



# OFFICE SPACE FOR LEASE ON PARK AVEUNE

106 NORTH PARK AVENUE, SECOND FLOOR WINTER PARK, FL 32789

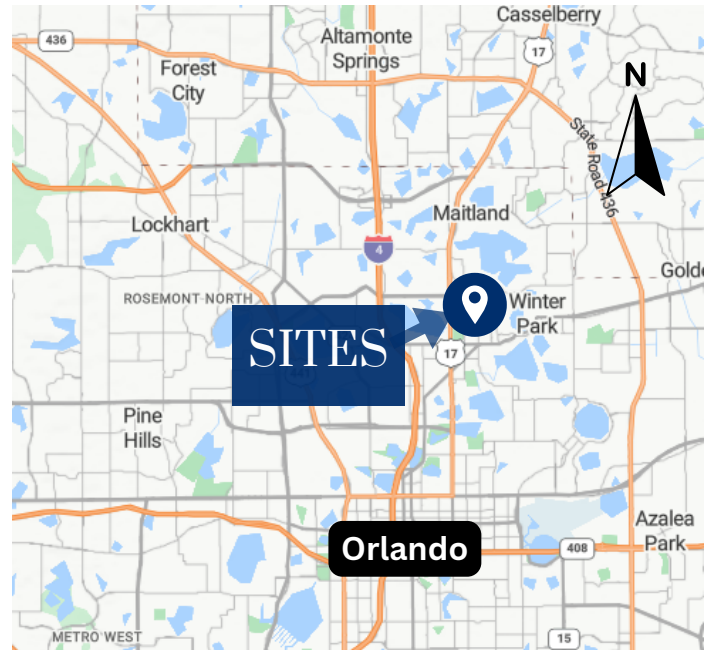


SECOND STORY SPACE | 1,800 SF | AVAILABLE Q3 2024

## Highlights

- Lease rate: \$40/sft NNN plus CAM \$9/sft
- Best address in Central Florida, across from Winter Park City Hall, walking distance to Rollins College, retail & restaurants
- **Second floor space** available - 1,800 SF located in prestigious Downtown Winter Park
- **Free parking** in the Winter Park Center Parking Lot
- Currently in a demo stage, customizable space
- Tenant Ready Q3 2024
- Located on the southeast corner of South Park Avenue

DEMOGRPAHICS	1-Mile	3-Mile
Population	7,968	98,975
Households	3,224	43,536
Median Age	37	40
Median HH Income	\$74,973	\$73,618



**Brian K. Watson, CCIM, MBA**

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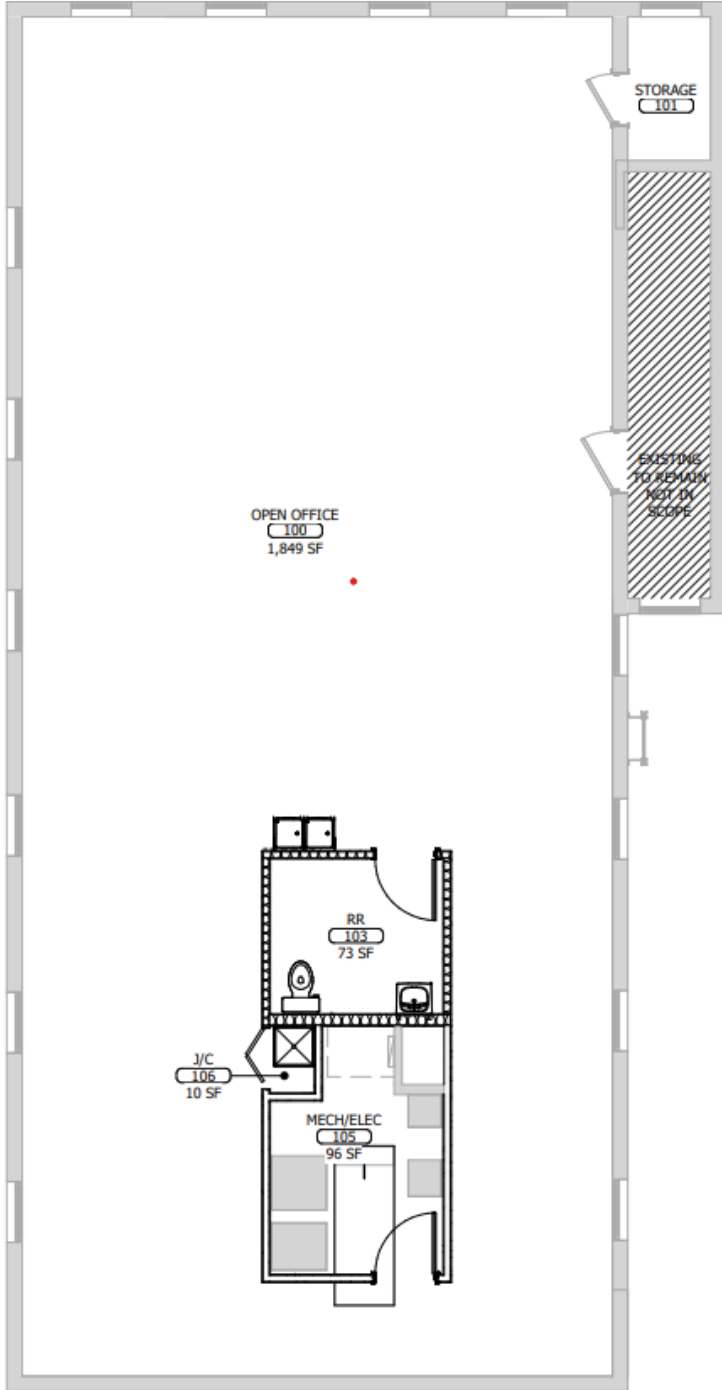
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