

## **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

Vice President, Sales & Leasing (407) 890-1341 bwatson@crossmarcservices.com

This information was obtained by sources deemed reliable, but we do not warrant or guarantee the accuracy or completeness thereof. Availability of this property is subject to prior sale or withdrawal of the property from the market at any time without notice



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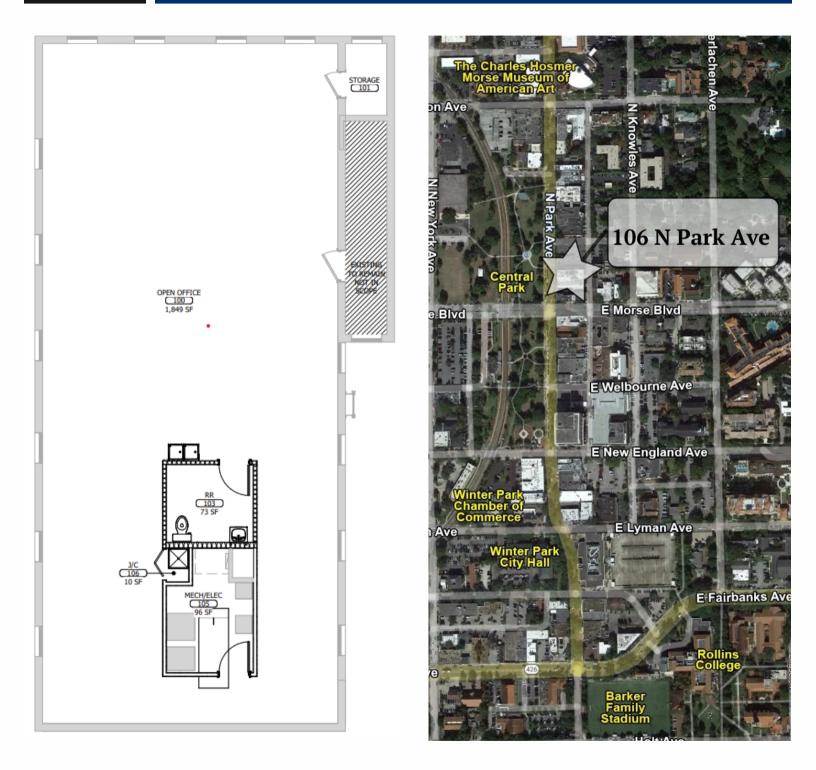
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