

# WINTER PARK OFFICE SPACE FOR LEASE

Winter Park Office Space For Lease  
2709 W Fairbanks Ave Winter Park, FL

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Exceptionally maintained professional office building boasting premium finishes in tranquil office park. Located in prestigious Winter Park less than 1 mile from I-4. Space is well-suited to an attorney office, architectural firm, or other professional user.

2650 SF second floor space includes 5 offices, lobby, conference room, kitchen/lounge and restrooms.

2600 SF entry level space includes 7 offices, lobby, conference room, kitchen/lounge and restrooms.

Abundant paved parking throughout office park & opportunity for covered parking. Please reach out to Beyond Commercial 24/7 via Call or Text at 4076412221.

## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	2,580 - 2,600 SF
Building Size:	8,800 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	868	3,762	9,714
Total Population	1,501	6,681	18,795
Average HH Income	\$79,445	\$74,746	\$76,872



Amy Calandrino, CCIM, SIOR

CEO/Founding Broker

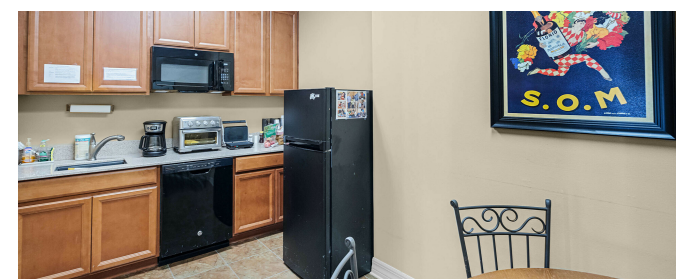
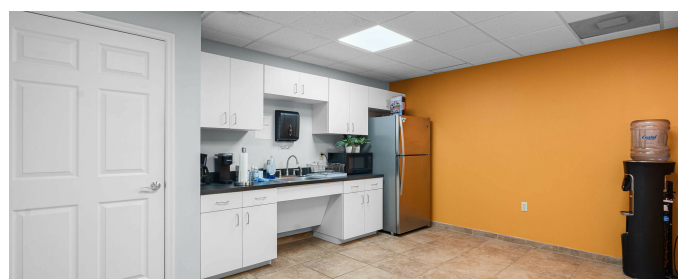
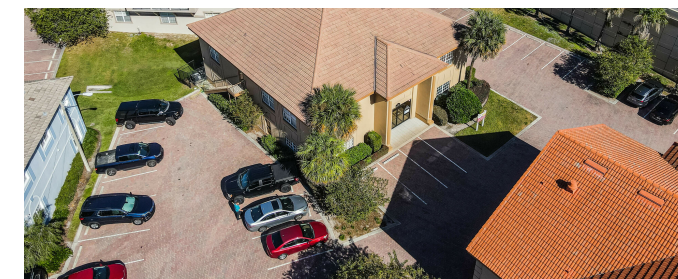
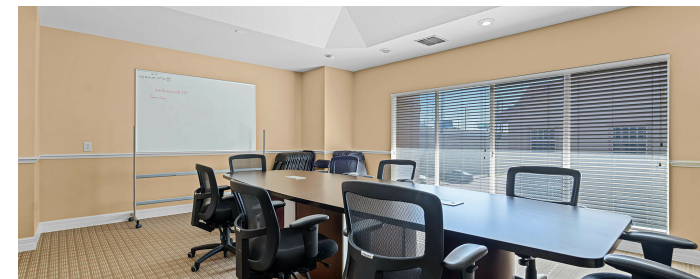
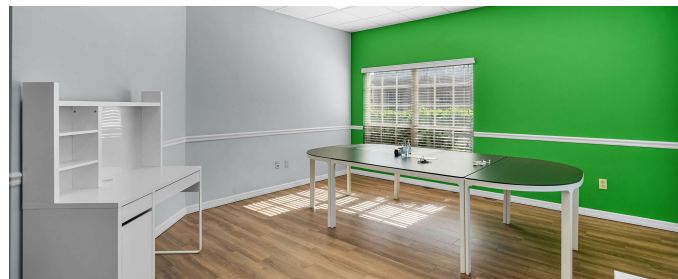
407.641.2221

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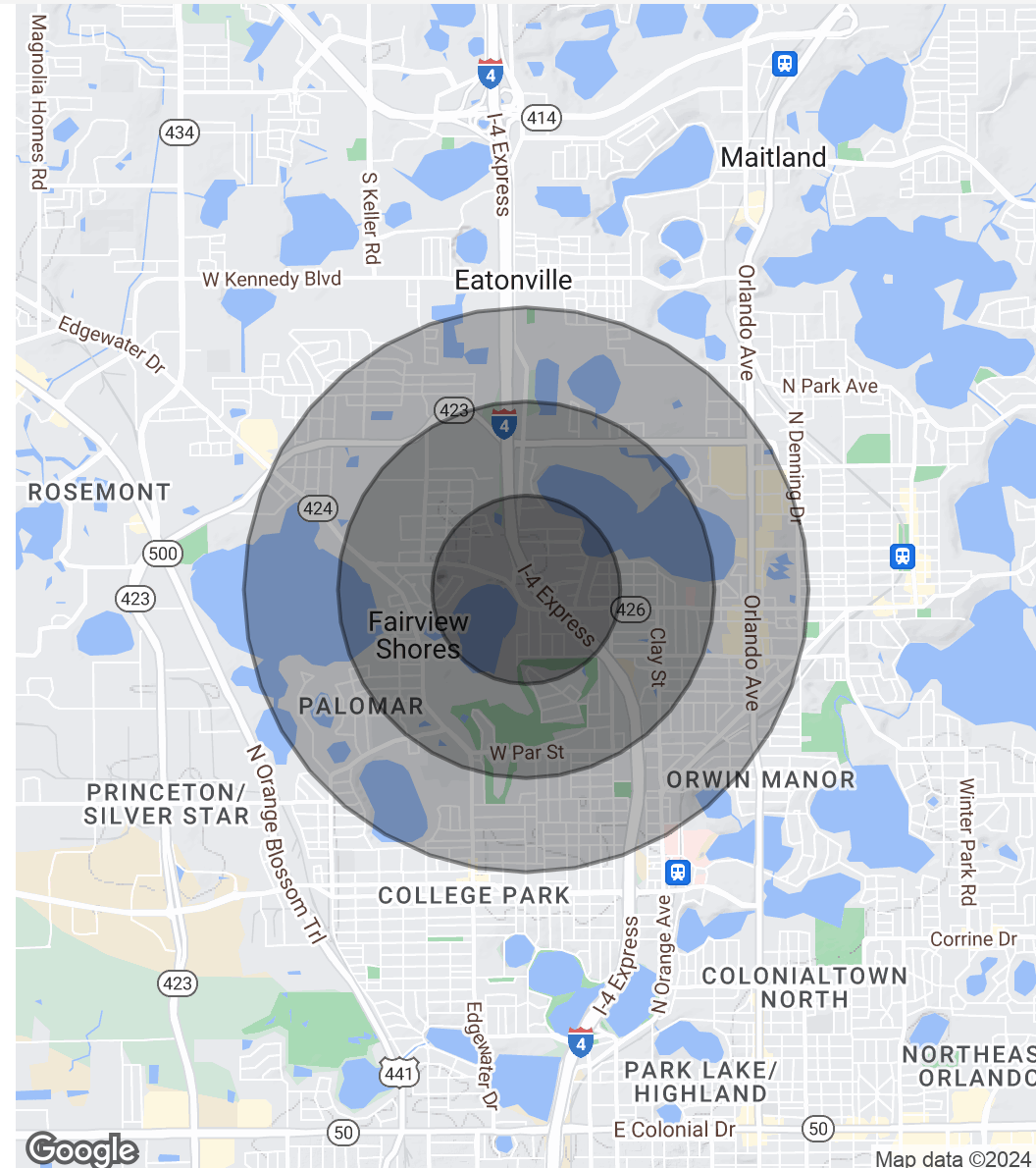
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,501	6,681	18,795
Average Age	51.4	48.7	42.5
Average Age (Male)	46.7	45.5	41.7
Average Age (Female)	56.6	53.3	45.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	868	3,762	9,714
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$79,445	\$74,746	\$76,872
Average House Value	\$300,938	\$290,961	\$288,587

2020 American Community Survey (ACS)

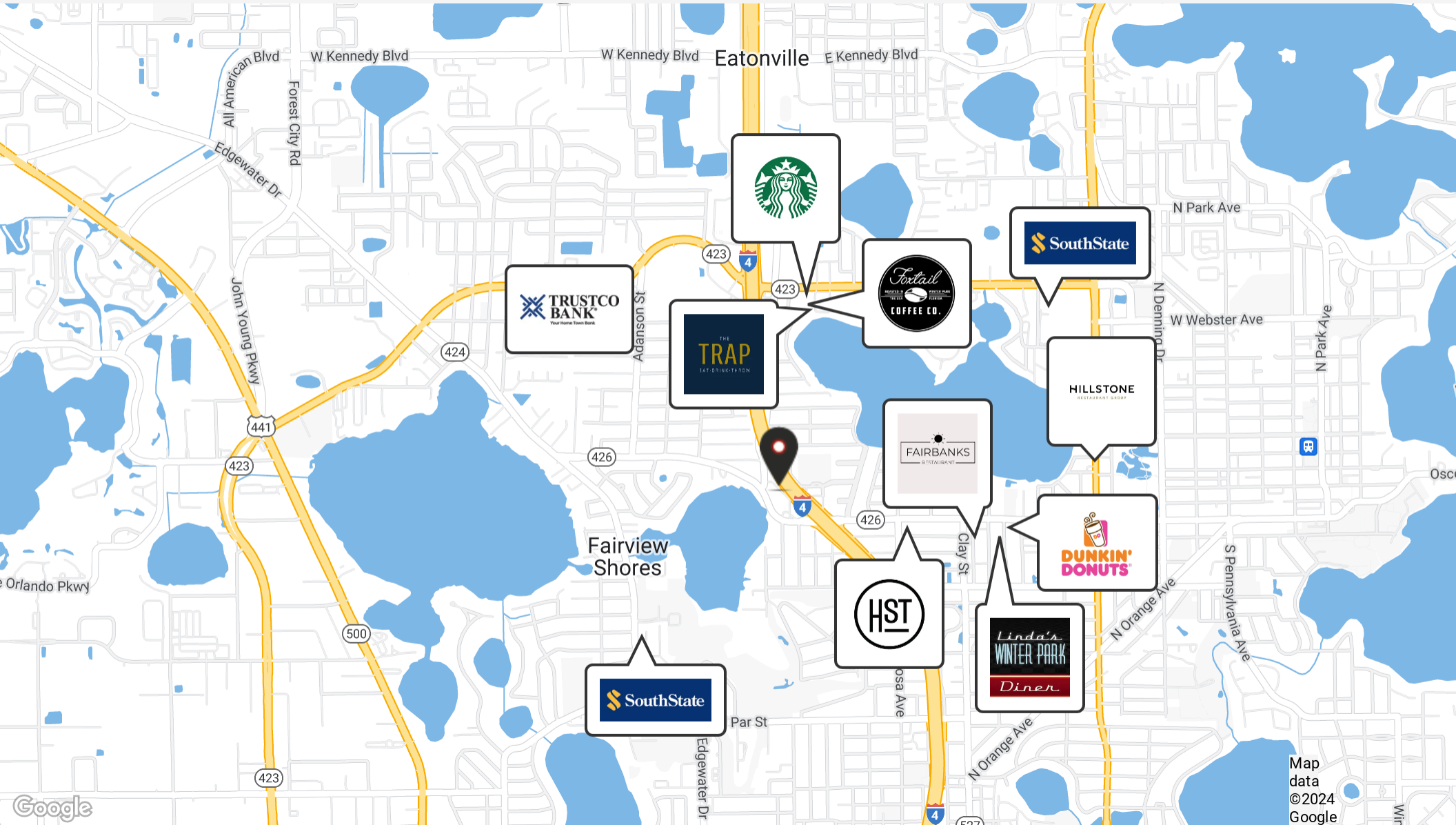


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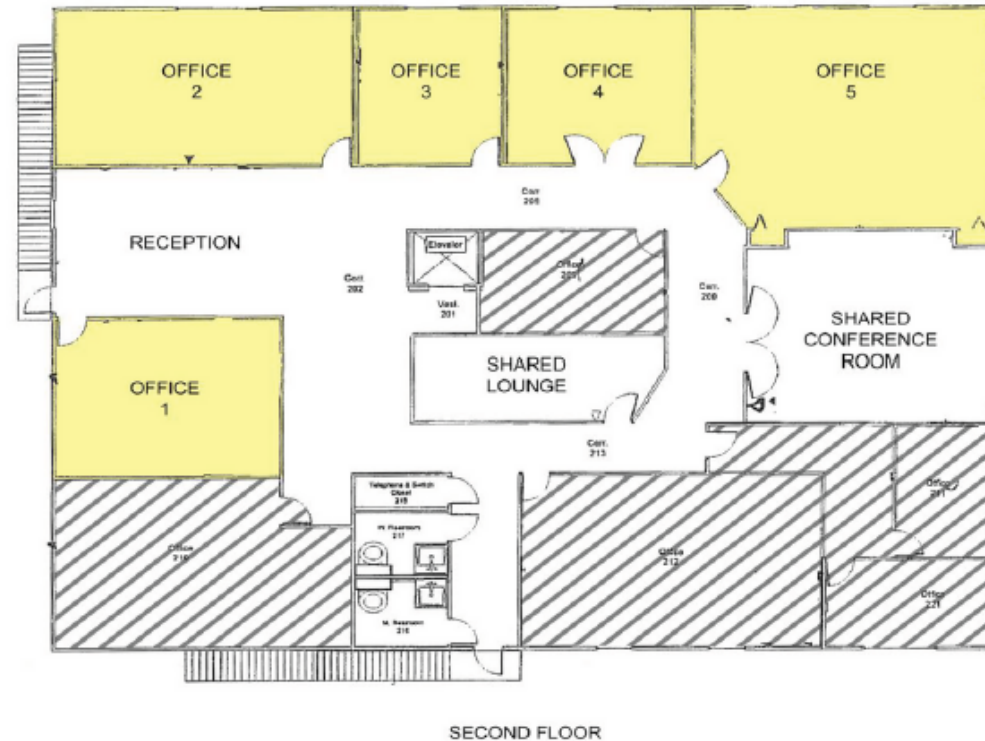
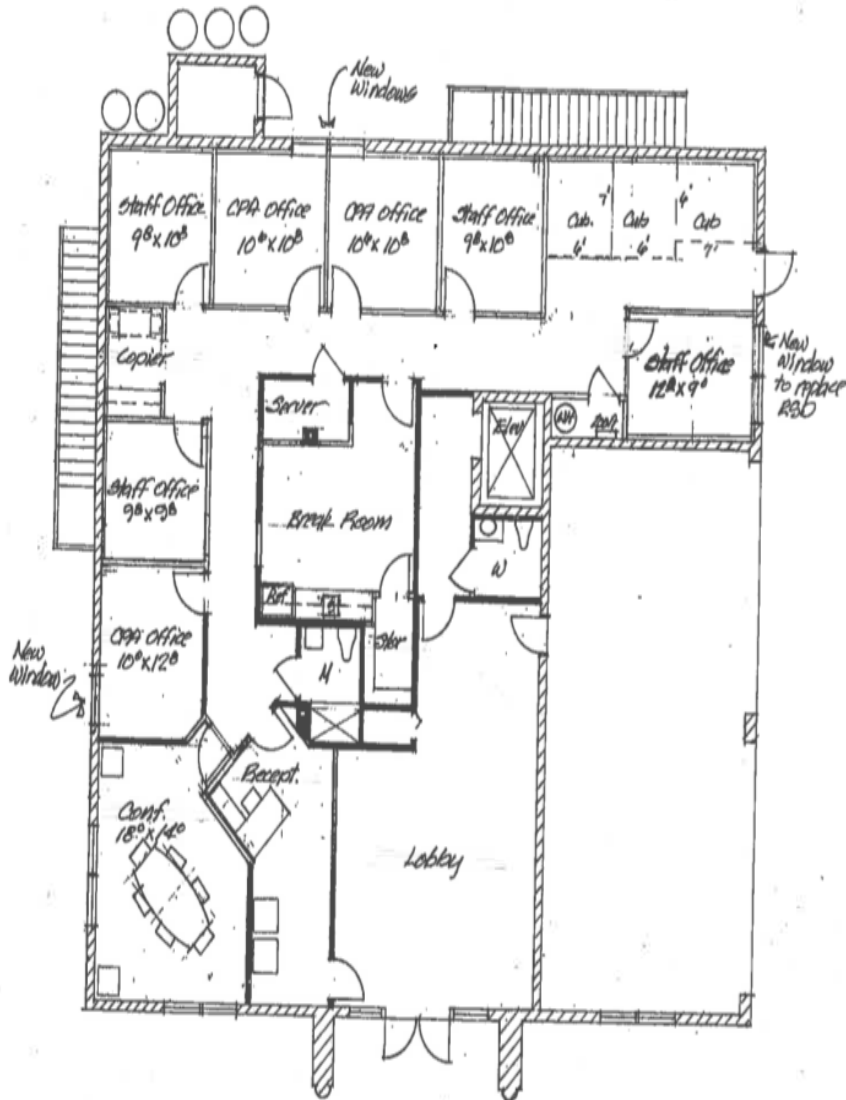


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