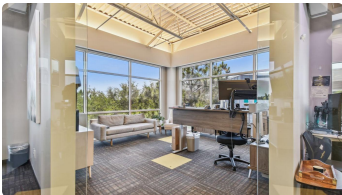


Suites 3050 & 3060. Take one, or take both.

AVAILABLE
Immediately

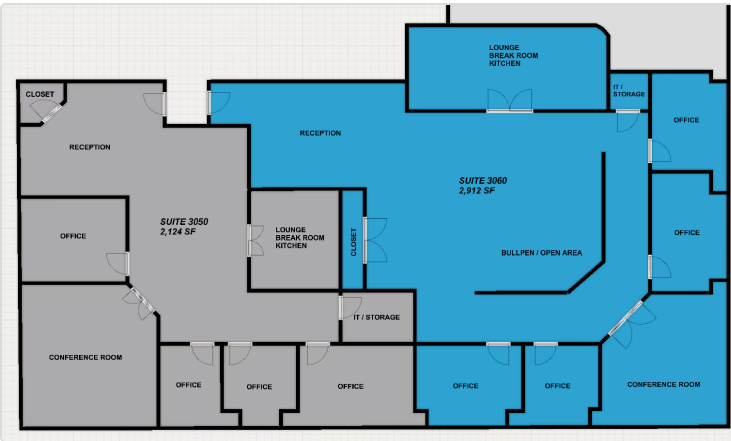
Build-out adds 30 days, depending on scope



SUITE 3050
2,124 SF
Est. 13-17 seats

SUITE 3060
2,912 SF
Est. 17-23 seats

COMBINED
5,036 SF
Est. 30-40 seats • contiguous



Suite 3050 2,124 SF

- Fully enclosed, west half
- Four enclosed rooms
- Large conference room
- Reception, kitchen/lounge, IT/storage, closet

Suite 3060 2,912 SF

- Large bullpen / open area, east half
- Four enclosed rooms
- Conference room
- Reception, kitchen/lounge, IT/storage, closet

BASE RENT	\$22.00 / SF / year, NNN
OPERATING EXP.	Paid in addition to base rent, at actual cost. Estimate on request.
TERM	5-year minimum, negotiable
DELIVERY	As-is, or built to suit
IMPROVEMENTS	Allowance and build-out negotiable
LANDLORD	Direct lease with the owner

Full-service building

The owner handles janitorial and in-suite cleaning, utilities and maintenance. Operating expenses cover property taxes, insurance, electric, water, trash, in-suite cleaning, HVAC and common-area maintenance.

Suite photos were taken while the suites were occupied. The furniture has since been removed and some walls reconfigured. The plan shows the current layout.

Building

- 44,694 SF • 3 stories • built 2008
- Class B • typical floor 14,898 SF
- 98 surface spaces (2.19 / 1,000 SF)

Finishes & amenities

- 10' - 13' 6" ceilings, recessed lighting
- Private restrooms, raised flooring
- 24/7 access, security + CCTV, showers, bike storage

Location

- ~1 mi to I-4 at CR 46A
- Minutes from Colonial TownPark
- ~11 mi to Orlando Sanford Intl; ~19 mi to downtown Orlando

OWNER Ken Naim Beacon One Capital • Beacon Offices LLC (917) 748-8998 ken@beaconoffices.com	LISTING BROKER Brad Kuskin GoCommercial (Compass) (561) 232-7899	TOUR & DETAILS 1540.beaconoffices.com Owned and leased directly by Beacon Offices LLC 1540 International Parkway, Suite 3050, Lake Mary, FL 32746 Rates, availability and terms subject to change.
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