



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

155-185 Middle Street  
Lake Mary, Florida 32746

**LAKE MARY PROF. OFFICE SPACE**



**FOR LEASE**

- + Lease Rate: \$18.00 / SF MG
- + Parking: 64 Spaces
- + Total Bldgs: Four
- + Zoning: C-1

**Highlights**

- Centrally Located in Lake Mary, Florida
- Easy Access to Lake Mary Boulevard
- 5 Minutes from Interstate 4
- One Minute from the Post Office
- 42,000 AADT on West Lake Mary Boulevard

**AVAILABLE SUITES**

155 Middle Street	Suite 1001	1,750 SF	\$18.00 / SF Modified Gross
165 Middle Street	Suite 1101	1,750 SF	\$18.00 / SF Modified Gross
185 Middle Street	Suite 1301	1,750 SF	\$18.00 / SF Modified Gross
185 Middle Street	Suite 1351	1,750 SF	\$18.00 / SF Modified Gross

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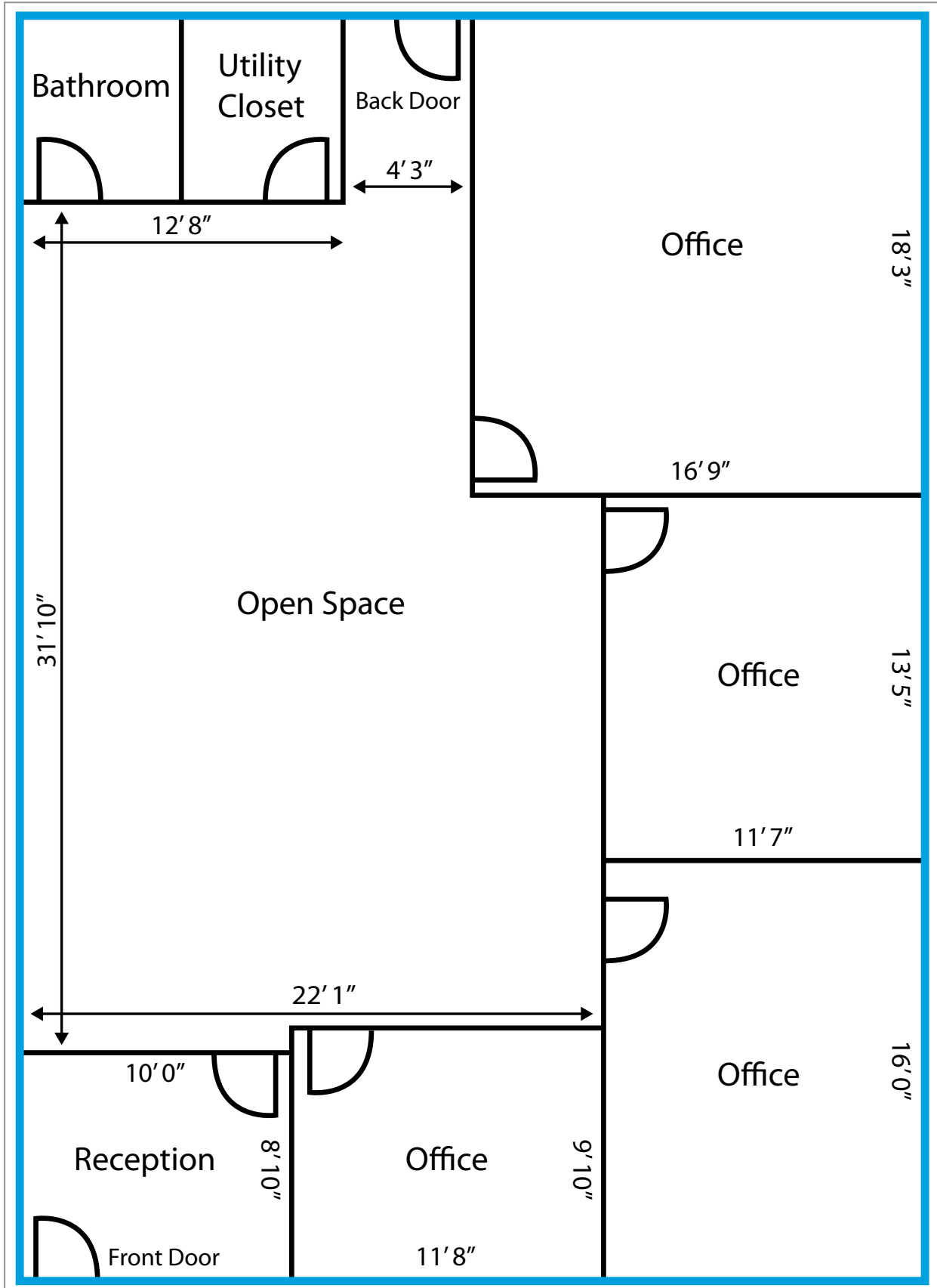
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# Typical Floor Plan



# Building Details



## Highlights

This 14,000 square foot office complex is centrally located in renowned Lake Mary. Located at the end of a quiet street, this property offers easy access to Lake Mary Blvd and all of its restaurants and amenities. The complex consists of four 3,500 SF freestanding professional office buildings, some of which are sub-divided into 1,750 SF units.

155 Middle Street		
Suite	Tenant	Size
1001	AVAILABLE	1,750 SF

165 Middle Street		
Suite	Tenant	Size
1101	AVAILABLE	1,750 SF
1151	Occupied	1,750 SF

175 Middle Street		
Suite	Tenant	Size
Full Building	Occupied	3,500 SF

185 Middle Street		
Suite	Tenant	Size
1301	AVAILABLE	1,750 SF
1351	AVAILABLE	1,750 SF



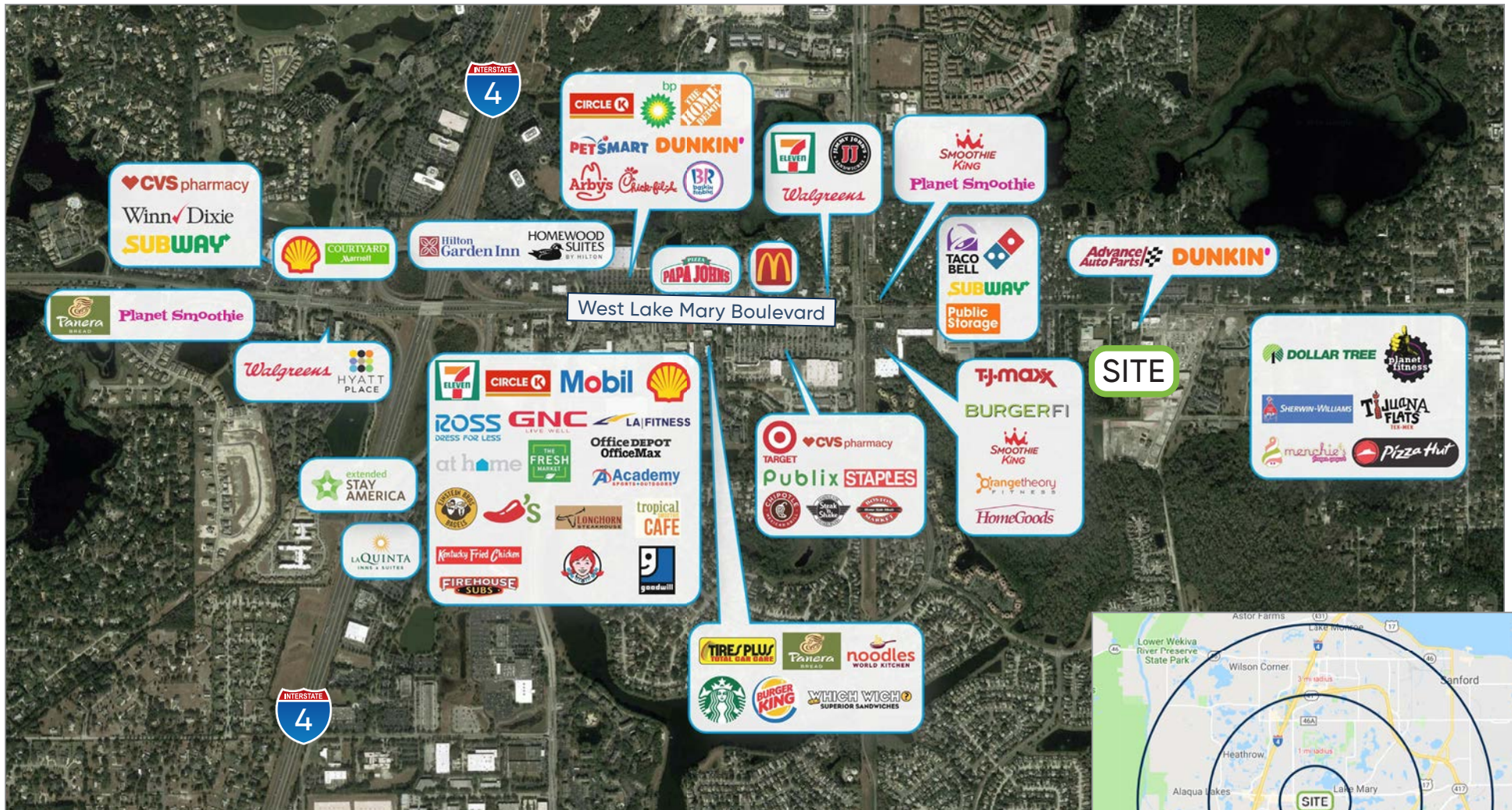
# Residential & Merchant Aerial



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# Retail Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	8,589	\$81,658	750	5,906
3-Mile	65,225	\$91,923	4,039	39,443
5-Mile	163,038	\$84,897	8,835	83,052

