

Executive Office For Lease

1095 WEST MORSE BOULEVARD
WINTER PARK, FL 32789

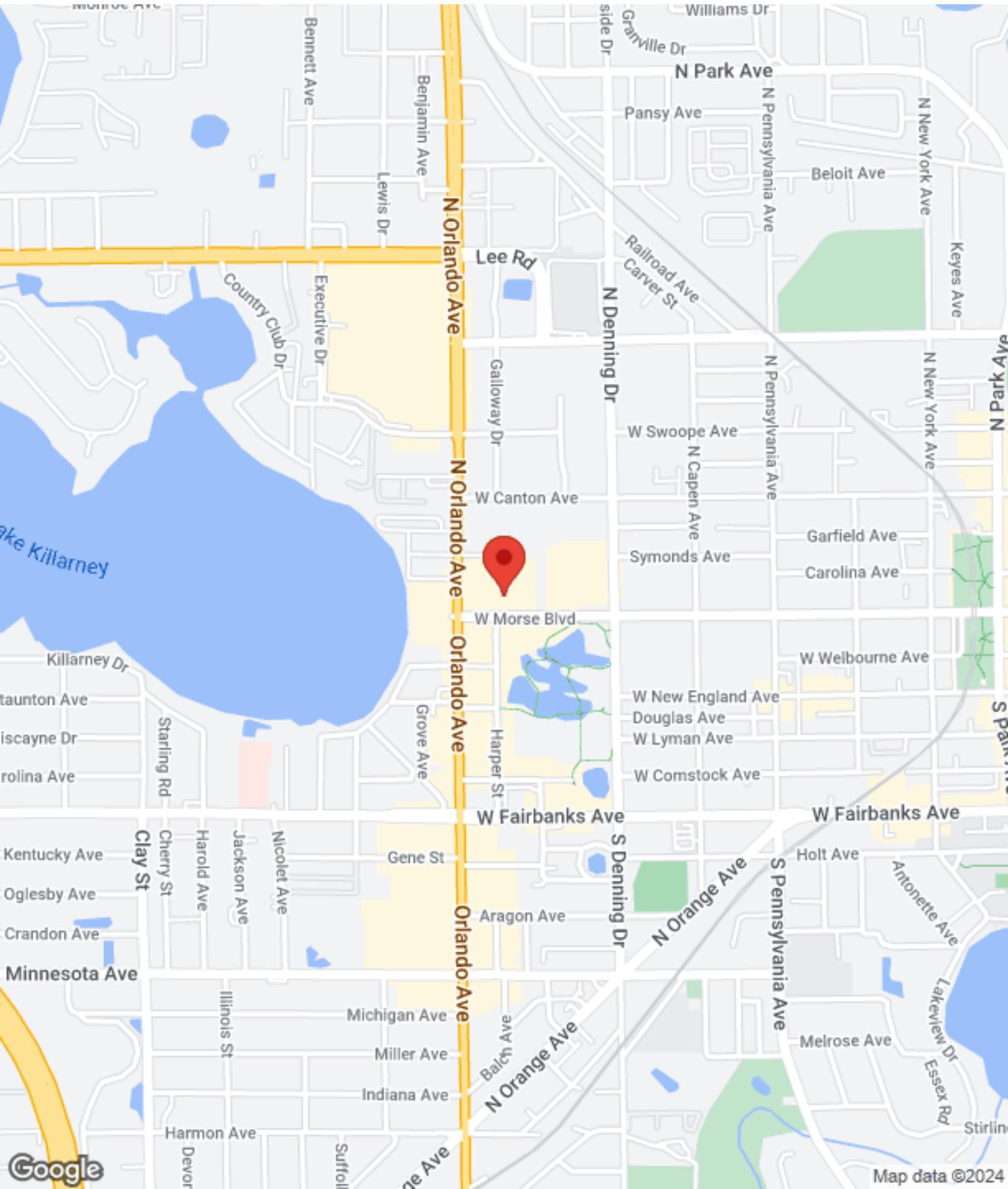
Price: \$33 FS
1100 SQ FT, First Floor
Flexible Floorplan
Many Desirable Premium
Features
Ideal for any Professional Office
User
Move In Ready!



ROBIN KESLER, CCIM
Commercial Director
(407) 366-4500
rkesler@mac.com
BK694599, Florida

BUSINESS MAP

1095 WEST MORSE BOULEVARD



PROPERTY SUMMARY

1095 WEST MORSE BOULEVARD



Property Summary

Lease Rate:	\$33.00 FS
Lease Term:	Negotiable
Building SF:	9,791
Rentable SF:	1,100
Available SF:	1,100
Year Built:	1985
Renovated:	2016
Building Class:	A
Floors:	1
HVAC:	Included
Lighting:	Included
Parking:	16
Parking Ratio:	3/1000
Zoning:	O1

Property Overview

Newly Available, this first floor office is perfect for any executive or professional use. Electric, water, trash and security are included in the rent. This lovely office offers many desirable premium features. Hardwood and carpet flooring, reception, two offices, or office and meeting room, with a restroom and kitchenette comprise the floorplan. The meeting room/office also features a fireplace! Signage and Parking is available. Security is 24/7 with a buzz in (is) required.

Location Overview

Located in the Heart Of Winter Park, with easy access to 17/92 and Fairbanks, this office is a real jewel!

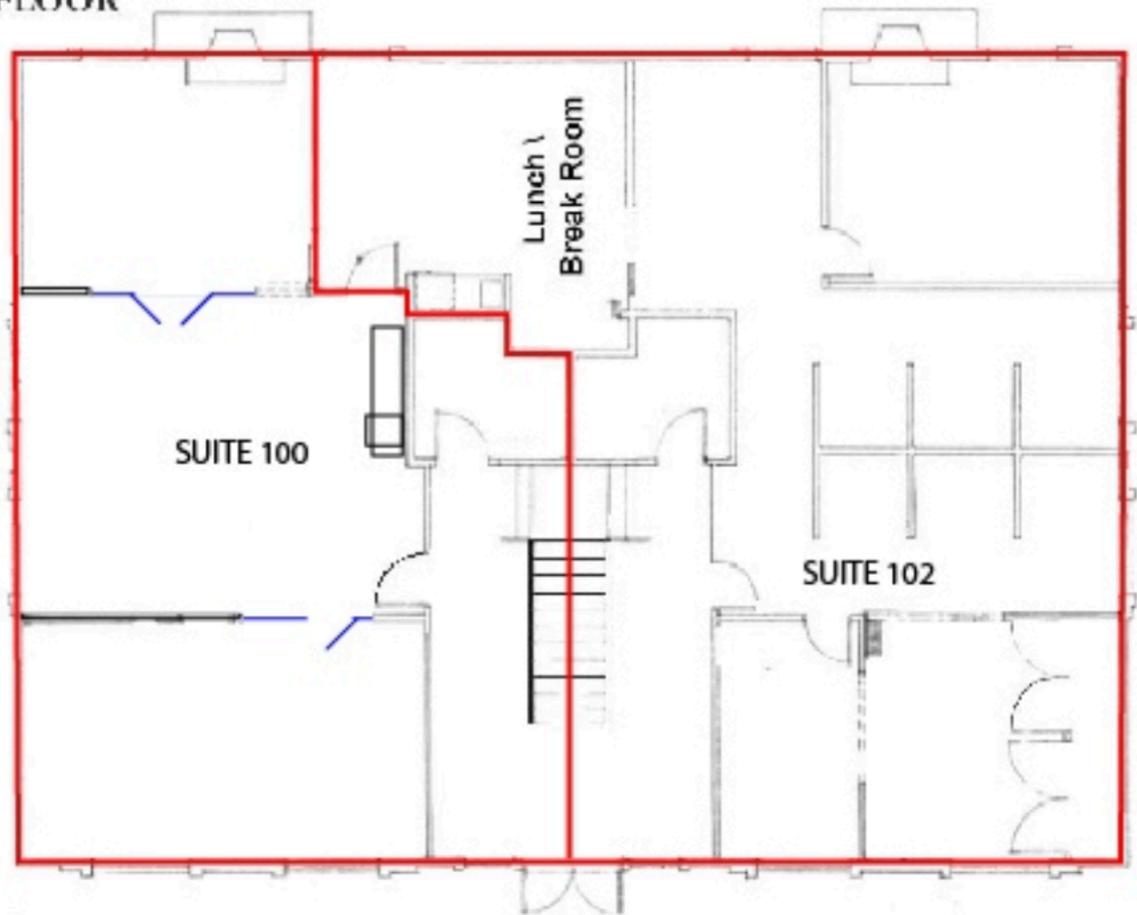
FLOORPLAN

1095 WEST MORSE BOULEVARD



1095 West Morse Boulevard
Winter Park, FL 32789

1ST FLOOR



PROPERTY PHOTOS

1095 WEST MORSE BOULEVARD



OPTIMA REAL ESTATE
7250 Red Bug Lake Rd, Ste 1000
Oviedo, FL 32765

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DEMOGRAPHICS

1095 WEST MORSE BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	3,083	34,602	116,737
Female	3,350	37,520	121,645
Total Population	6,433	72,122	238,382
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	717	11,026	38,903
Ages 15-24	486	7,921	25,651
Ages 25-54	2,881	28,423	100,687
Ages 55-64	988	10,173	30,218
Ages 65+	1,361	14,579	42,923
Income	1 Mile	3 Miles	5 Miles
Median	\$36,767	\$68,112	\$52,458
< \$15,000	841	3,655	14,592
\$15,000-\$24,999	246	2,852	11,808
\$25,000-\$34,999	451	3,348	13,041
\$35,000-\$49,999	527	3,864	15,440
\$50,000-\$74,999	548	5,259	19,026
\$75,000-\$99,999	312	3,468	11,677
\$100,000-\$149,999	298	4,512	11,474
\$150,000-\$199,999	171	1,906	4,062
> \$200,000	69	2,946	5,384

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,415	39,615	127,614
Occupied	3,822	34,932	111,969
Owner Occupied	1,717	21,956	56,528
Renter Occupied	2,105	12,976	55,441
Vacant	593	4,683	15,645

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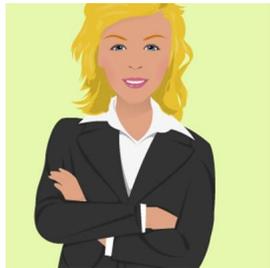
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PROFESSIONAL BIO

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Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010, 2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada & the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

☒

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

☒☒

Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.



DEBORAH

A True Professional Real Estate BROKER

Great businesses start with a strong foundation, and so is being a professional real estate agent in Orlando, FL. In Deborah's case, that meant walking in the footprints of her grandfather, unbeknownst to her that he was a Builder and Contractor, and a mother who built her brand as an Entrepreneur stemming from generational roots. The combination was tailor-made for a future in real estate, and Deborah's skillset grew with a wide range of Education, Training, and On-The-Job Experience, working with Key Executives in Operations and Administrative teams at a high skill level in Banking/Finance, Sales & Hotel Operations.

Deciding to pursue her real estate license in 2001, she began immediately as an Independent Contractor at RE/MAX Properties SW. Deborah's strong work ethic, thoroughness, tough negotiation skills, persistence, and personality earned her both awards and a reputation for service, professionalism, and integrity. So whenever you're about to sell or buy residential or commercial properties, her skills are always up for the job!

As a Broker Associate, Deborah and the brokerage has lead a team through a wide range of interactions, including REO works for names like:

- Keystone
- Old Republic Select Portfolio
- Home Equity
- Specialized Asset Management
- Ocwen
- SingleSource Property Solutions
- Wells Fargo

CERTIFICATIONS

Deborah maintains a broad and ongoing array of awards, education, and

certifications in everything from Distressed Property to REO Knowledge and Commercial Market expertise. These include:

EDUCATION | AWARDS | CERTIFICATION

- Licensed Real Estate Broker
- Certified International Property Specialist (CIPS)
- Graduate REALTOR® Institute (GRI)
- Accredited Buyer Representative (ABR)
- Internet Professional (e-PRO)
- Certified Distressed Property Expert (CDPE) (SHORT SALE)
- Institute Luxury Home Marketing (ILHM)
- International Real Estate Specialist (IRES)
- Board Committee Member - Commercial Council Board (ORRA)
- Committee Member - Affordable Housing Committee (ORRA)
- Board Committee Member - Risk Management (Past - ORRA)
- Board Committee Member - Diversity Committee (Past - ORRA)
- Women's Council of REALTORS® (Past)
- Member - Florida Association of REALTORS®
- Member - National Association of REALTORS®
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REO KNOWLEDGE & CERTIFICATION

- THE FIVE STAR ACADAMY CERTIFICATION (2020): Regulatory Compliance, Legal Practice, Diversity and Inclusion, and Distressed Asset Disposition
- RES.NET Certified
- REOTrans Certified
- BPO Certified
- REO Certified (FIVE STAR GLOBAL INSTITUTE/DALLAS, TX)
- Short-Sale Specialist

REAL ESTATE COMMERCIAL EDUCATION

- Attends Yearly Economic Seminars & Market Forecast Webinars
- Pursuing Certified Commercial Investment Member Designation (CCIM) started 2013:
- Continuously Updating and Upgrading Knowledge in related field of Real Estate
- NAR Leadership Certification
- UCF Strategic Leadership
- UCF Project Management & Executive Leadership
- Harvard Business Review Webinars & On-Line Studies

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Optima Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Optima Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Optima Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:

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