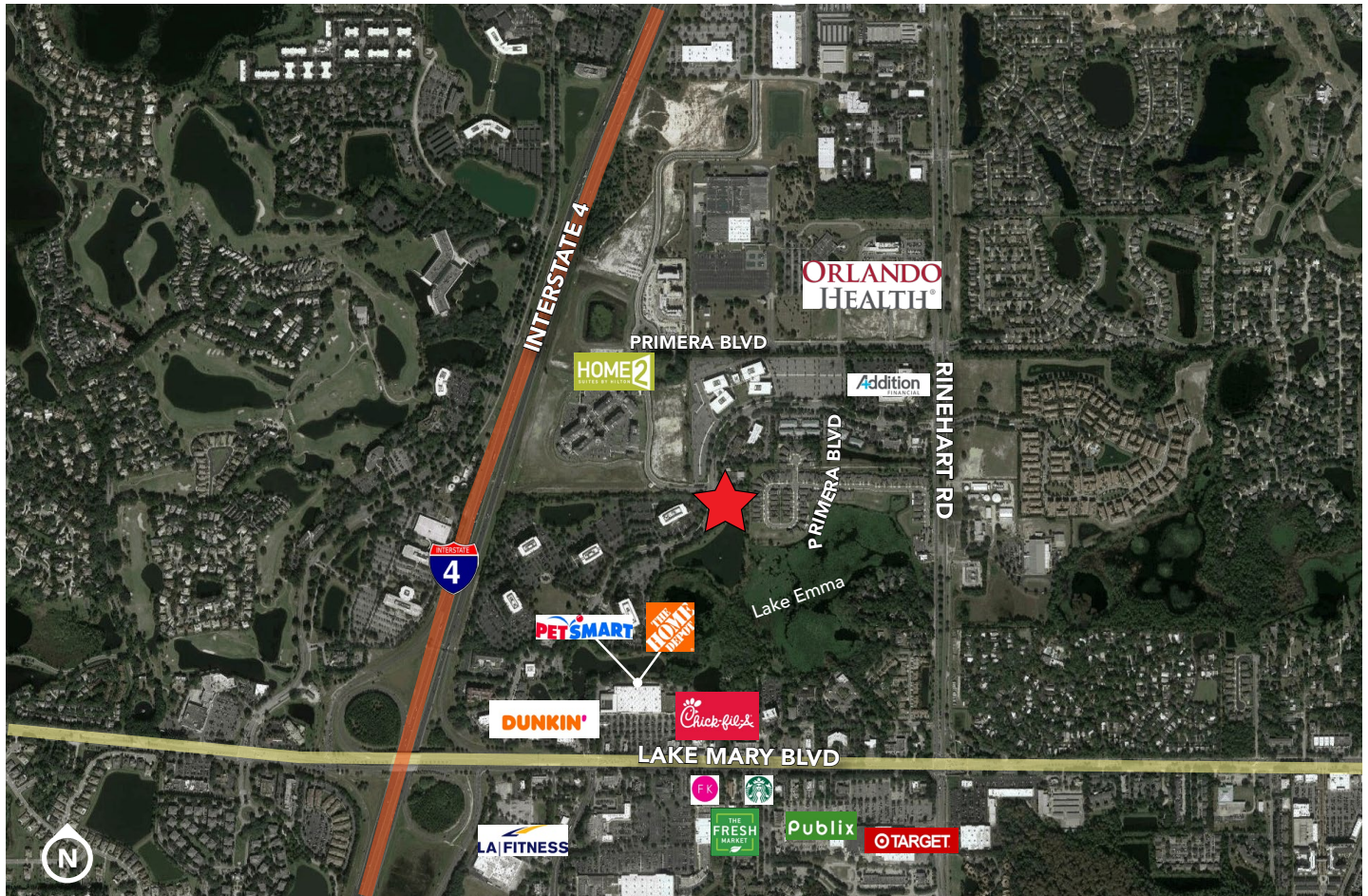
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## AREA OVERVIEW



## DRIVE TIMES

9 minutes  
to State Road 417

18 minutes  
to Sanford International Airport

22 minutes  
to Downtown Orlando

37 minutes  
to Orlando International Airport

## DEMOGRAPHICS

### POPULATION

1 miles	4,296
3 miles	60,924
5 miles	136,397

### TRAFFIC COUNTS

Rinehart Rd:  
+/-28,500 vehicles/day

Lake Mary Blvd:  
+/-18,500 vehicles/day

### DAYTIME BUSINESS POPULATION

1 miles	13,901
3 miles	65,259
5 miles	130,212

### AVERAGE HH INCOME

1 miles	\$130,637
3 miles	\$124,782
5 miles	\$108,157



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## BUILDING EXTERIOR



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# SPACE INTERIOR



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