



1101 GREENWOOD

1101 Greenwood Blvd.,
Lake Mary, FL 32746



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Suburban Lake Mary Office

1101 Greenwood is a five-story, 155,533-SF office building in Orlando's affluent Lake Mary submarket.

The building is newly renovated and offers convenient access to Interstate-4 and other major highways connecting downtown Orlando and Maitland. Downtown Orlando (25 mins), Orlando International Airport (39 mins), and Orlando-Sanford International Airport (18 mins) are all less than 40 minutes from the property.

Secure your space in this prestigious office building and position your business in the prominent business sector of Lake Mary, Florida.



BUILT IN
1997



RECENTLY
RENOVATED
AMENITIES



ACCESS TO
WALKING
TRAILS



5.3 / 1,000 SF
PARKING
RATIO



EV CHARGING
STATIONS



BUILDING
SIGNAGE
AVAILABLE



Premium Office Amenities

-  Extensive Tenant Improvements and Capital Upgrades
-  Plug and Play Opportunity
-  On-site Showers / Locker Rooms
-  Diesel Generator Backup for Mission Critical, Standby and Prime Applications

Enhanced Interstate-4 Connectivity



Lake Mary Boulevard interchange will undergo significant restructuring as part of the “I-4 Beyond The Ultimate” project (Segment 3). The bridge will be completely rebuilt and the roadway will become a “Diverging Diamond” with additional ramps (adjacent to Greenwood Blvd) to connect I-4 to Lake Emma Road, allowing tenants to bypass Lake Mary Blvd traffic. Anticipated completion by 2028.

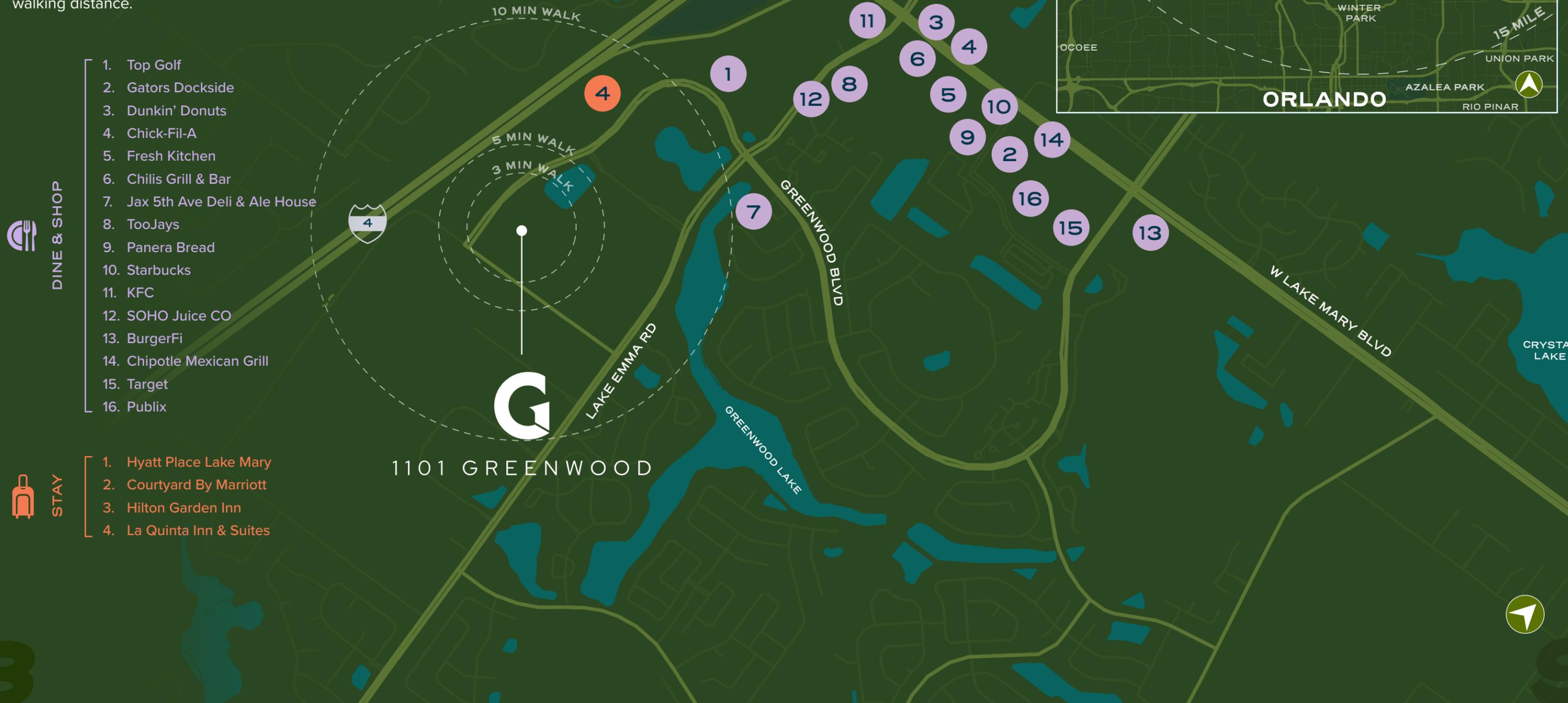


Source: i4beyond.com



Commercial Corridor Location

1101 Greenwood is surrounded by exceptional amenities with over 40 dining options, professional offices, and landscaped green spaces all within walking distance.



 DINE & SHOP

1. Top Golf
2. Gators Dockside
3. Dunkin' Donuts
4. Chick-Fil-A
5. Fresh Kitchen
6. Chilis Grill & Bar
7. Jax 5th Ave Deli & Ale House
8. TooJays
9. Panera Bread
10. Starbucks
11. KFC
12. SOHO Juice CO
13. BurgerFi
14. Chipotle Mexican Grill
15. Target
16. Publix

 STAY

1. Hyatt Place Lake Mary
2. Courtyard By Marriott
3. Hilton Garden Inn
4. La Quinta Inn & Suites

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Orlando Business Growth Surges

As the 20th-largest metropolitan area in the United States and the third-largest MSA in the state, Orlando is home to a wide range of industries, from science, technology and bio-medical research to digital media and advanced manufacturing.

The dynamic lifestyle offers something to enjoy every day; the perfect breeding ground for businesses looking to grow and thrive.



TALENT POOL

- CONCENTRATION OF ABUNDANT AND HIGHLY SKILLED LABOR
- DIVERSITY OF AGES AND BACKGROUNDS
- SUSTAINED POPULATION GROWTH AND IMMIGRATION



AFFORDABILITY

- LOWER COST OF DOING BUSINESS
- LOWER COST OF LIVING
- INCENTIVE PACKAGES
- RIGHT-TO-WORK LAWS



QUALITY OF LIFE

- WARMER CLIMATE
- NATURAL AMENITIES
- AIR, ROAD, AND RAIL CONNECTIVITY
- SAFETY



BRIGHTLINE

\$5 BILLION RAILWAY EXTENSION CONNECTING MIAMI TO ORLANDO INTERNATIONAL AIRPORT'S TERMINAL C, PROJECTING 8 MILLION ANNUAL PASSENGERS.



I-4 ULTIMATE

\$2.3 BILLION RENOVATION COMPLETED ON 21-MILE STRETCH OF INTERSTATE-4

ACCOMMODATES CONTINUED GROWTH THROUGHOUT THE REGION WITH 15 MAJOR INTERCHANGES, WIDER BRIDGES, REWORKED EXITS, FOUR NEW EXPRESS LANES IN THE CENTER OF I-4 AND OTHER IMPROVEMENTS.

Source: JLL Orlando Spotlight; Esri

126,096

Total Businesses

1.3M

Total Employees

2.9M

Orlando Residents

Florida's Tax Advantage

37.4%

Population Growth Since 2010

5.2M

Projected Residents by 2030

Florida's tax advantages and affordability consistently draw firms from diverse industries.

- No corporate income tax on limited partnerships or S-corps and no state income tax
- Florida offers Targeted Industry and Workforce Training incentives that provide tax credits or refunds for jobs created within the state
- Sale and Use Tax exemptions on machinery, R&D labor, electricity used for manufacturing, aerospace and more



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**FOR LEASING
INFORMATION:**

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