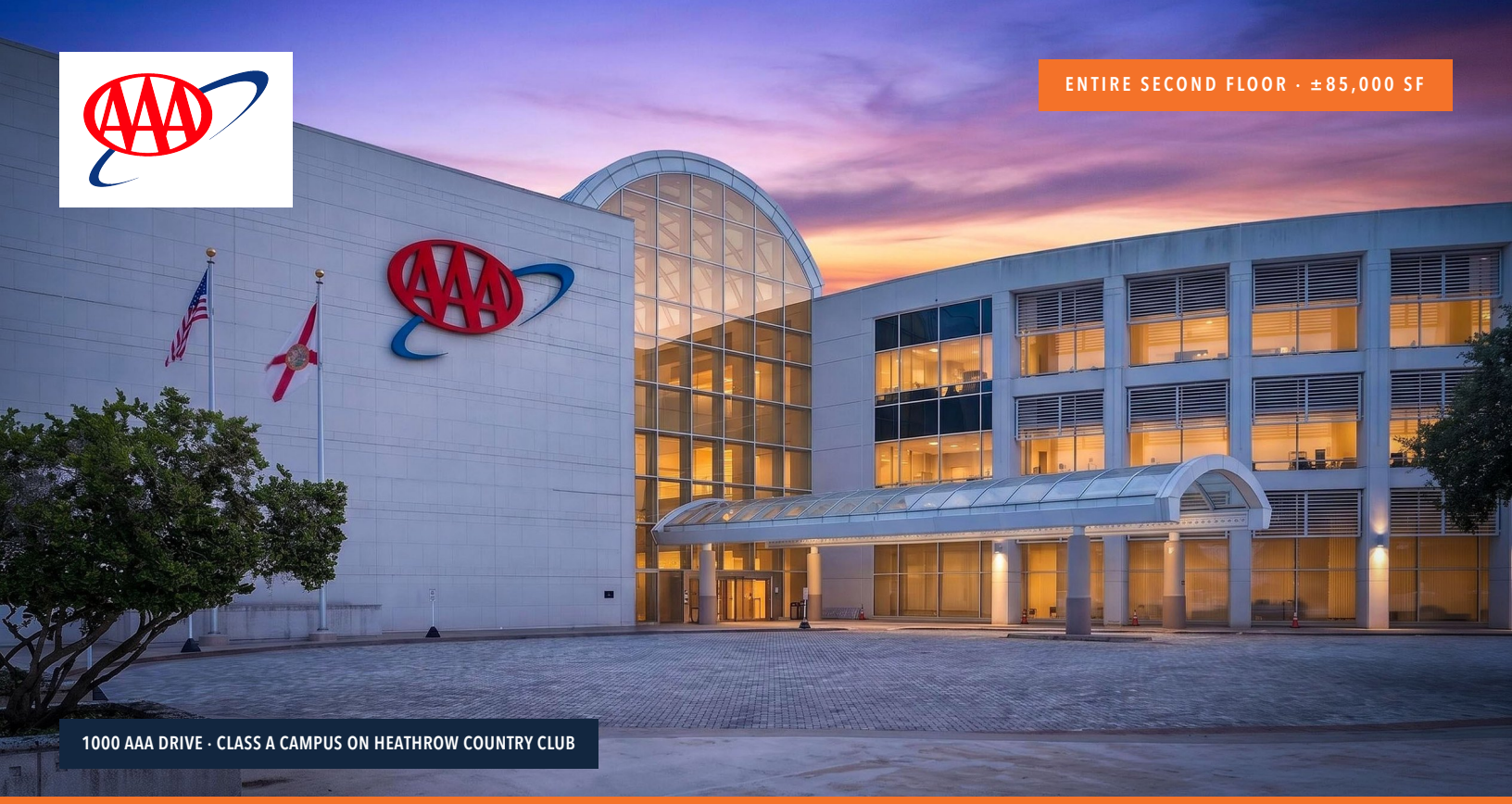
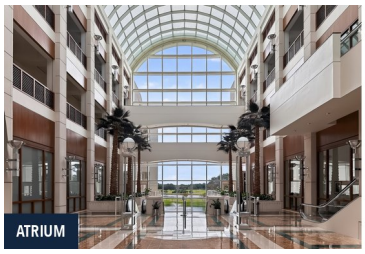


ENTIRE SECOND FLOOR · ±85,000 SF

1000 AAA DRIVE · CLASS A CAMPUS ON HEATHROW COUNTRY CLUB

THREE-STORY ATRIUM · ON-SITE CAFÉ · CONFERENCE CENTER · COVERED GARAGE · 24/7 SECURITY


ATRIUM


ON-SITE CAFÉ


CONFERENCE CENTER


GOLF-COURSE VIEWS

FOR LEASE · LAKE MARY, FLORIDA

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

The entire second floor of a 603,915 SF Class A campus is available as one ±85,000 RSF premises. It comes with the rooms a large team needs already built, conference, training, studio and work rooms, plus Herman Miller furniture, a full-building generator, 24/7 security, an on-site café and 5.5 per 1,000 parking. For a headquarters, training center or operations team that wants everyone on one level, it is one of the only blocks this size in Lake Mary.

±85,000 RSF
AVAILABLE · ENTIRE SECOND FLOOR

603,915 SF
CLASS A BUILDING

39 acres
CAMPUS ON HEATHROW COUNTRY CLUB

5.5 / 1,000
PARKING · SURFACE + COVERED GARAGE

2 wings · 6 zones
ONE FLOOR OR TWO PREMISES

24/7
SECURITY + FULL-BUILDING GENERATOR

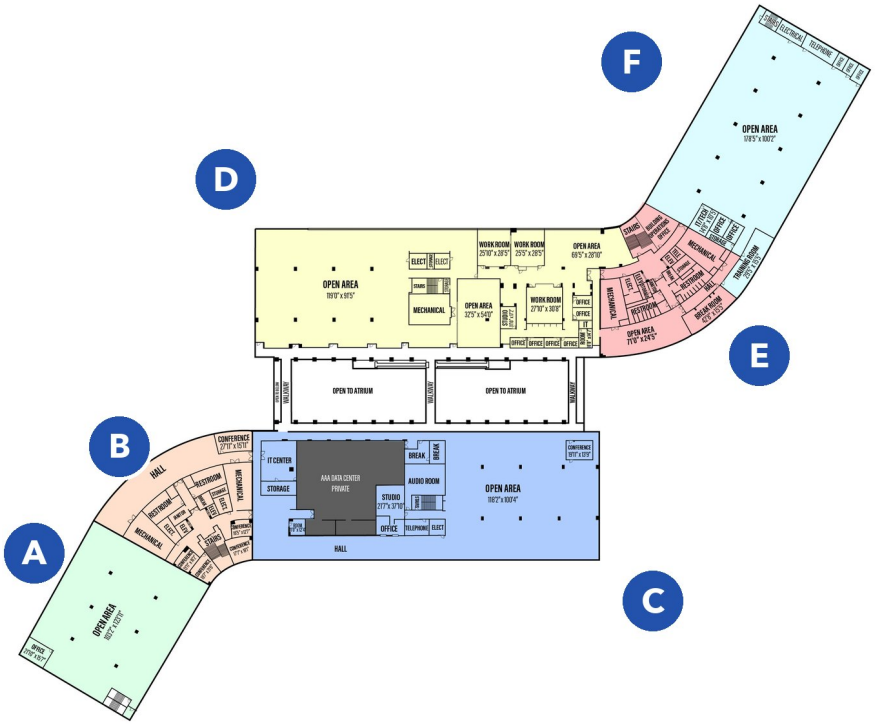
1000 AAA DRIVE | LAKE MARY, FL 32746 | RATE PER WRITTEN PROPOSAL

ACRE COMMERCIAL

CONTACT: NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 OR GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

AVAILABLE SPACE

One Floor. Two Wings. Six Zones.



SECOND FLOOR PLAN · ±85,000 RSF · ZONES A-F SHOWN IN COLOR · NOT TO SCALE

WHY 1000 AAA DRIVE

A rare single block. None of the 25 Orlando-area blocks of 50,000+ SF in our survey is in Lake Mary.

Rooms already built. Five conference rooms, a studio and audio room, three work rooms, a training room and a 42' break room.

Move-in ready. Herman Miller sit/stand desks and chairs available for a plug-and-play start.

Lake Mary access. About three minutes to I-4 at Lake Mary Blvd and 20 minutes to Orlando Sanford International Airport.

Market context. Lake Mary/Heathrow vacancy is 18.2% with Class A asking rent at $27.69/SF FSG (CBRE, Q2 2026).

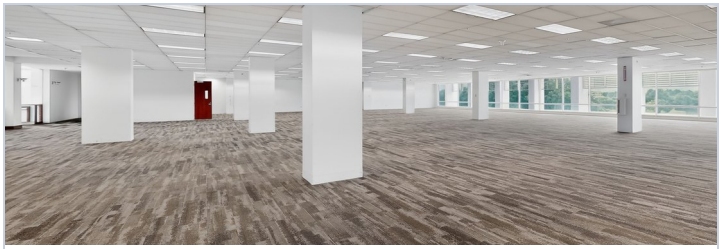


WING A-B-C · ±42,500 RSF* · AVAILABLE

Media, marketing + operations

Open areas of 103' x 124' (A) and 118' x 100' (C), five conference rooms in the B elbow, plus a 21' x 38' studio, audio room and IT center.

BEST FIT: CONTENT TEAMS, CONTACT CENTER, REGIONAL OFFICE



WING D-E-F · ±42,500 RSF* · AVAILABLE

Training, education + operations

The floor's largest open area, 178' x 100' in F, a training room, three work rooms and a photo room in D, and a 42' break room in the E elbow.

BEST FIT: TRAINING CENTER, EDUCATION, BACK OFFICE

Take the whole floor, or one wing. Each wing has its own elevators, restrooms and stairs, so the floor can be leased as a single ±85,000 RSF headquarters or, subject to landlord approval, as two premises.

*Wing areas are approximate halves of the ±85,000 RSF floor, to be confirmed by landlord measurement. Uses shown are illustrative and subject to zoning and ownership approval; a two-tenant split is subject to landlord approval and demising. Rate and lease structure per written proposal. Market data: CBRE Orlando Office Figures, Q2 2026; large-block count from the 4 Acre survey of 50,000+ SF availabilities. The AAA data center in Zone C is private and excluded. 4 Acre Commercial Real Estate does not warrant the accuracy of this information; verify all details prior to lease.

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