

For Lease

Lee World Center

206 - 1,992 SF | \$25.50 / SF



1850 Lee Road

Winter Park, Florida 32789

Property Highlights

- 136,747± SF, three-story office building with 2 elevators
- Full-service building with ample parking: 242 spaces on 3.14± acre site
- 24-hour access with evening building attendant
- Great location midway between I-4 and US Hwy 17-92; only 2 minutes to I-4 on-ramp
- Very close to Winter Park Village and downtown Winter Park
- Close to restaurants, banks and shopping
- Zoning: O-1 (Office)
- Easy access to Lee Road, I-4, US Hwy 17-92, Morse Blvd, Fairbanks Avenue and Orange Avenue

AVAILABLE SPACES

Space	Size (RSF)
Suite 111	650
Suite 122C	206
Suite 122D	362
Suite 134	1,992
Suite 210	783
Suite 250	1,819
Suite 306	729
Suite 309	1,111
Suite 322	629
Suite 324/325	841

Lease Rate: \$25.50/SF Full Service

For more information

Jeffrey Bloom, CCIM

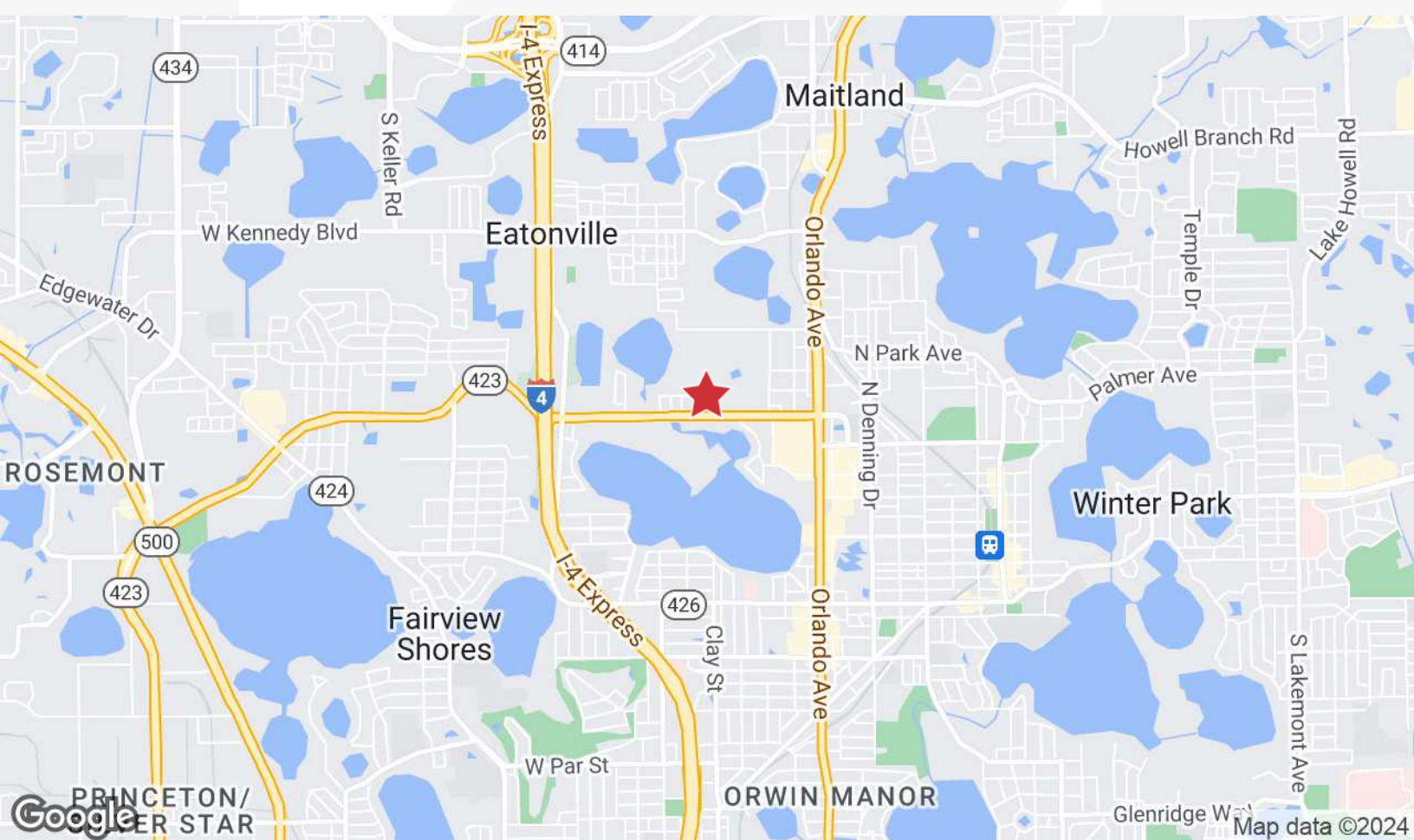
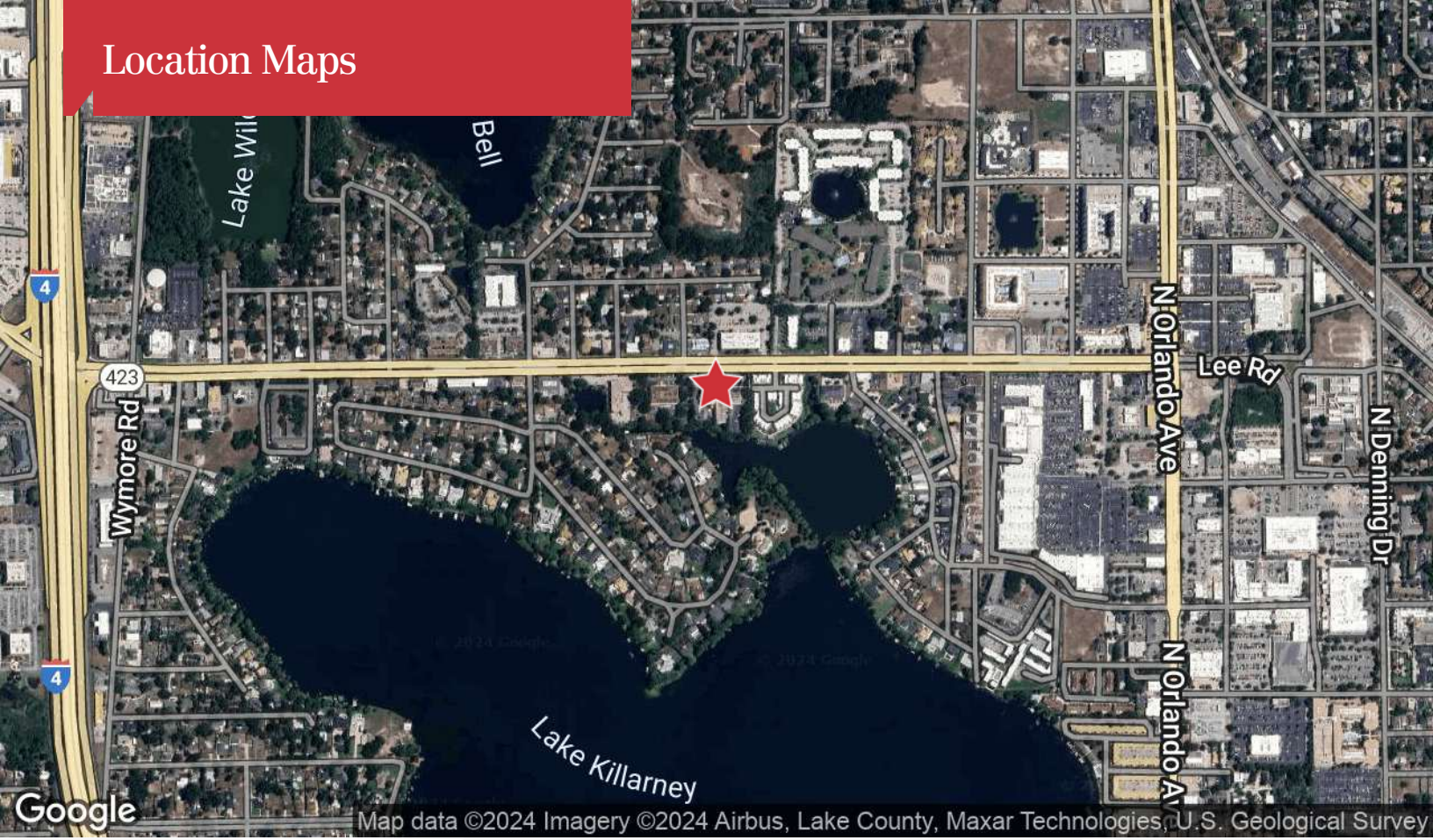
O: 407 949 0709

jbloom@realvest.com

Property Photos



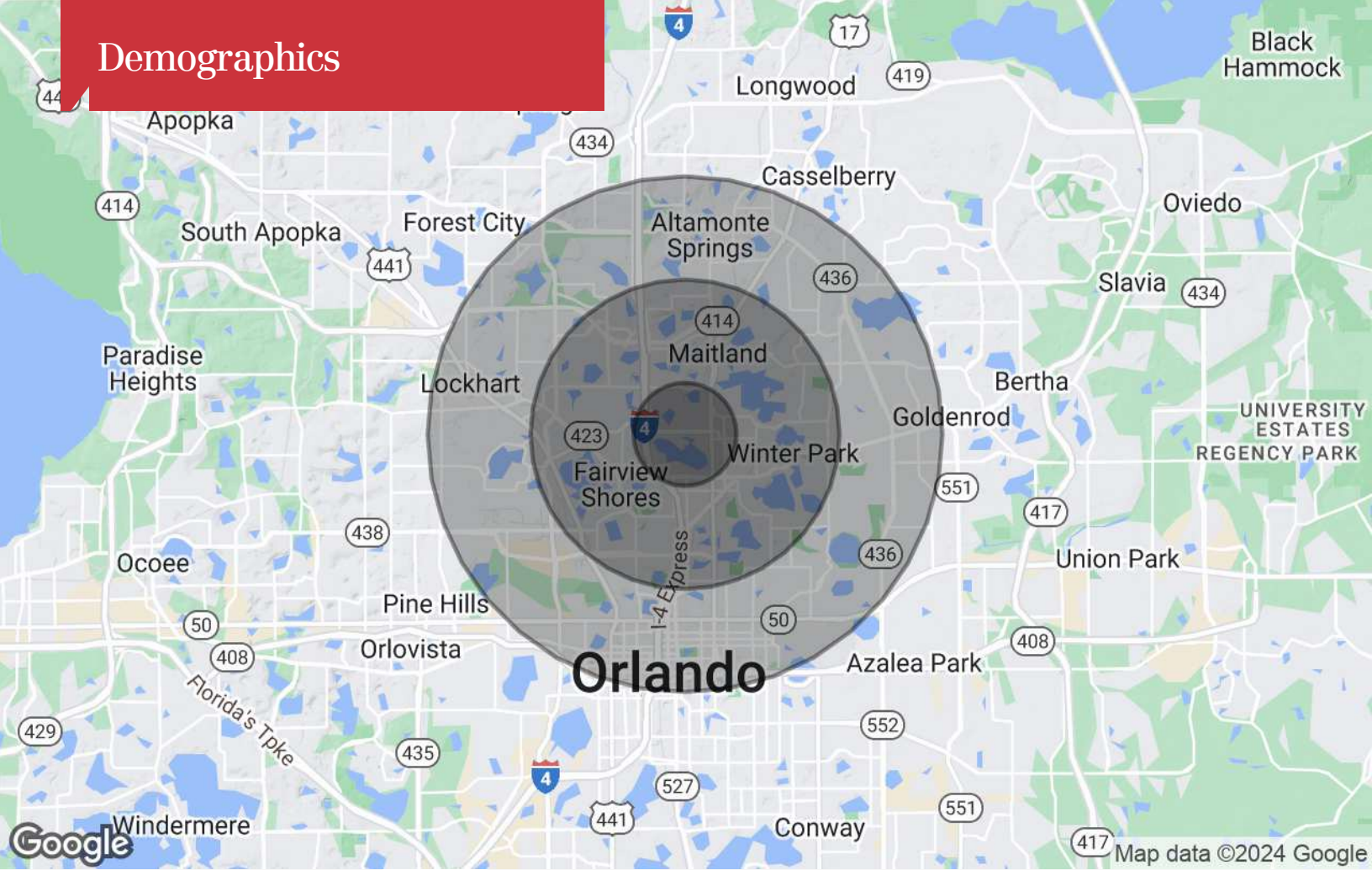
Location Maps



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

Demographics



Population

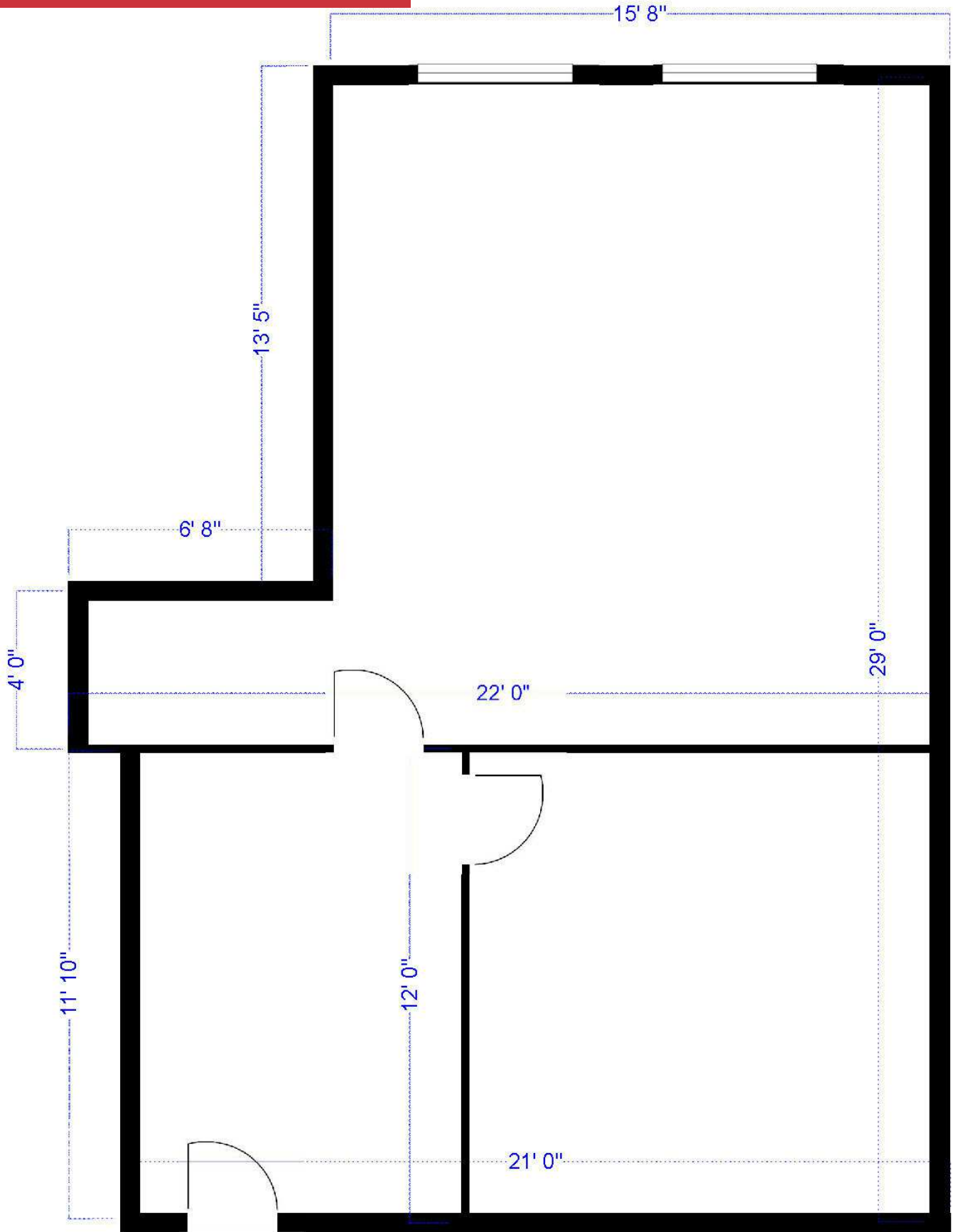
	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,108	78,972	267,989
MEDIAN AGE	43.0	40.7	38.0
MEDIAN AGE (MALE)	41.4	39.6	37.0
MEDIAN AGE (FEMALE)	48.8	42.7	39.8

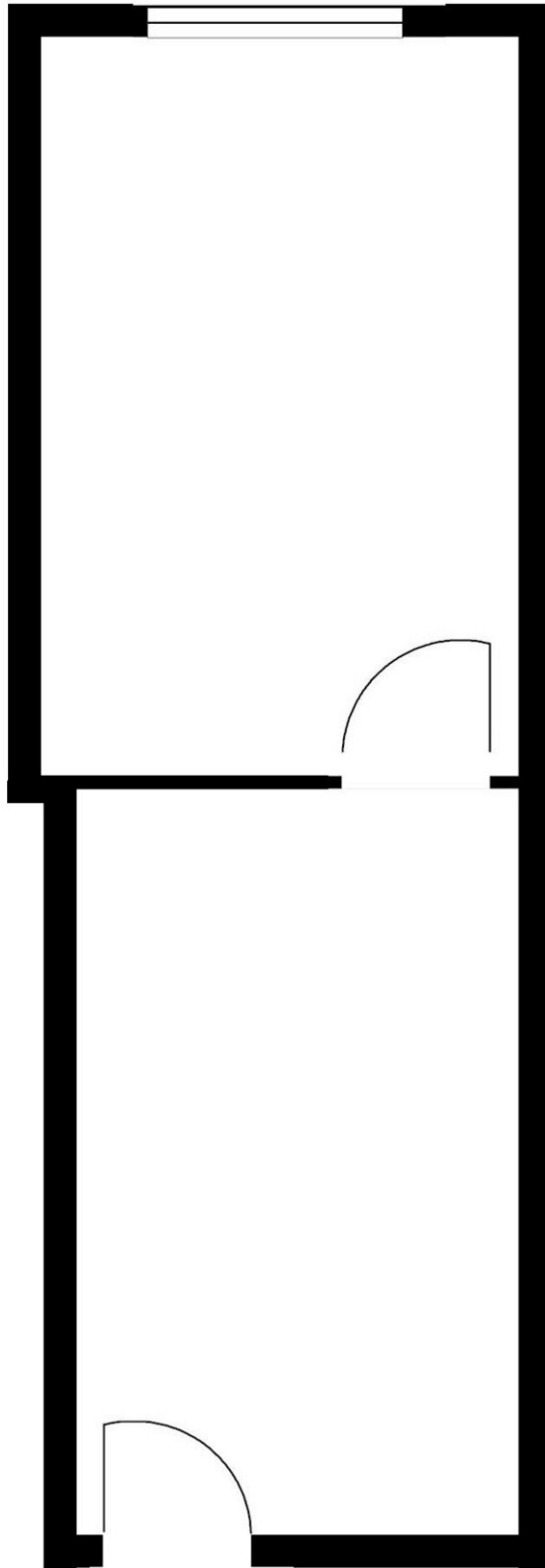
Households & Income

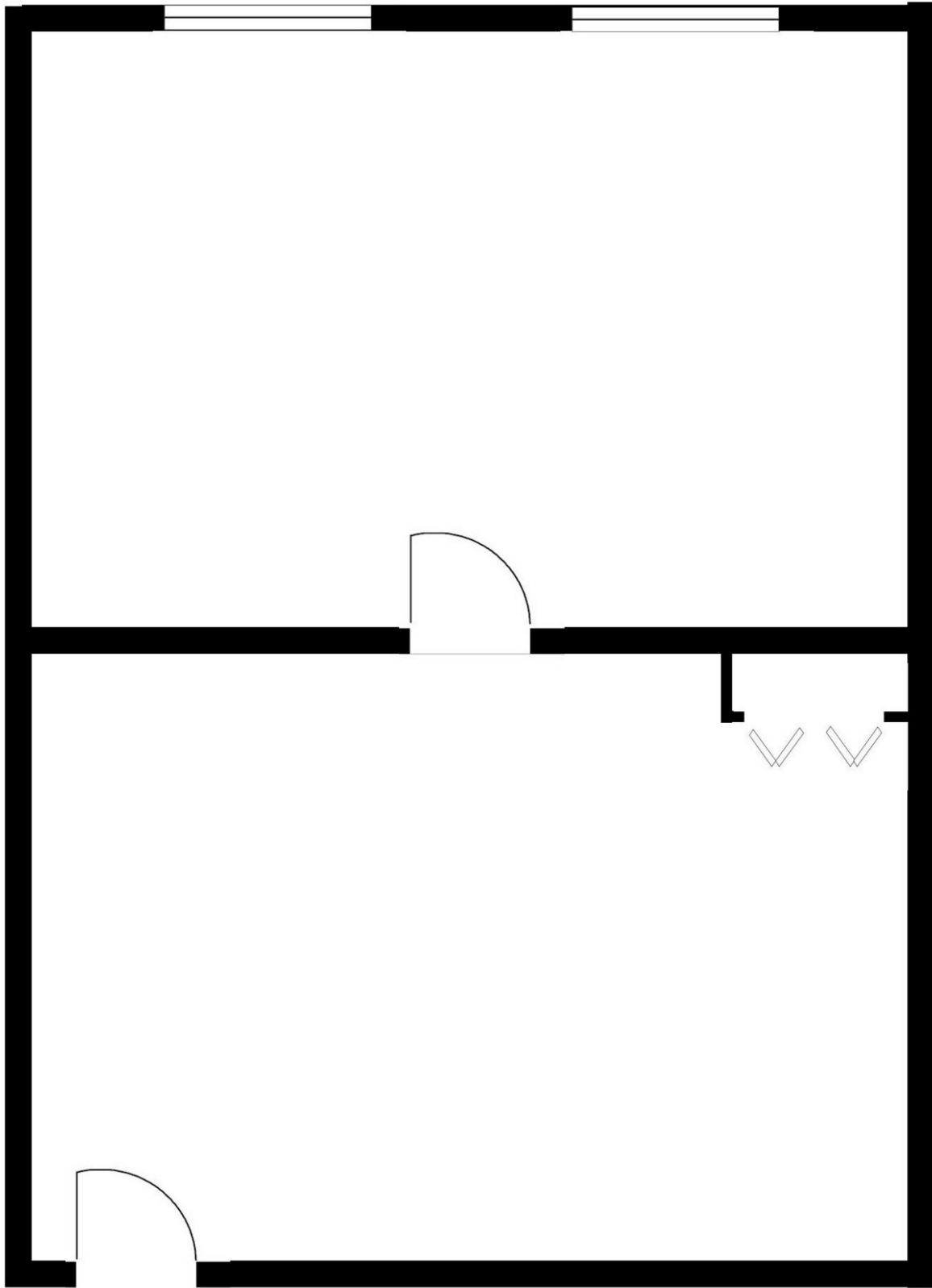
	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,525	37,301	128,112
# OF PERSONS PER HH	1.8	2.1	2.1
AVERAGE HH INCOME	\$65,222	\$106,159	\$79,890
AVERAGE HOUSE VALUE	\$288,269	\$383,758	\$267,878

* Demographic data derived from 2020 ACS - US Census

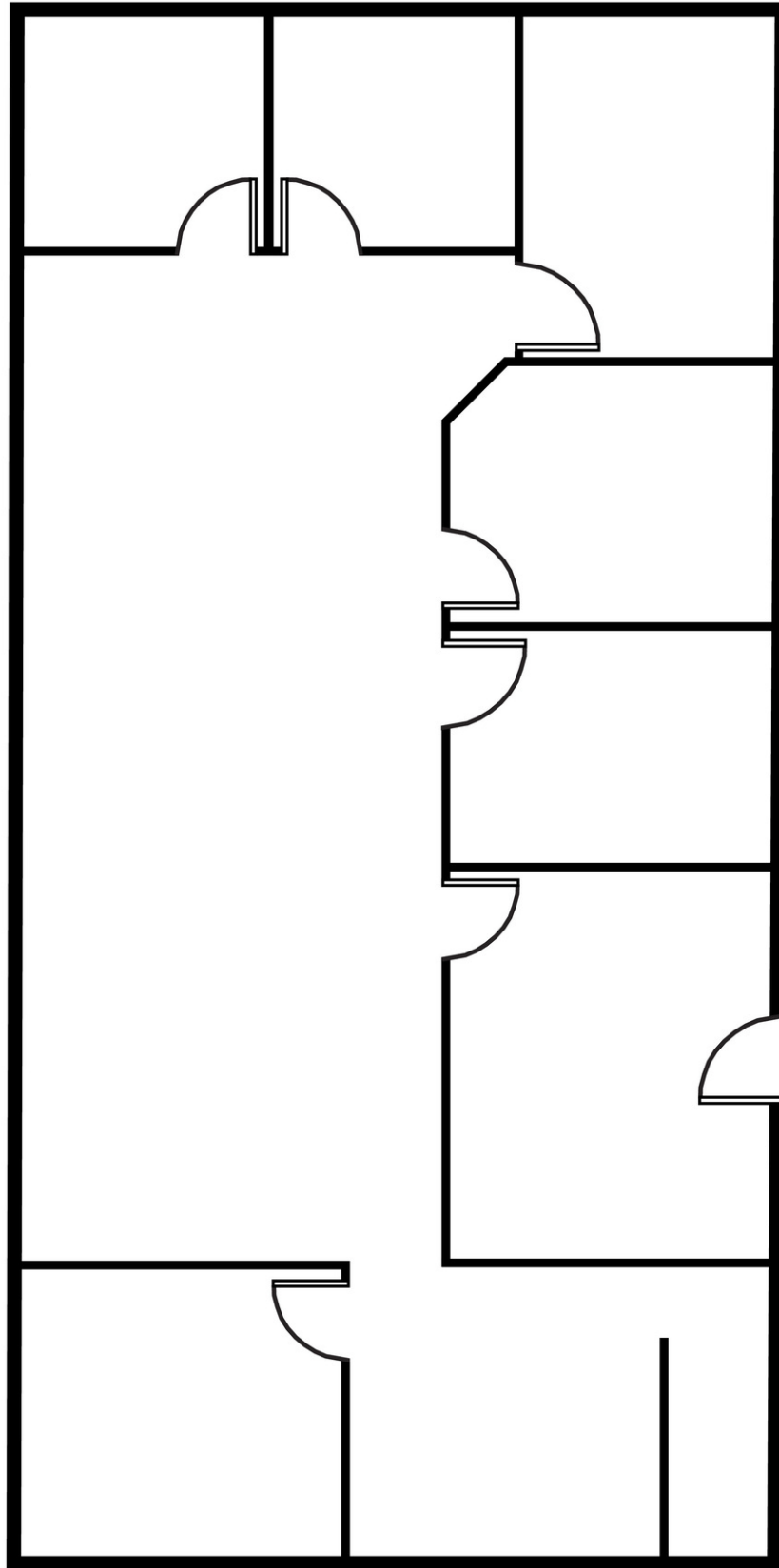
Suite 111 - 650± RSF



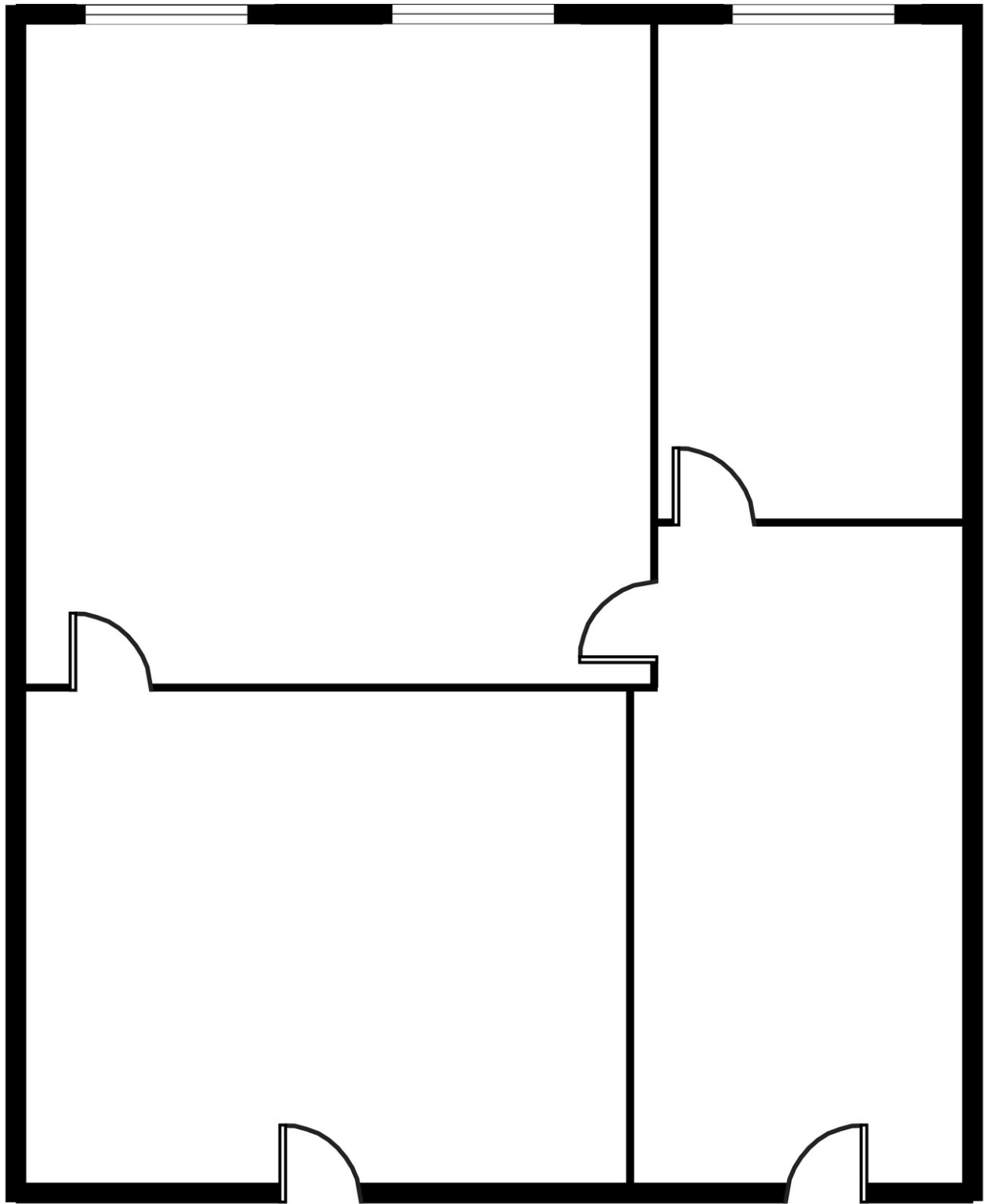




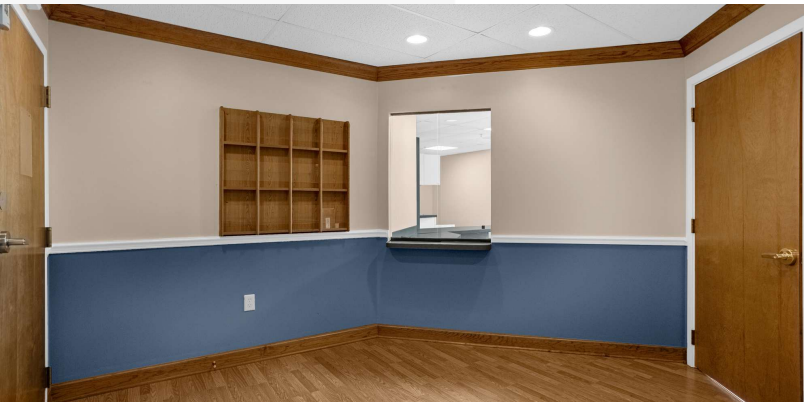
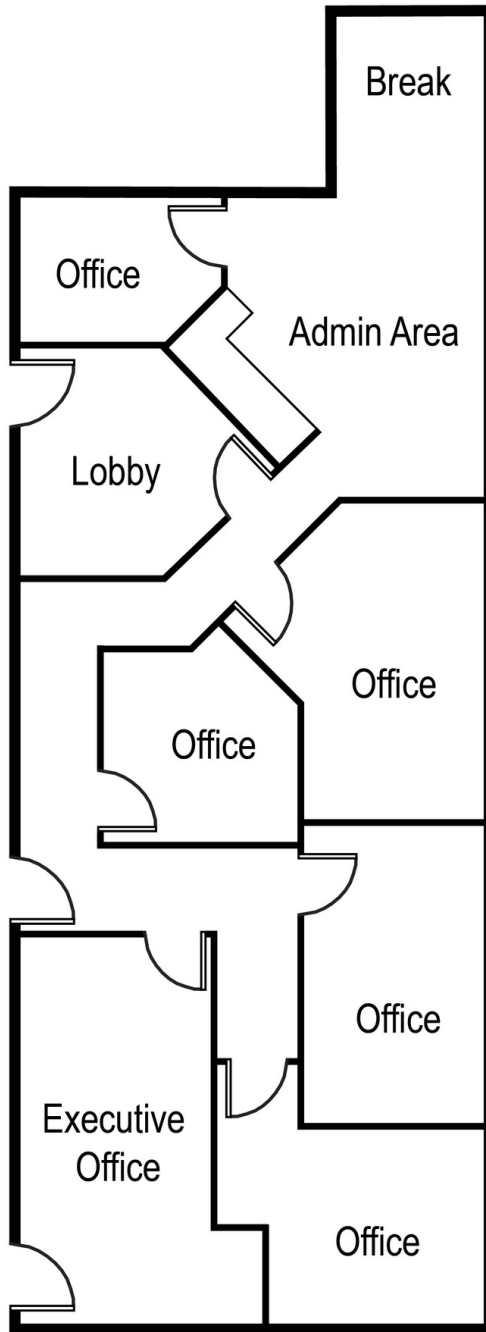
Suite 134 - 1,992 SF

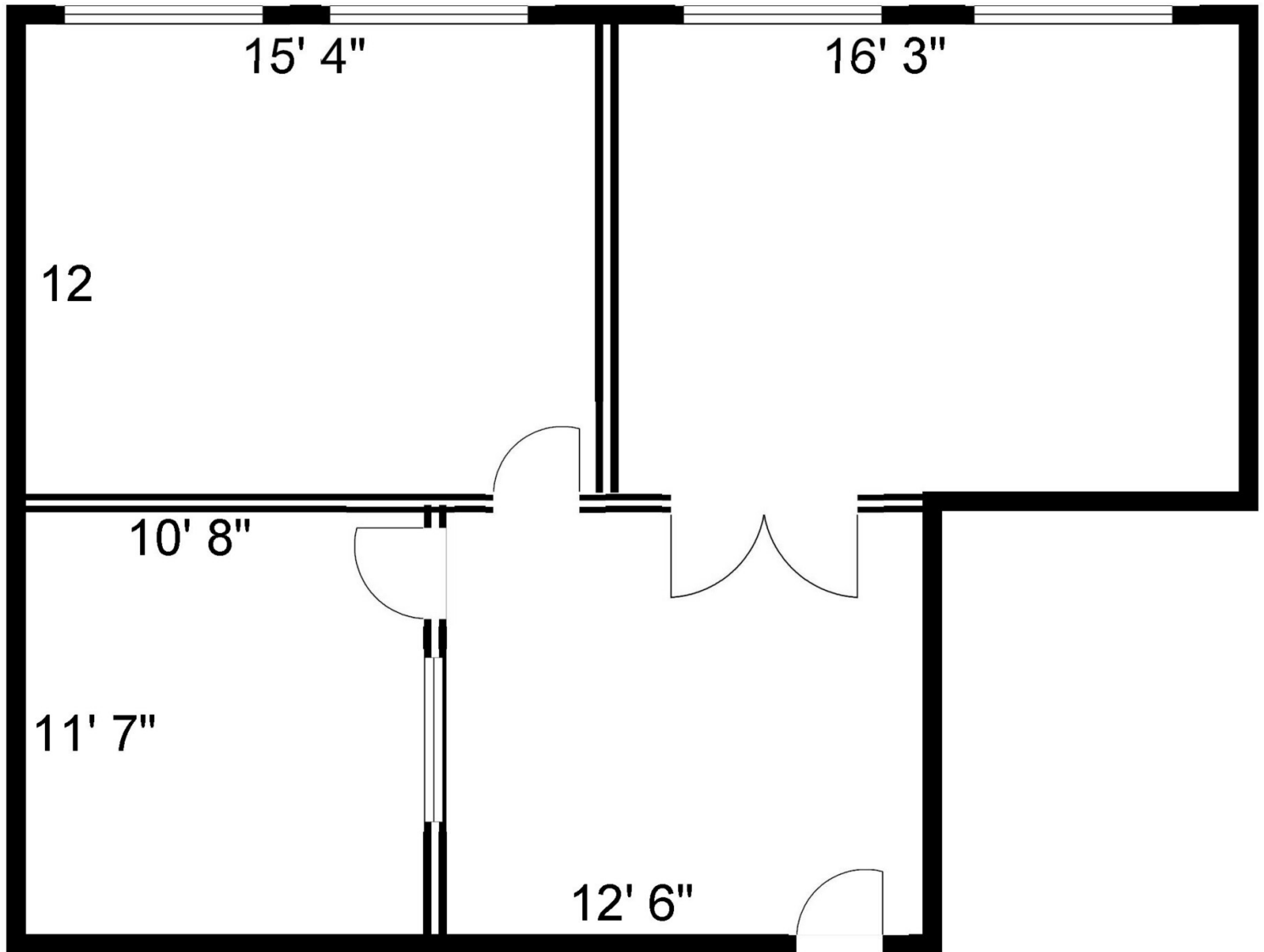


Suite 210 - 783± SF



Suite 250 - 1,819± RSF





Suite 309 - 1,111± RSF

