

MORSE BLVD OFFICE BUILDING

1031 W. Morse Blvd | Winter Park, FL 32789

The Location You Deserve

PROPERTY	Class "A" Office
SF AVAILABLE	1,165 - 1,511 RSF
BUILDING SIZE	47,852 ± RSF
SITE SIZE	1.10 Acres
LEASING RATE	\$38.00/SF



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REDUCED RATES!



PROPERTY HIGHLIGHTS

- Class A, three-story office building located on Morse Boulevard; main artery through Winter Park and directly off of US Hwy 17-92.
- Easy access to all major roadway thoroughfares and moments away from the renowned Park Avenue in downtown Winter Park and SunRail.
- High-end finishes throughout & ample free, surface parking at 5/1,000.
- On-site banking and ownership.
- Walking distance to Winter Park Village, being newly renovated, Trader Joe's Plaza and an abundance of restaurants and retail.
- Park like setting in all directions with Winter Park's newest addition, the Winter Park Event Center & Library directly across the street; access to area hospitals, schools, grocery stores, hotels, and some of the most desirable neighborhoods in Orlando.

AVAILABLE IMMEDIATELY

- **First Floor 1,511 RSF with Brand New Tenant Finishes**
- **First Floor 1,165 RSF**

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Downtown Orlando



Fairbanks Ave.

PALM HILLS
110,456 SF
Retail Development



**Winter Park
Library/Event Center**

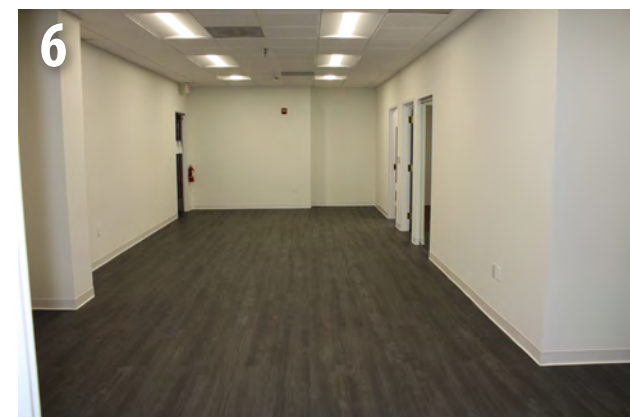
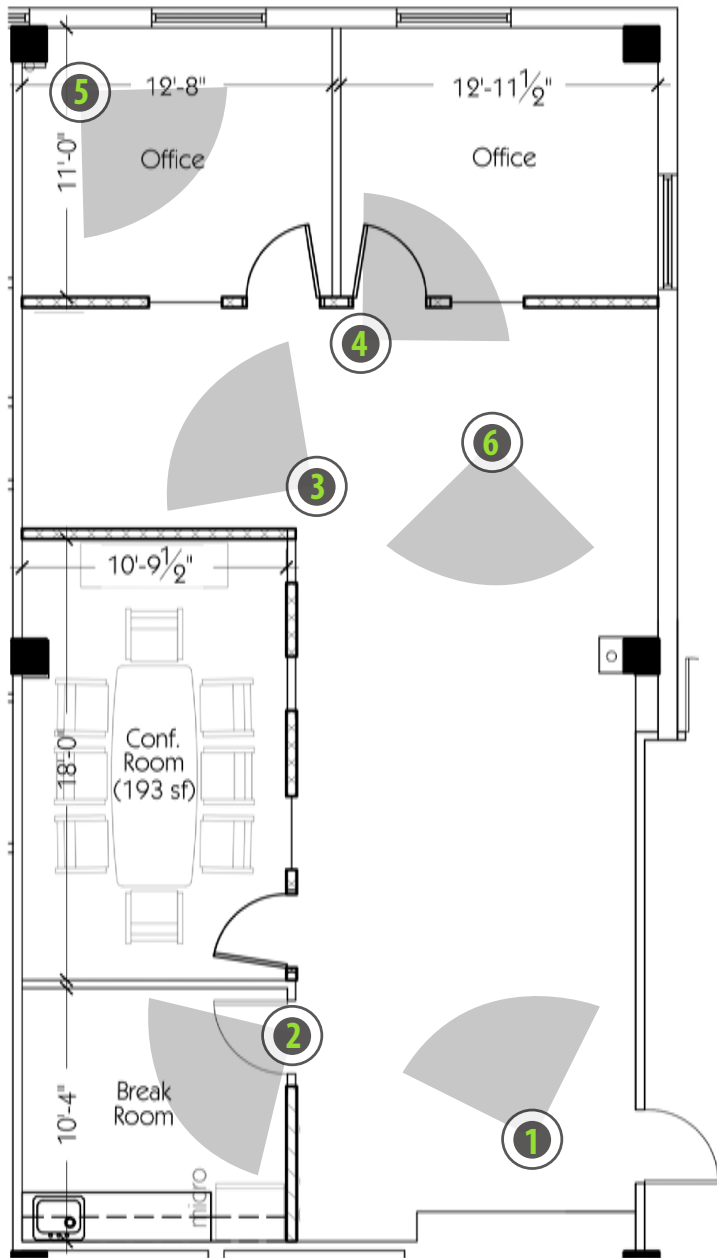
US 17-92



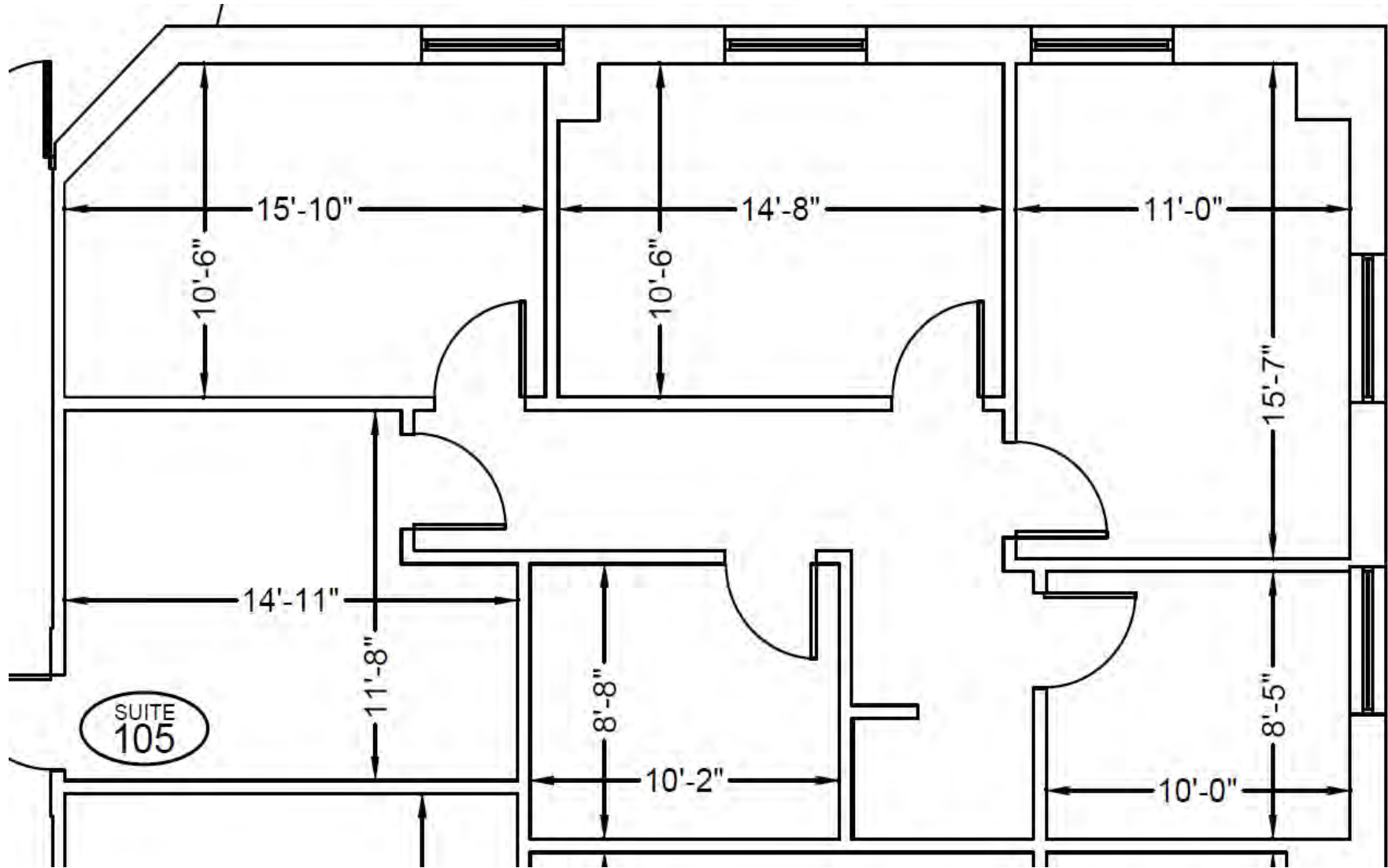
Morse Blvd.



SUITE 140 - 1,511 RSF - Brand New Buildout

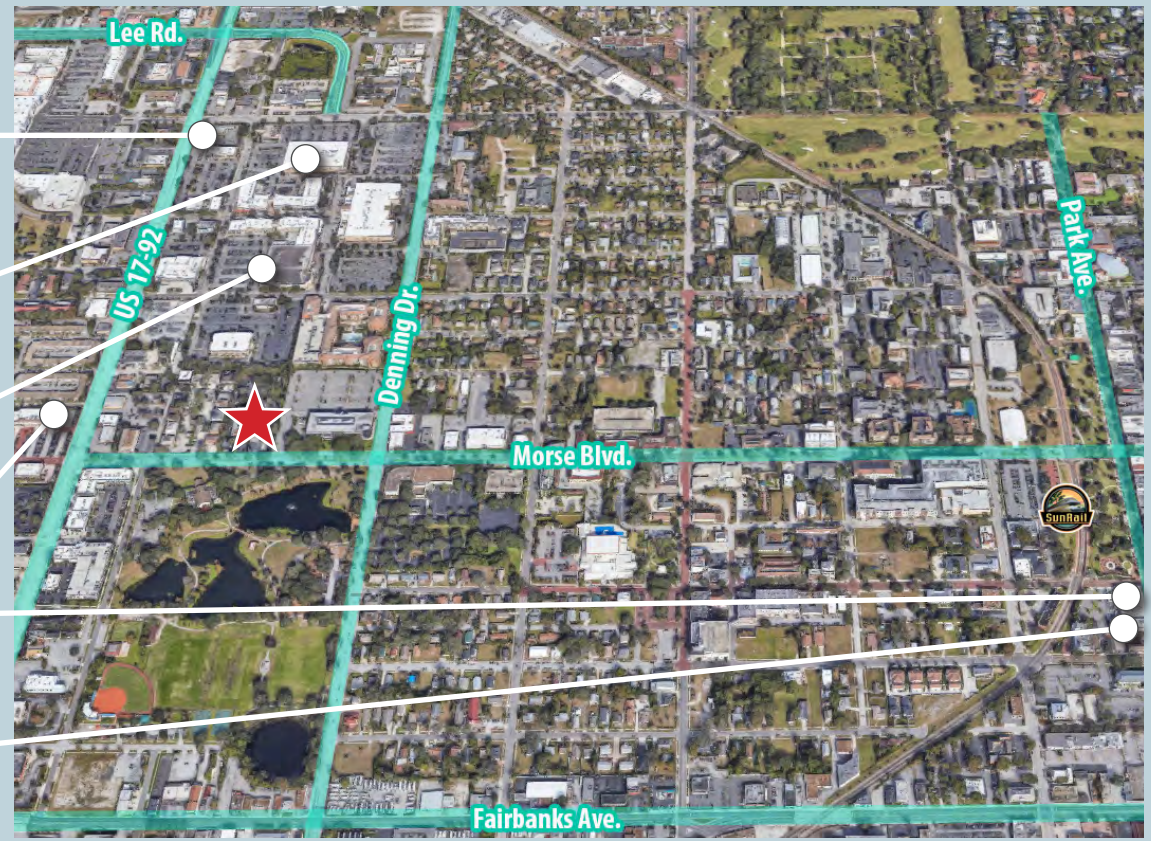


SUITE 105 - 1,165 RSF





AREA RESTAURANTS AND RETAIL



POPULATION
(3-MILE 2023)
87,786



PROJECTED
POPULATION
(3-MILE 2028)
89,330



AVERAGE
INCOME
(3-MILE 2023)
\$111,652



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