



**LAKE  
EMMA  
CENTER**

CLASS-A OFFICE BUILDING | LAKE MARY, FL

± 2,100 - 3,011 SF AVAILABLE

766 NORTH SUN DRIVE



# LAKE EMMA CENTER

## PROPERTY OVERVIEW

Lake Emma Center is a ±42,000 square foot suburban office located in charming Lake Mary, Florida. The four-story building was recently built in 2007 with floor-to-glass windows and quality construction. The total site size is 3.77 acres with over 150 free surface parking spaces surrounding the building.

The Property is currently occupied by a diverse mix of tenants, including Fifth Third Bank and the Orlando Orthopaedic Center. Lake Emma Center is also excellently located in Orlando's premier suburb, Lake Mary, which features a wealth of executive housing and quality dining options within a short distance.

## PROPERTY SNAPSHOT

### *location*

Near Lake Mary Blvd and Rinehart Rd.

### *site*

The site is roughly rectangular in shape, with abundant parking. It is bordered by Sun Drive to the south and Lake Emma to the north.

### *access*

Under a mile to I-4. Just off of Lake Mary Boulevard and 0.4 miles away from Rinehart Road.

*Property Address* 766 North Sun Drive

*Submarket* Lake Mary

*Area* North Orlando

*No. of Buildings* 1

*No. of Stories* 4

*Total Net Rentable Area* 42,000 SF

*Parking Ratio* 4/1,000

*Site Size* 3.77 Acres

*Lease Structure* Modified Gross (MG)



## NEARBY AMENITIES



### *restaurants*

1. Chick-Fil-A
2. Noodles & Company
3. Panera Bread
4. Fresh Kitchen
5. Island Fin Poke
6. Jimmy Hula's
7. Gator's Dockside
8. Don Julio's
9. Memories of India
10. McDonald's
11. Cheng's
12. Too Jay's
13. Longhorn Steakhouse

### *convenience*

14. Target
15. BP
16. Publix
17. SunTrust
18. Regions Bank
19. Walgreens
20. 7-Eleven
21. First Citizens

### *hotels*

22. Hilton Garden Inn
23. Homewood Suites
24. Courtyard by Marriott
25. Hyatt Place

### *entertainment*

26. Topgolf



NOODLES & CO.



TOPGOLF



LAKE MARY MARIOTT

**OVER A DOZEN  
WALKABLE  
RESTAURANTS**

**AFTER-WORK  
ENTERTAINMENT**

**QUALITY  
NEARBY  
LODGING**



## BUILDING FEATURES

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### *class-a building*

Lake Emma offers tenants a chance to office in a distinguished multi-story building in an upscale suburb.

### *well-recognized submarket*

Lake Mary has the highest concentration of Fortune 500 companies in Metro Orlando.

### *ample parking*

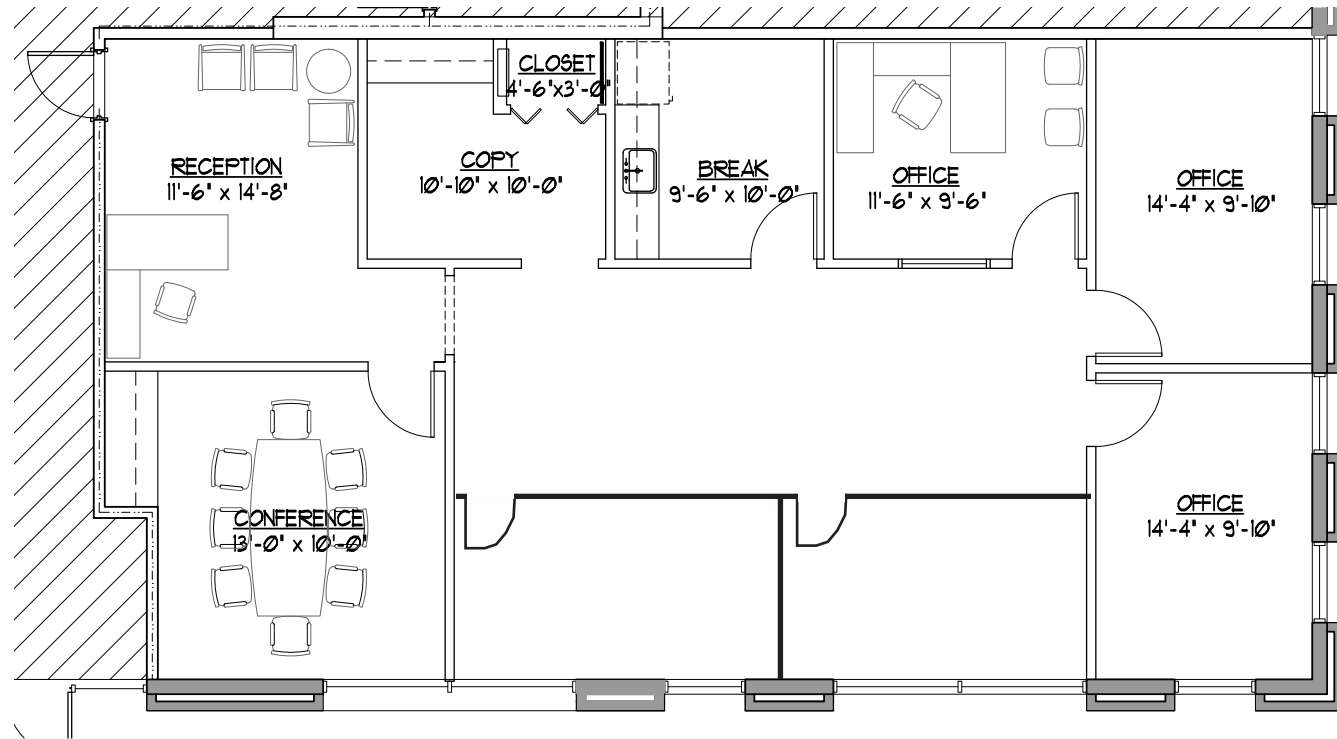
The property features 169 available surface spaces and a 4/1,000 parking ratio.

### *walkability*

Over a dozen restaurants featuring a variety of cuisines are located within walking distance of Lake Emma. Banking and running errands are also a breeze, with local and national chains just a stone's throw away.

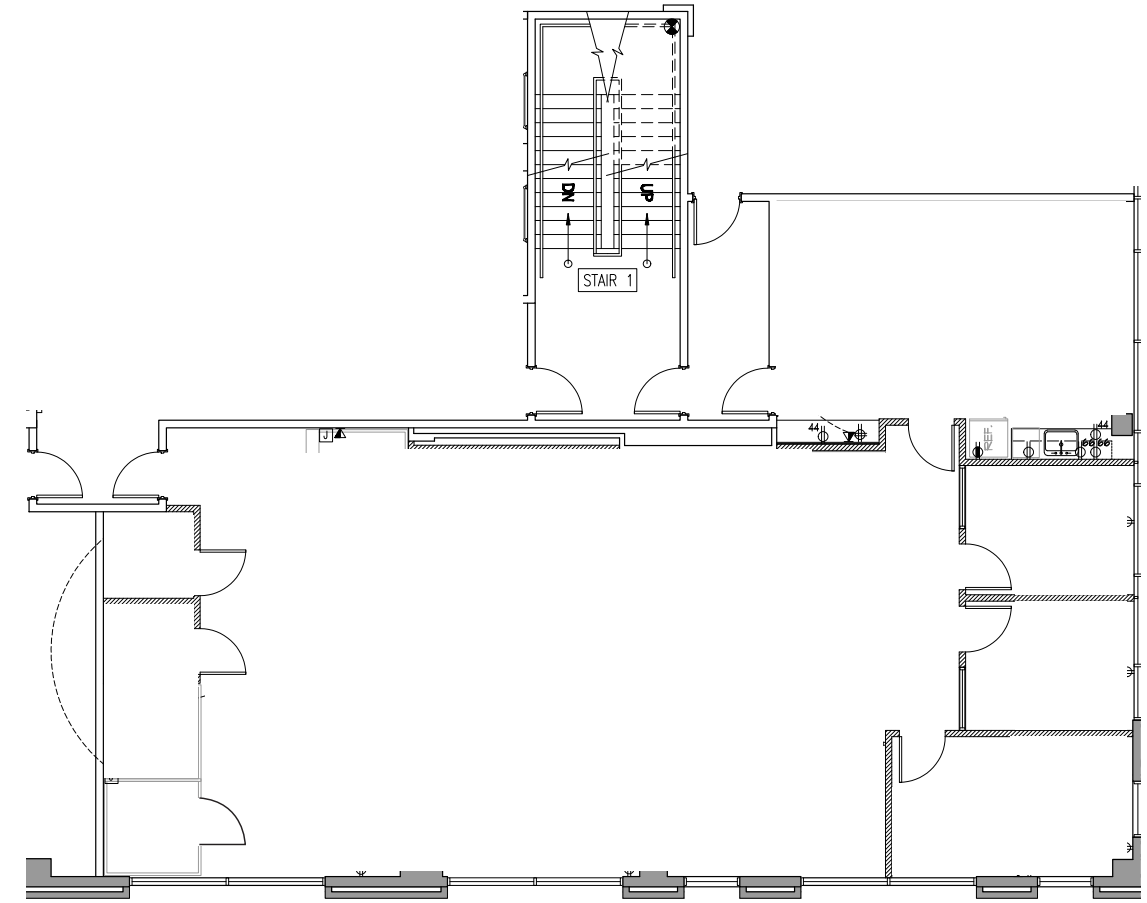
*Suite 1090*

2,100 SF



*Suite 2090*

3,011 SF



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virtual tour!*



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LEASING  
INFORMATION

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