



1080  
GREENWOOD  
BOULEVARD



FREESTANDING TWO STORY, CLASS "A" OFFICE BUILDING  
+/- 75,000 SF | LAKE MARY, FL

AVAILABLE FOR

LEASE  
OR SALE





# PROPERTY OVERVIEW

## Freestanding Class A Flex Office Building

1080 Greenwood Blvd (“the Property”) is a freestanding, 75,000 square foot (“sf”), Class “A” Office/Flex Building situated in the heart of the Lake Mary Office Submarket in Orlando. Lake Mary is one of Orlando’s top suburban office submarkets and is home to several major corporate users and executive housing. The Property was constructed in 1995 and expanded in 1999 and features tilt wall

construction, tinted windows, and multiple architecturally pleasing facades. The Property consists of two +/- 25,000 office floor plates and a +/- 25,000 warehouse which features 30’ clear heights with six dock high loading doors and one drive up ramp. The Property was a build to suit for Scholastic Corporation and served as a regional headquarters for Book Fairs. Additionally, the Property features I-4 frontage with access to the Interstate in under 2.5 miles.



2 — 1080 GREENWOOD BLVD

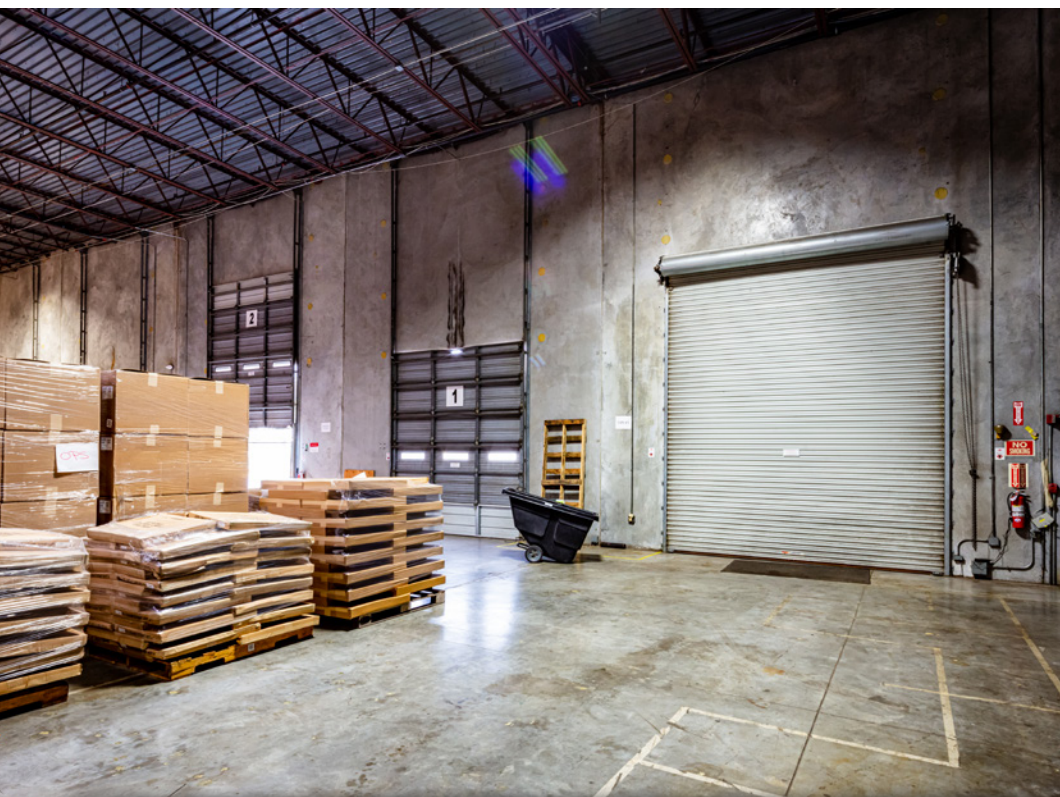






### Property Highlights

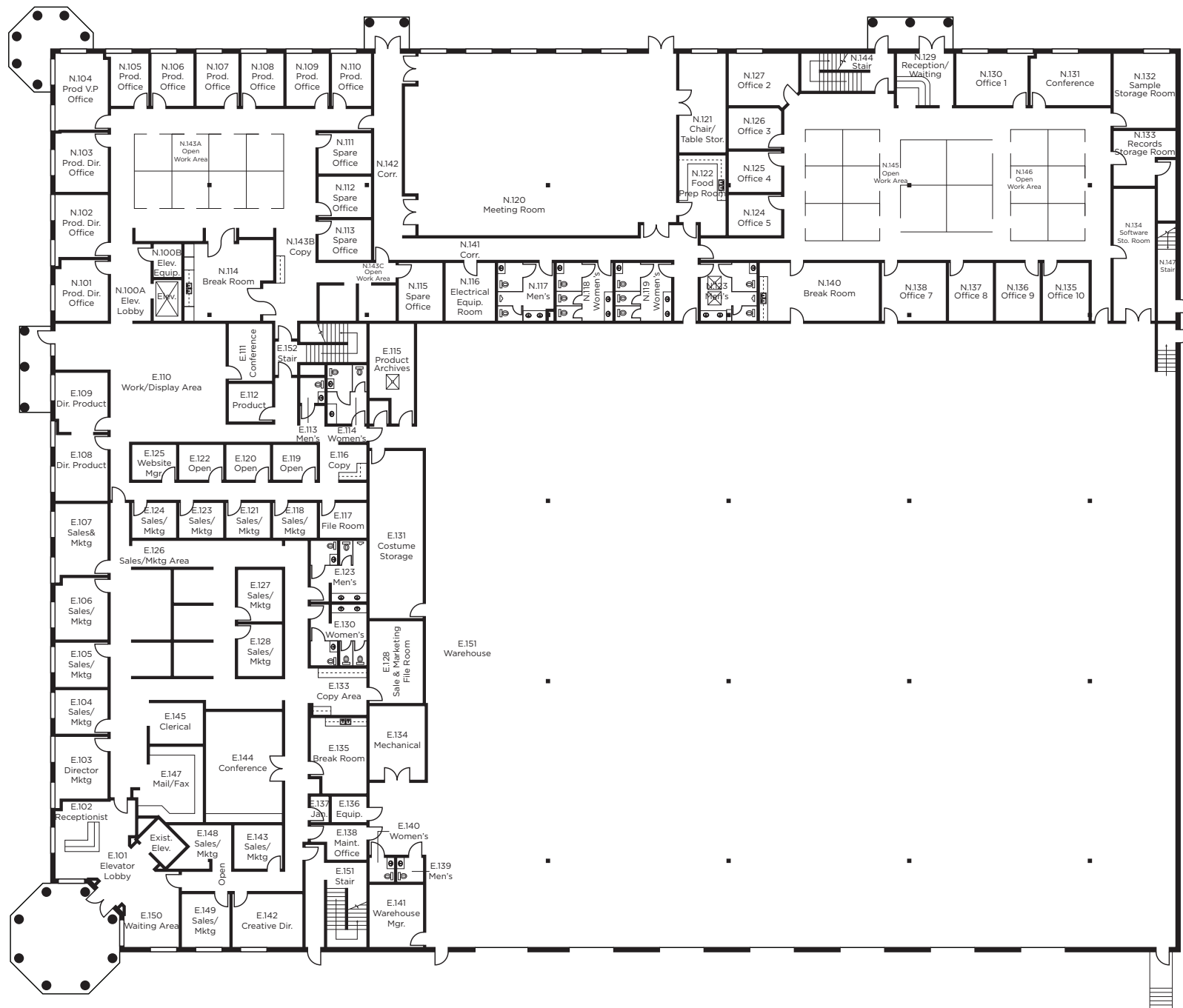
- » Opportunity to lease or purchase a +/- 75,000 SF Class "A" Flex Office Building
- » +/- 50,000 SF Office, +/- 25,000 SF warehouse
- » Rare property configuration which features two story office space and a warehouse with multiple dock high doors, lends itself well to a variety of users who perform multiple functions on site
- » 225 Parking Spaces (4.5/1,000 SF parking ratio on office space)
- » Site is approximately 5.2 acres with an additional and contiguous 2 acres of land available directly to the South which allows multiple building and parking expansion options
- » Multiple forms of signage including building signage with I-4 visibility
- » Immediate proximity to I-4 with ample amenities nearby on Lake Mary Blvd
- » Generator on site that supports critical operations of the building





# FLOOR PLANS

## First Floor

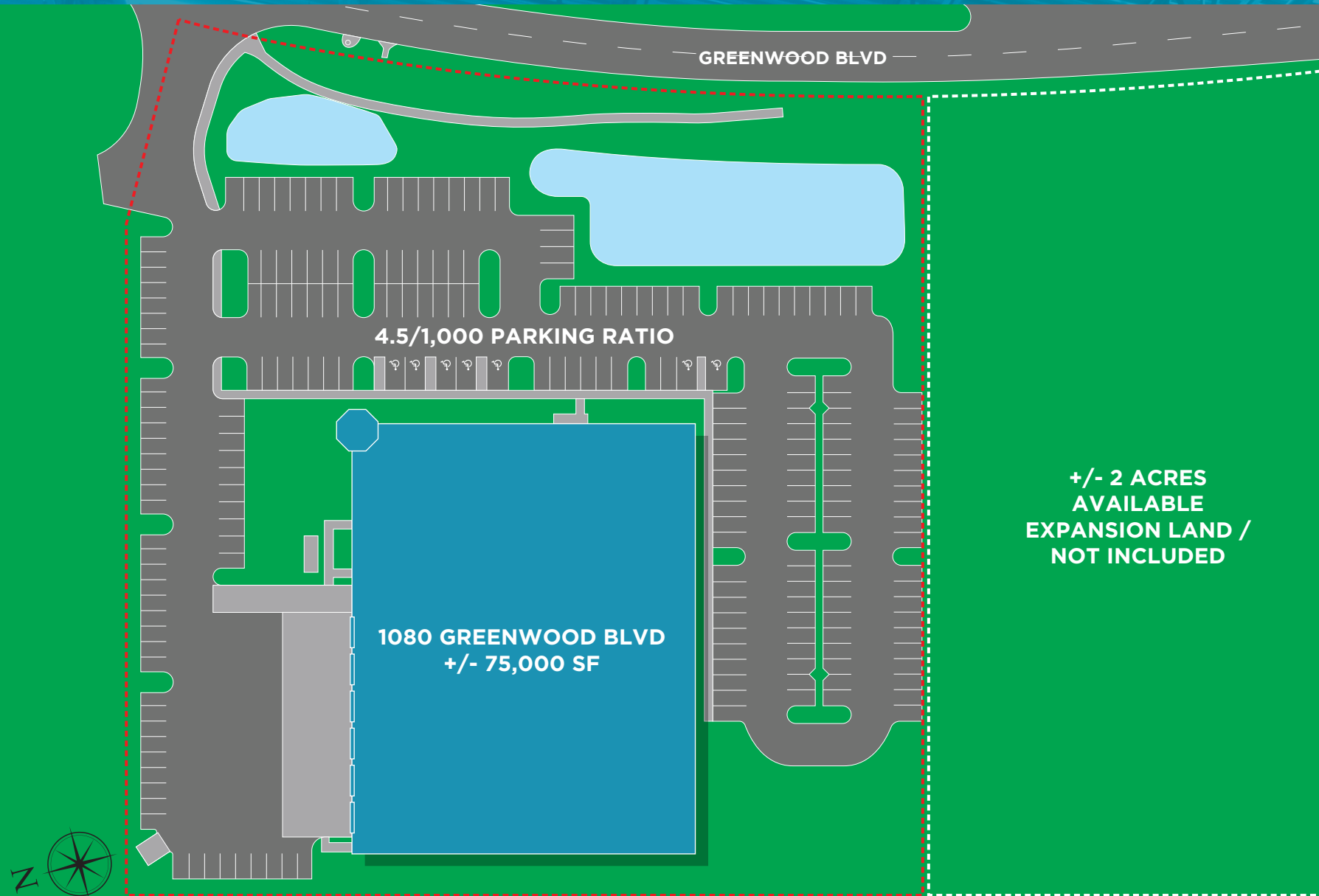


# FLOOR PLANS

## Second Floor



# SITE MAP





# RARE CLASS A FLEX OFFICE OPPORTUNITY

LAKE MARY BLVD AADT 20,500

AADT 138,008



**+/-2  
ACRES**

AVAILABLE  
EXPANSION LAND /  
NOT INCLUDED

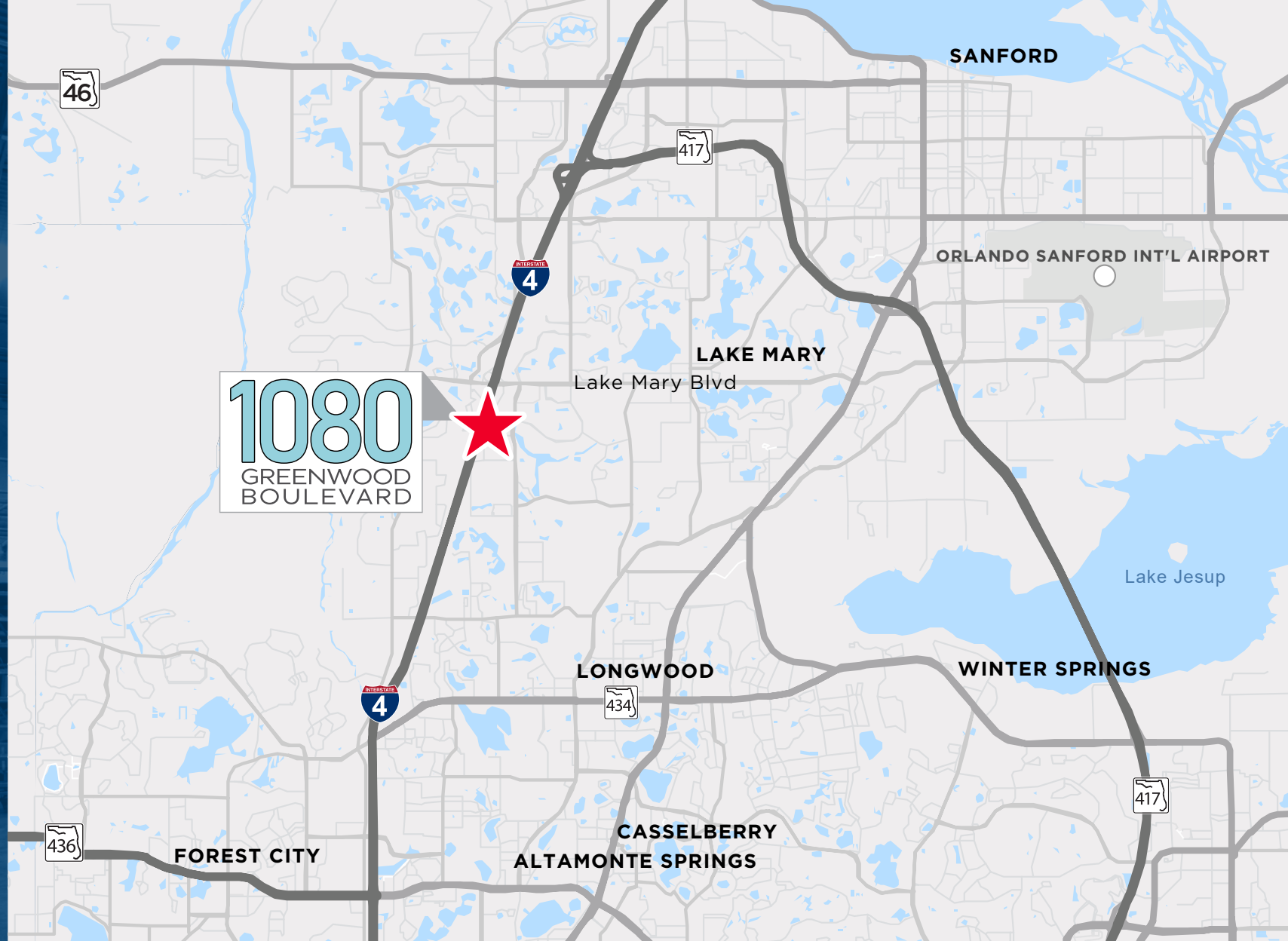
GREENWOOD BLVD





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