FOR LEASE · ENTIRE SECOND FLOOR

85,000 SF on One Floor.
One Iconic Address.

1000 AAA DRIVE | LAKE MARY, FL 32746

The entire **±85,000 SF second floor** of a 603,915 SF Class A campus, furnished, wired and generator-backed, overlooking Heathrow Country Club in the center of Lake Mary.

FOR ASKING RATE, CALL FOR DETAILS


THREE-STORY ATRIUM


LAKESIDE TERRACE


SECOND-FLOOR VIEWS

1000 AAA DRIVE | LAKE MARY, FL 32746 | ±85,000 RSF | 5.5 / 1,000 PARKING

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THE OPPORTUNITY

A headquarters floor, without building a headquarters.

PROPERTY OVERVIEW

Large users in Lake Mary rarely get to choose a whole floor. Most of what is on the market comes in pieces: a few thousand feet here, a partial floor there, stacked across a tower and connected by elevators. 1000 AAA Drive offers the opposite, an entire ±85,000 SF second floor inside a 603,915 SF Class A campus, on one plate, with its own conference, training and production rooms already in place.

The building sits on a 39-acre campus beside Heathrow Country Club, minutes from the I-4 and Lake Mary Boulevard interchange. Tenants share a three-story atrium, an on-site café with a professional chef, a conference center, a covered parking garage, a full-building generator and 24/7 security, the amenities a company would otherwise have to build itself.

Four reasons it works

One floor, one team. ±85,000 RSF on a single plate, with two wings that can work together or apart.

Plug-and-play. Herman Miller sit/stand desks and chairs are available, so move-in can start with furniture already on the floor.

Parking for a big team. 5.5 spaces per 1,000 SF across surface lots and a covered garage.

Built to stay open. Full-building backup generator and 24/7 security.



Twilight aerial of the campus and Heathrow Country Club.

DETAILS AT A GLANCE

Address	1000 AAA Drive Lake Mary, FL 32746
Available	±85,000 RSF · entire second floor
Building	±603,915 SF · Class A office
Campus	39 acres on Heathrow Country Club
Asking rate	Call for Details
Parking	5.5 / 1,000 SF · surface and covered garage
Zoning	PD
Parcel ID	07-20-30-300-0058-0000
Signage	Monument and directory
Furniture	Herman Miller sit/stand desks and chairs available
Resilience	Full-building generator · 24/7 security

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THE CAMPUS

Thirty-nine acres. One address everyone knows.

The second floor wraps both sides of the atrium in two wings, A-B-C and D-E-F, each with its own elevators, restrooms and stairs.

ZONE	CHARACTER	KEY SPACES	SHARE*
A	Open space	Open area 103'2" x 123'11", one office, egress stair	48%
B	Meeting + core (elbow)	Five conference rooms, restrooms, elevators	5%
C	Open space + production	Open area 118'2" x 100'4", studio, audio room, IT center	47%
D	Open space + work rooms	Three open areas, three work rooms, photo room, office row	45%
E	Support + core (elbow)	Open area, large break room, building ops, restrooms	6%
F	Open space + rooms	Largest open area (178'5" x 100'2"), training room, IT/tech	49%

*Estimated share of each wing (A-B-C and D-E-F each = 100%), from the owner's second-floor space study. Dimensions per floor plan; verify on site.

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LOCATION

Lake Mary. Where Central Florida's headquarters already are.

Lake Mary is the corporate address of North Orlando. Deloitte, JPMorgan Chase, Verizon and AAA all run major operations within a few minutes of International Parkway, and the employee base that comes with them lives in Heathrow, Lake Mary and Sanford.

From the campus, I-4 and Lake Mary Boulevard are next door, SR 417 is a short drive east, and Orlando Sanford International Airport is about 20 minutes away. Visiting teams can stay at four hotels within roughly a mile, and Heathrow Square, the Shoppes at Oakmonte and Lake Mary Centre cover lunch and errands.

PROXIMITY

I-4 at Lake Mary Blvd	±3 minutes
Heathrow Square / Oakmonte	±4 minutes
Colonial TownPark	±6 minutes
SR 417	±10 minutes
Orlando Sanford Int'l Airport	±20 minutes
Downtown Orlando	±25 minutes
Orlando International Airport	±35 minutes

Approximate drive times in normal traffic.

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ON-SITE AMENITIES

The amenities most companies have to build are already here.

A company taking a floor this size would normally budget for a training room, a place to feed people, a way to host clients and a plan for when the power goes out. At 1000 AAA Drive those are part of the building.

Three-story atrium. A park-like arrival under a glass vault, with escalators, a staffed security desk and views to the lake and golf course.

Café and private dining. An on-site café with a professional chef and a separate private dining room for client lunches.

Conference center. A finished meeting and event room for all-hands, training days and board meetings.

Podcast and video production. Dedicated studio and audio rooms on the second floor.

Business continuity. Full-building backup generator, 24/7 security and on-site facility management.

Parking. 5.5 spaces per 1,000 SF with a covered garage, so nobody circles the lot.


ON-SITE CAFÉ + PRIVATE DINING


CONFERENCE CENTER


PODCAST + VIDEO STUDIO


ATRIUM ESCALATORS

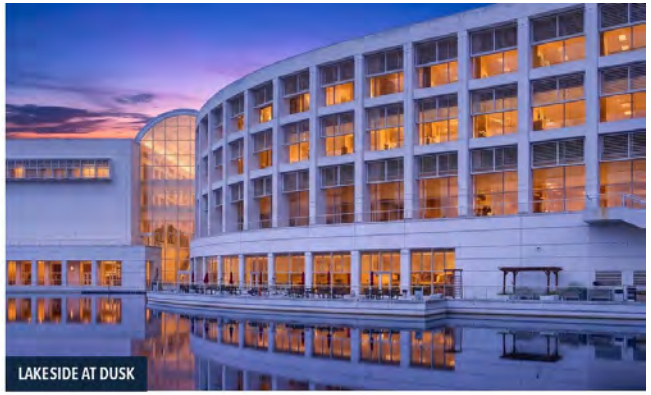

24/7 SECURITY DESK

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THE PROPERTY

A Class A campus on the golf course.


TWILIGHT AERIAL


LAKESIDE AT DUSK


ATRIUM ENTRY


THE LAKE + FOUNTAIN


GOLF-COURSE SETTING


COVERED PARKING GARAGE

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HIGHEST & BEST USE

Built for the teams that need a whole floor.

The floor was built out for a national headquarters, so the hard rooms already exist: conference rooms off the elbows, a studio and audio room, work rooms, a training room and a large break room. That makes it a natural fit for users who need people, process and presentation space on one level.

01 **Corporate or regional headquarters** — ENTIRE FLOOR

One plate for the whole company, with executive and client space near the atrium and open teams in the wings.

02 **Training and education center** — ZONES D-E-F

A training room, a 42' break room and the floor's largest open area in Zone F, with work rooms next door in D.

03 **Marketing, media and content teams** — ZONES A-B-C

A built studio, audio room, IT center and conference rooms in Zones B and C, beside a 118' open floor.

04 **Operations and customer contact center** — ZONES A · C · F

Three large open areas, 5.5/1,000 parking and generator-backed power for a team that cannot go offline.

05 **Two tenants, one wing each** — EITHER WING

Each wing has its own core, so the floor may be split into two ±42,500 SF premises for the right pair of users.

Uses shown are illustrative and subject to zoning and ownership approval. A two-tenant split is subject to landlord approval and demising; ±42,500 SF per wing is approximate.



OPEN FLOOR · ZONE A



TRAINING / MEETING ROOM

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THE VALUE

What one floor here replaces.

An 85,000 SF requirement in Lake Mary usually ends up in one of two places: three or four partial floors stacked in a multi-tenant tower, or a build-to-suit that takes years and a large check before anyone moves in.

The second floor at 1000 AAA Drive puts the whole team on one plate now, with furniture available and the café, conference center, garage and generator already paid for by the building.

WHAT YOU NEED	STACKED FLOORS IN A MULTI-TENANT TOWER	BUILD-TO-SUIT HQ	1000 AAA DRIVE · 2ND FLOOR
Floor plate	3-4 partial floors	Designed to fit	**±85,000 SF on one level**
Time to occupy	Build-out after lease	Two years or more	**Existing build-out**
Furniture	Buy and install	Buy and install	**Herman Miller available**
Parking	Often 4 / 1,000 or less	Build it	**5.5 / 1,000 + garage**
Café + conference	Shared or none	Build it	**On site**
Generator + security	Varies	Build it	**Full building, 24/7**
Address	Your name on a directory	Your own	**Iconic campus + monument**

18.2%
Lake Mary/Heathrow total vacancy, Q2 2026

$27.69
Lake Mary/Heathrow Class A asking rent, $/SF FSG

5.61M SF
Lake Mary/Heathrow office inventory

0 of 25
Orlando-area 50,000+ SF blocks located in Lake Mary







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THE SECOND FLOOR

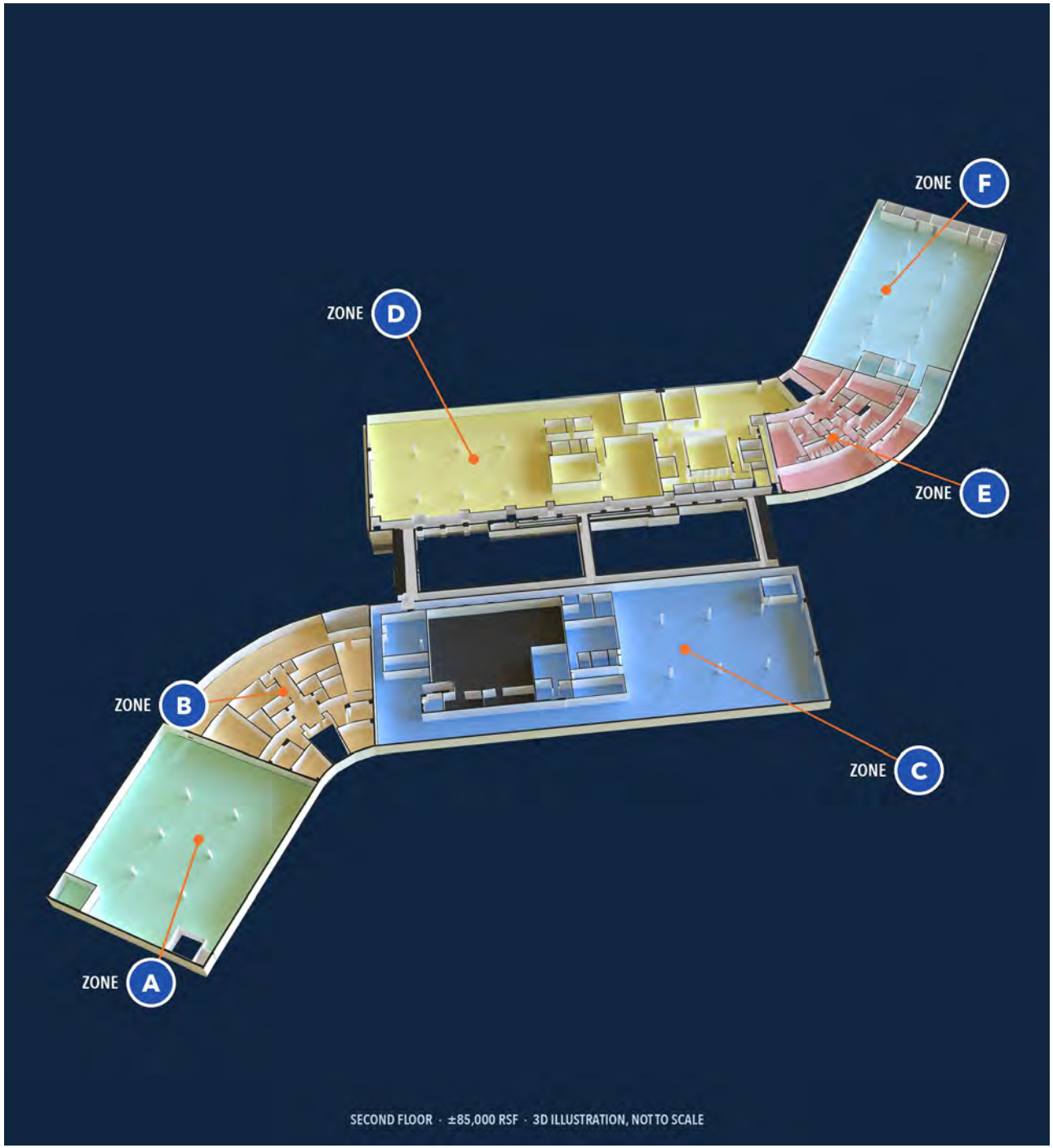
One floor plate. Two wings. Six zones.

The floor runs the full length of the building on both sides of the atrium. Walkways cross the atrium between the two wings, and each wing has its own elevators, restrooms and stairs, so the floor works as one premises or two.

- **A Zone A** · open area, 103'2" x 123'11"
- **B Zone B** · five conference rooms + core
- **C Zone C** · open area, studio, audio, IT
- **D Zone D** · open areas + three work rooms
- **E Zone E** · break room, ops + core
- **F Zone F** · largest open area + training

3D TOUR · WING A-B-C

3D TOUR · WING D-E-F



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ZONES A · B · C

A 118-foot open floor, with a production core.

Two open areas bracket the wing, joined by a meeting elbow with five conference rooms. Zone C adds a built studio, an audio room and an IT center, ready for content, training video or client presentations.


OPEN AREA


CONFERENCE ROOM


MEETING / TEAM ROOM


ATRIUM GALLERY

Photos reflect current condition; the AAA data center in Zone C is private and not part of the premises.

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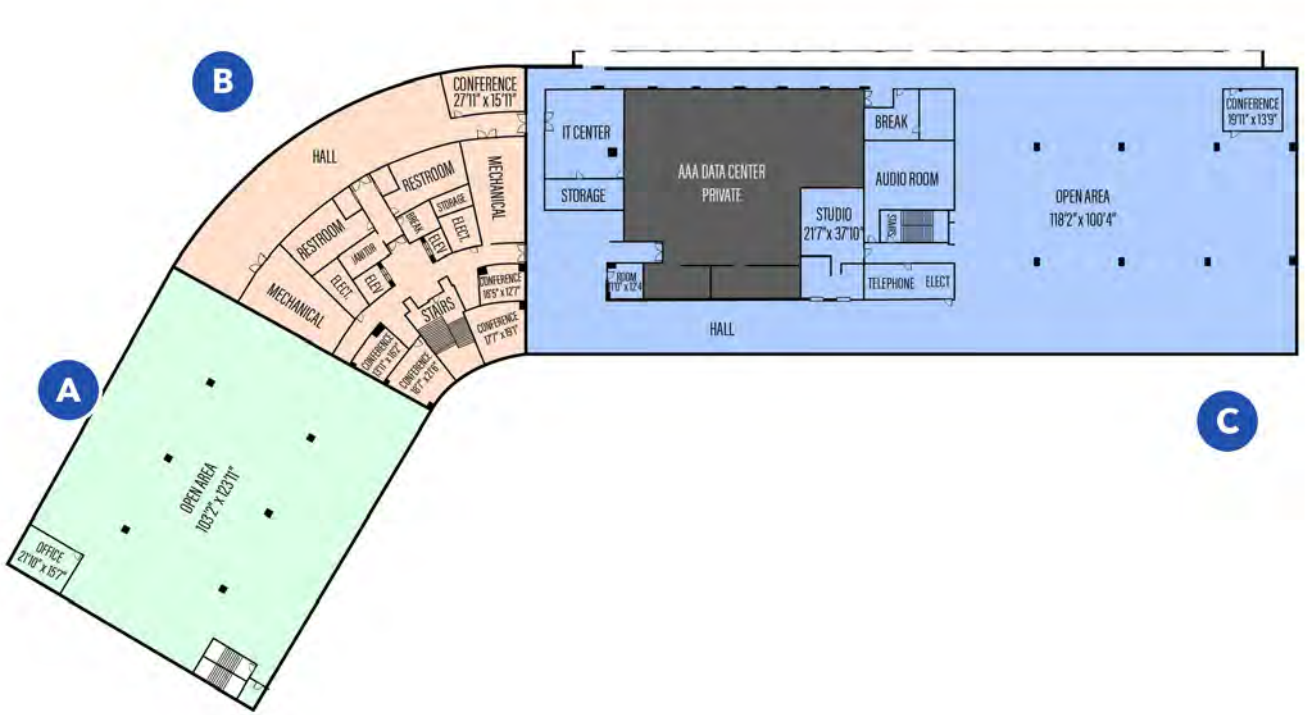
ZONES A · B · C · FLOOR PLAN

Open floor, five meeting rooms and a studio.

INCLUDES

Zone A · open area 103'2" x 123'11"
Zone A · office 21'10" x 15'7"
Zone B · five conference rooms, up to 27'11" x 15'11"
Zone B · restrooms, elevators, stairs
Zone C · open area 118'2" x 100'4"
Zone C · studio 21'7" x 37'10" + audio room
Zone C · IT center, storage, break room
Zone C · conference room 19'11" x 13'9"

TAKE THE 3D VIRTUAL TOUR



WING A-B-C

±42,500 RSF*

Best for media, marketing and operations teams. Rate per written proposal.

*Approximate half of the ±85,000 RSF floor; actual wing area to be confirmed by landlord measurement. Dimensions per floor plan, not to scale. The AAA data center (dark gray) is private and excluded.

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ZONES D · E · F

Work rooms, a training room and golf-course views.

The D-E-F wing holds the floor's largest open area, 178' long in Zone F, plus three work rooms, a photo room and a row of private offices in D. The E elbow brings a large break room and building operations office.


OPEN AREA


GOLF-COURSE VIEWS


PRIVATE ROOM


ATRIUM GALLERY

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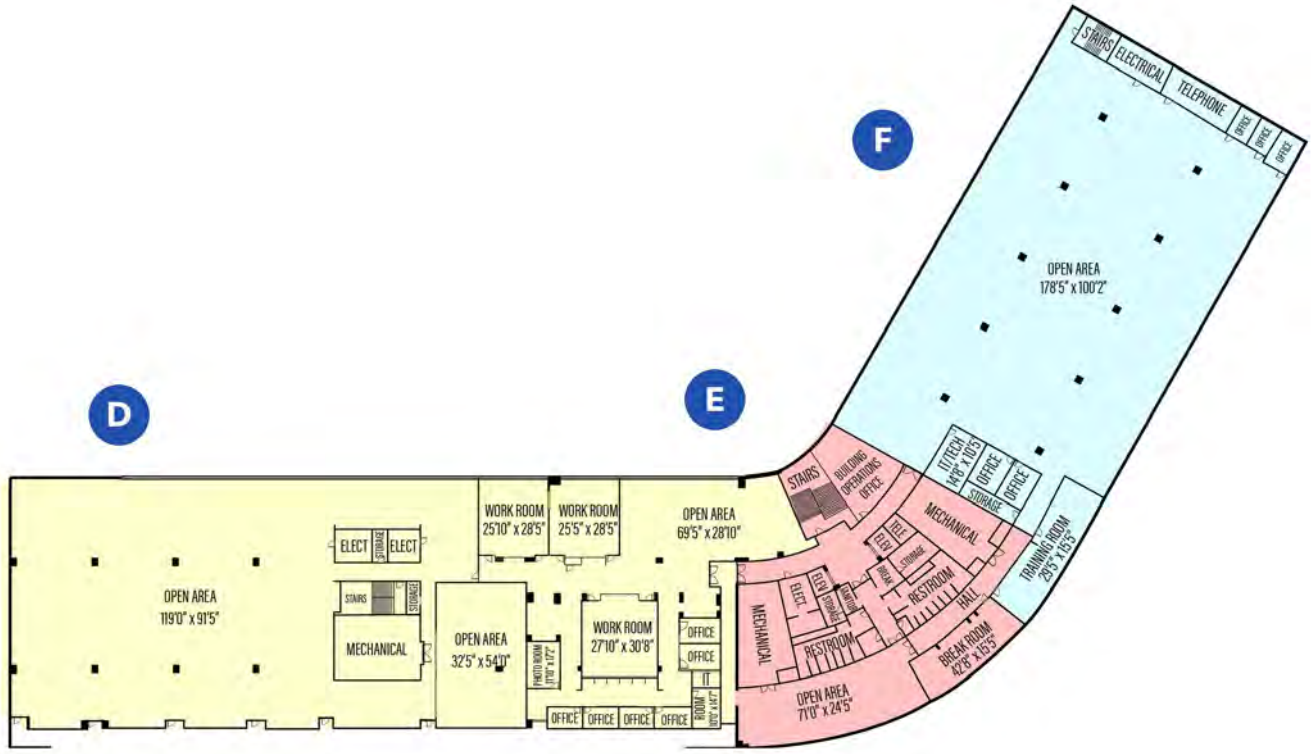
ZONES D · E · F · FLOOR PLAN

The floor's largest open area, ready for training.

INCLUDES

Zone D · open area 119'0" x 91'5"
Zone D · open areas 32'5" x 54'0" and 69'5" x 28'10"
Zone D · three work rooms, up to 27'10" x 30'8"
Zone D · photo room and office row
Zone E · break room 42'8" x 15'5"
Zone E · open area 71'0" x 24'5", restrooms
Zone F · open area 178'5" x 100'2"
Zone F · training room 29'5" x 15'5", IT/tech

TAKE THE 3D VIRTUAL TOUR



WING D-E-F

±42,500 RSF*

Best for training, education and operations teams. Rate per written proposal.

*Approximate half of the ±85,000 RSF floor; actual wing area to be confirmed by landlord measurement. Dimensions per floor plan, not to scale.

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NEXT STEPS

Contact Natalee or Garrett.

Walk the second floor in person.

Private tours of the second floor, the atrium, café and conference center are available by appointment. Floor plans, a Matterport walkthrough and lease terms are available on request.

3D TOUR · WING A-B-C

3D TOUR · WING D-E-F



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