

# FOR LEASE

**LAKE MARY BUSINESS CENTER**  
1150 EMMA OAKS TRL, LAKE MARY, FL 32746



## PROPERTY FEATURES

120,469± SF BUILDING SIZE

- 12,787 SF AVAILABLE - SUITE 120

26 MINUTES FROM SFB AIRPORT

CONVENIENT ACCESS TO I-4

WET SPRINKLERS

3 PHASE POWER



### **TAYLOR ZAMBITO**

Senior Director  
+1 407 541 4409  
taylor.zambito@cushwake.com

### **RYAN HUBBARD**

Director  
+1 407 541 4390

### **JARED BONSHIRE**

Executive Managing Director  
+1 407 541 4414  
jared.bonshire@cushwake.com

Owned By:

**maple<sup>tree</sup>**

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



1150 EMMA OAKS TRL  
SUITE 120 - 12,787 SF

PROPERTY SPECIFICATIONS

ASKING RATE  
NEGOTIABLE

OPEX  
\$2.83 PSF

OFFICE  
3,076 SF

CLEAR HEIGHT  
24’

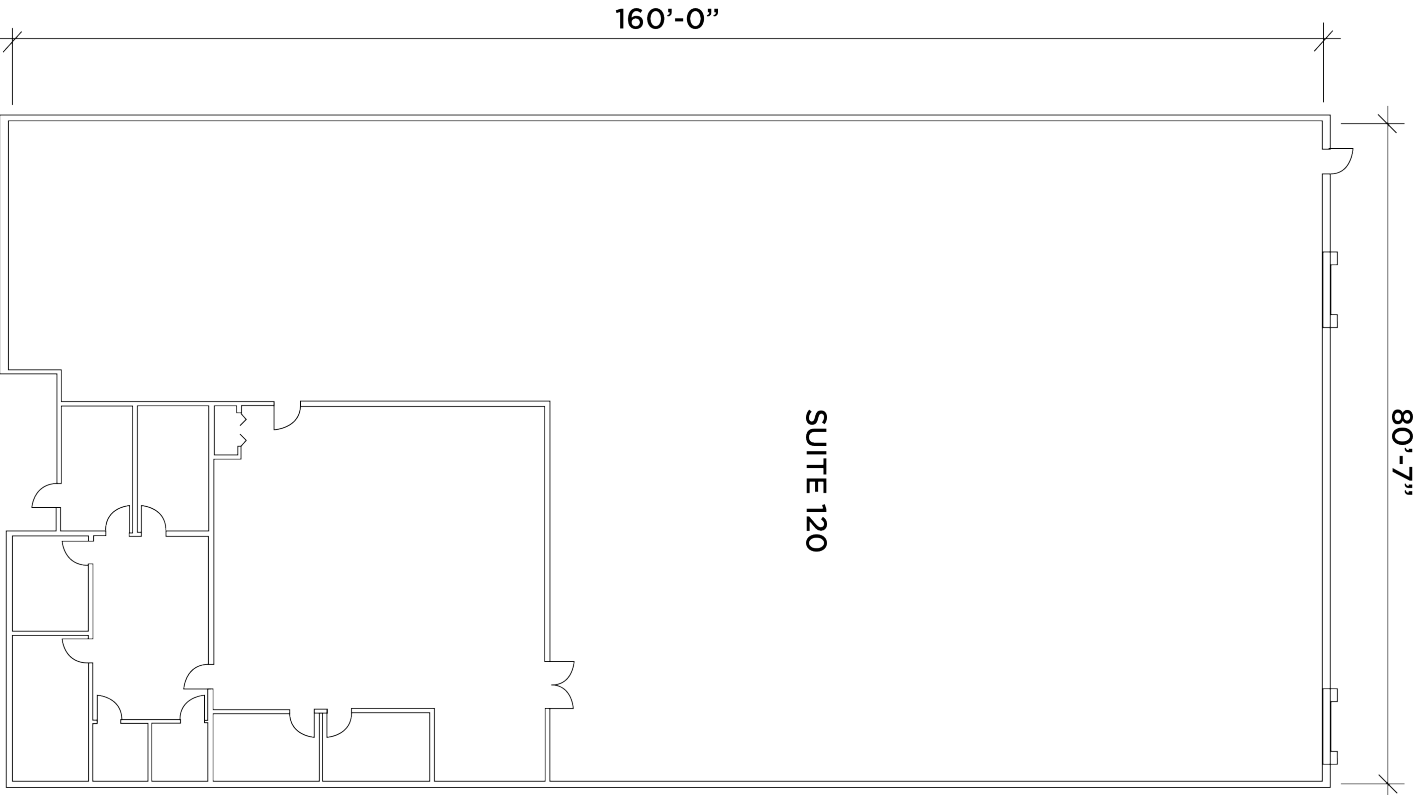
LOADING DOORS  
(2) DOCK DOORS

PARKING RATIO  
1.84/1,000

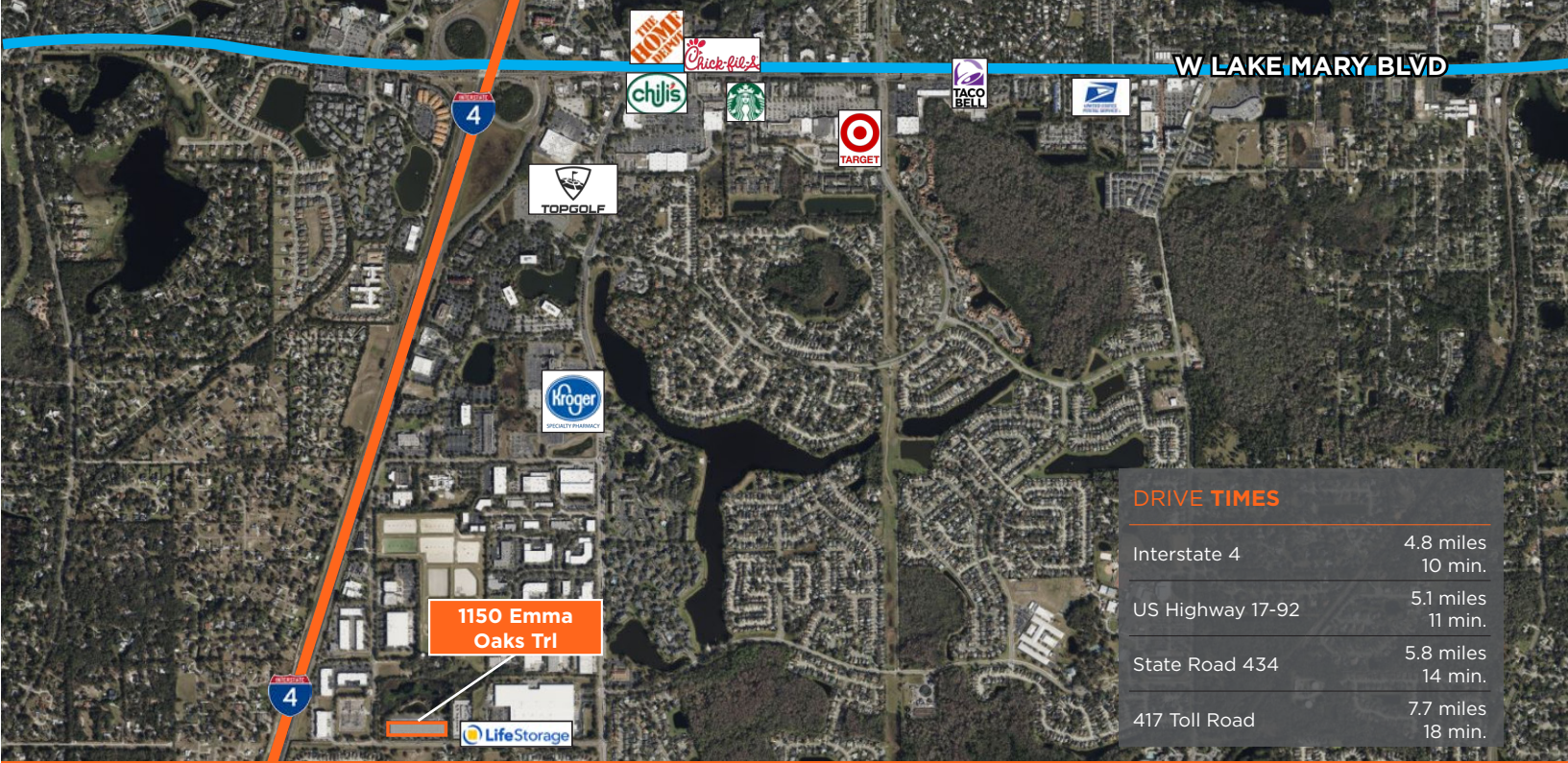
ZONING  
M-1A, LAKE MARY

COLUMN SPACING  
40’ X 40’

YEAR BUILT  
1999



\*Denotes Estimated Operating Expenses for 2024



| DRIVE TIMES      |                      |
|------------------|----------------------|
| Interstate 4     | 4.8 miles<br>10 min. |
| US Highway 17-92 | 5.1 miles<br>11 min. |
| State Road 434   | 5.8 miles<br>14 min. |
| 417 Toll Road    | 7.7 miles<br>18 min. |

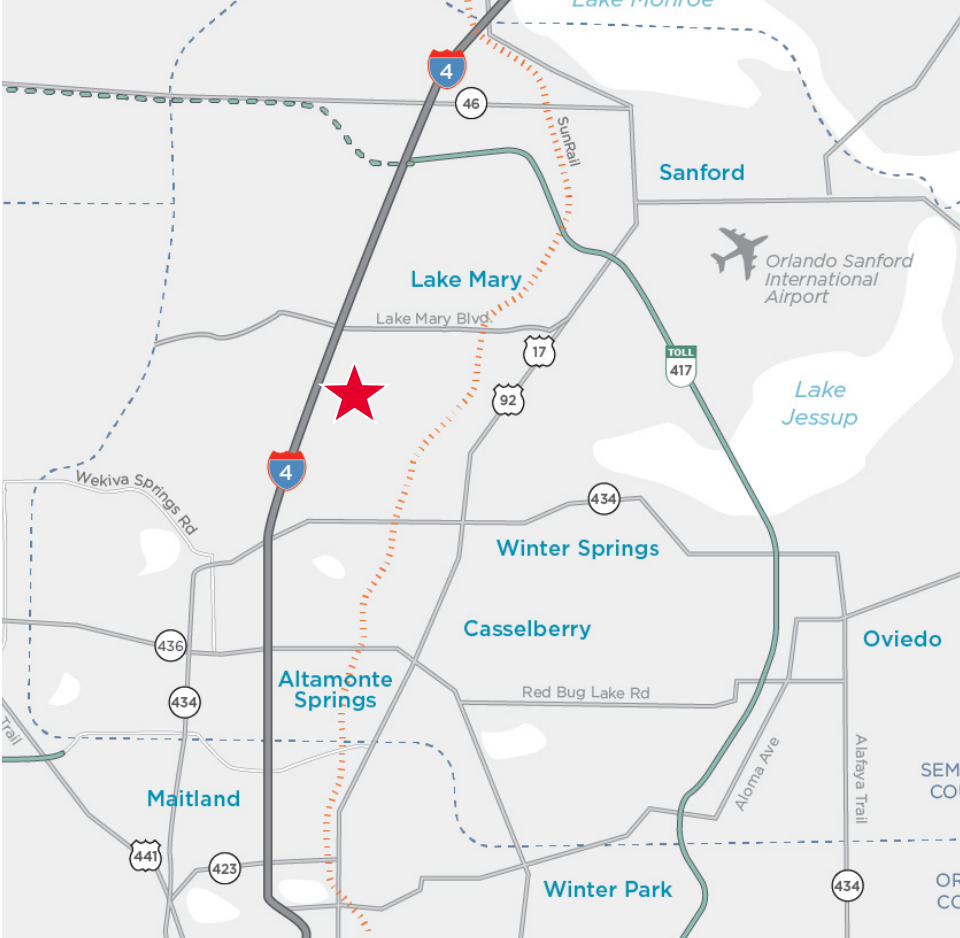
STRATEGIC LOCATION

1150 Emma Oaks Trail provides a great access point to easy transportation avenues, including highways, freeways, and airport. Located in Lake Mary submarket, 1150 Emma Oaks Trail tenants may benefit from city economic incentives.

ABOUT US

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages more than 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

[www.mapletree.com.sg](http://www.mapletree.com.sg)



**TAYLOR ZAMBITO**  
Senior Director  
+1 407 541 4409  
taylor.zambito@cushwake.com

**RYAN HUBBARD**  
Director  
+1 407 541 4390  
ryan.hubbard@cushwake.com

**JARED BONSHIRE**  
Executive Managing Director  
+1 407 541 4414  
jared.bonshire@cushwake.com

Owned By:  
maple*tree*



**TAYLOR ZAMBITO**  
Senior Director  
+1 407 541 4409  
taylor.zambito@cushwake.com

**RYAN HUBBARD**  
Director  
+1 407 541 4390  
ryan.hubbard@cushwake.com

**JARED BONSHIRE**  
Executive Managing Director  
+1 407 541 4414  
jared.bonshire@cushwake.com

Owned By:  
maple*tree*



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.