

For Lease

# Lee World Center

335 - 1,147 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 220     | 335        |
| Suite 304     | 340        |
| Suite 309     | 1,111      |
| Suite 322     | 629        |
| Suite 324/325 | 841        |
| Suite 347     | 1,147      |

**Lease Rate: \$25.50/SF Full Service**

For more information

**Jeffrey Bloom, CCIM**

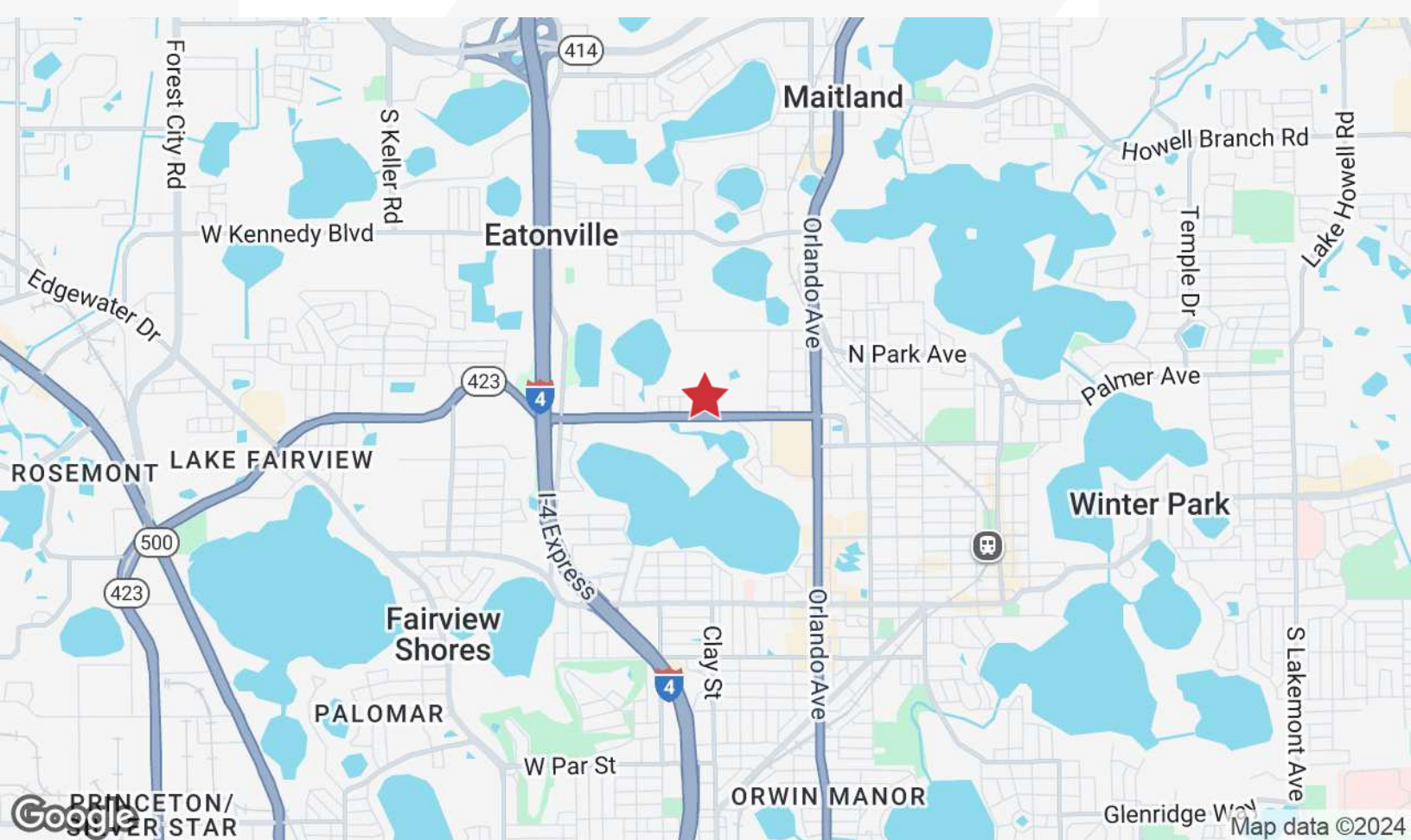
O: 407 949 0709

[jbloom@realvest.com](mailto:jbloom@realvest.com)

# Property Photos



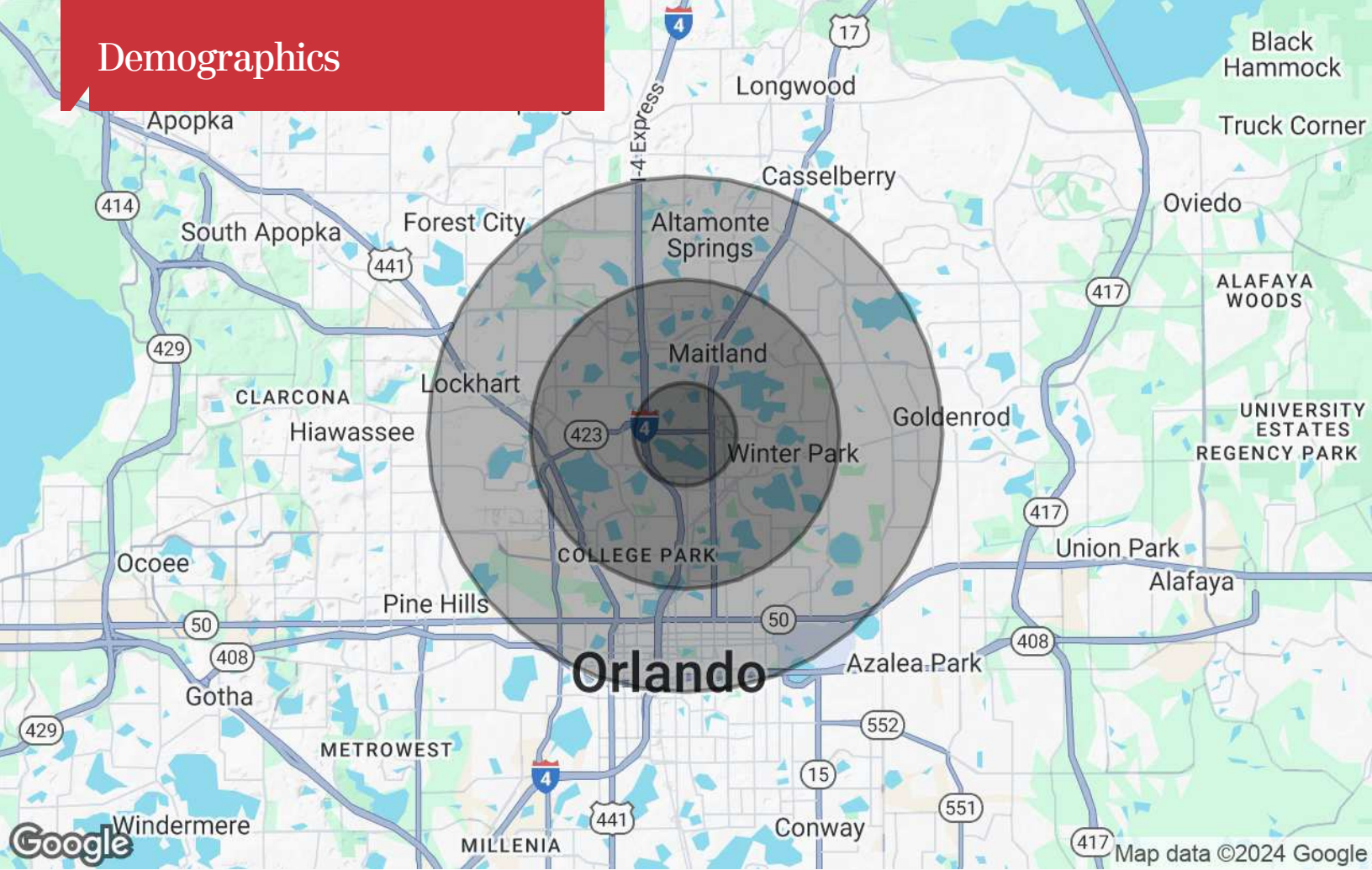
# Location Maps



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](http://nairealvest.com)

# Demographics



## Population

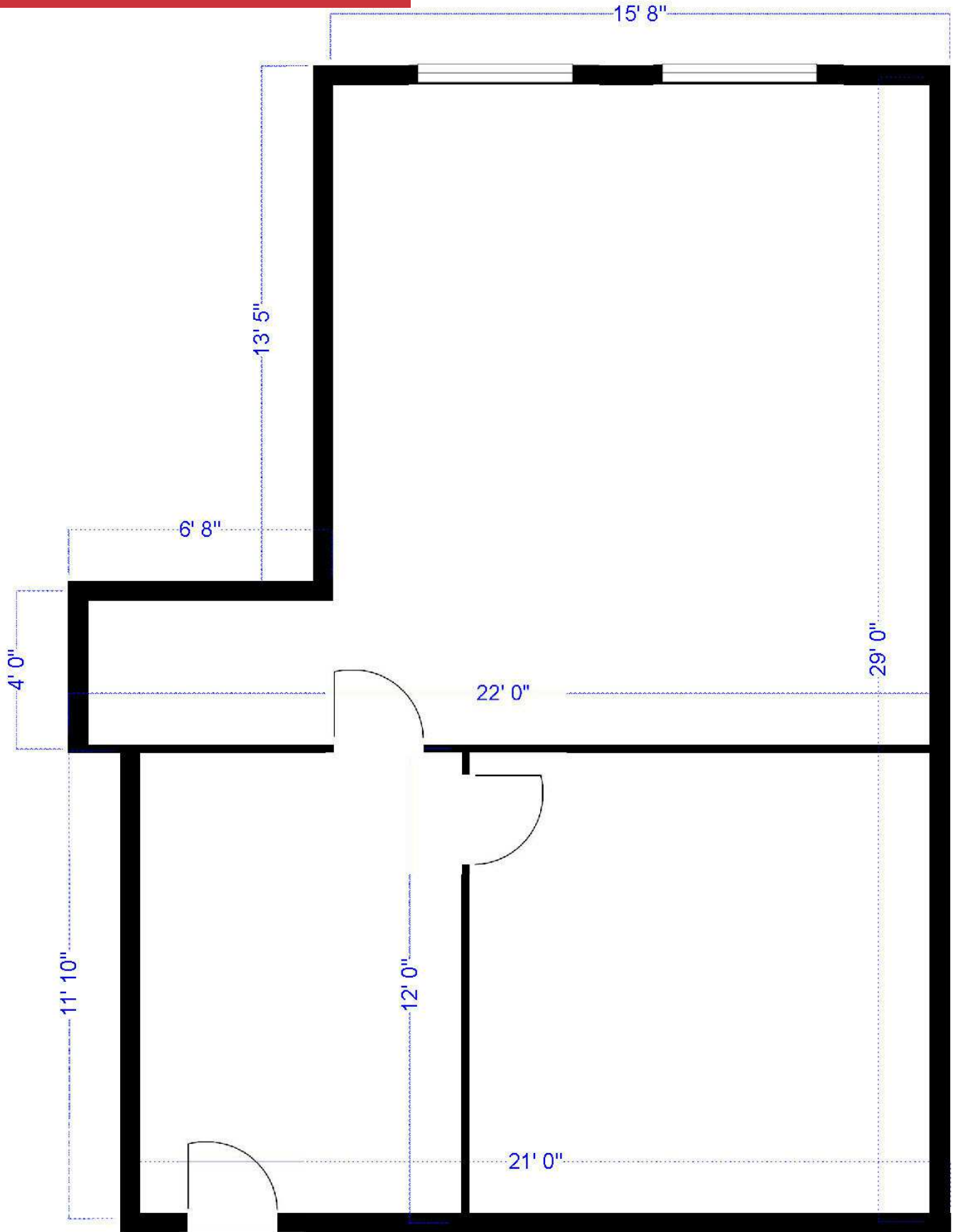
|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 8,108  | 78,972  | 267,989 |
| MEDIAN AGE          | 43.0   | 40.7    | 38.0    |
| MEDIAN AGE (MALE)   | 41.4   | 39.6    | 37.0    |
| MEDIAN AGE (FEMALE) | 48.8   | 42.7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

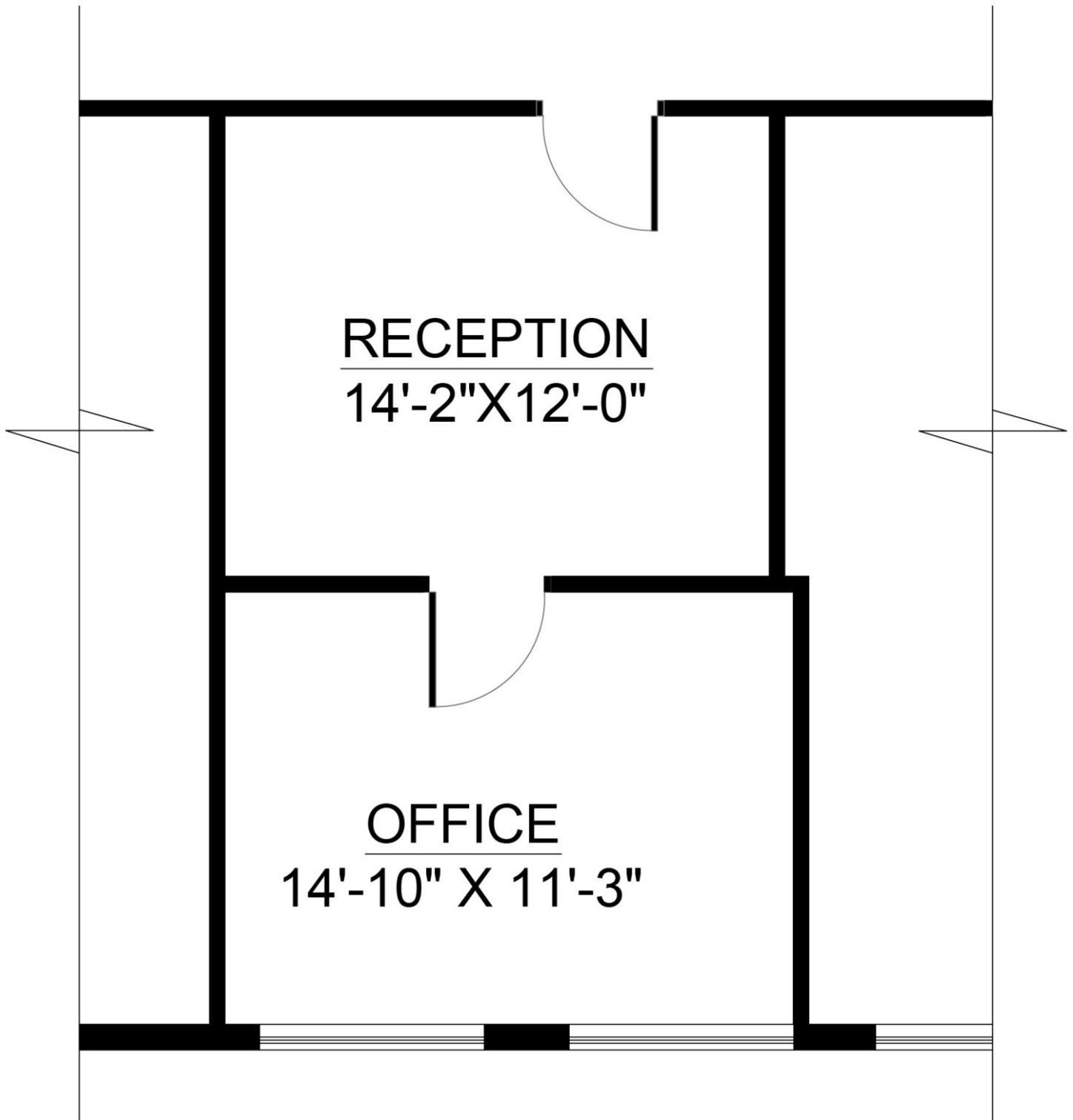
## Households & Income

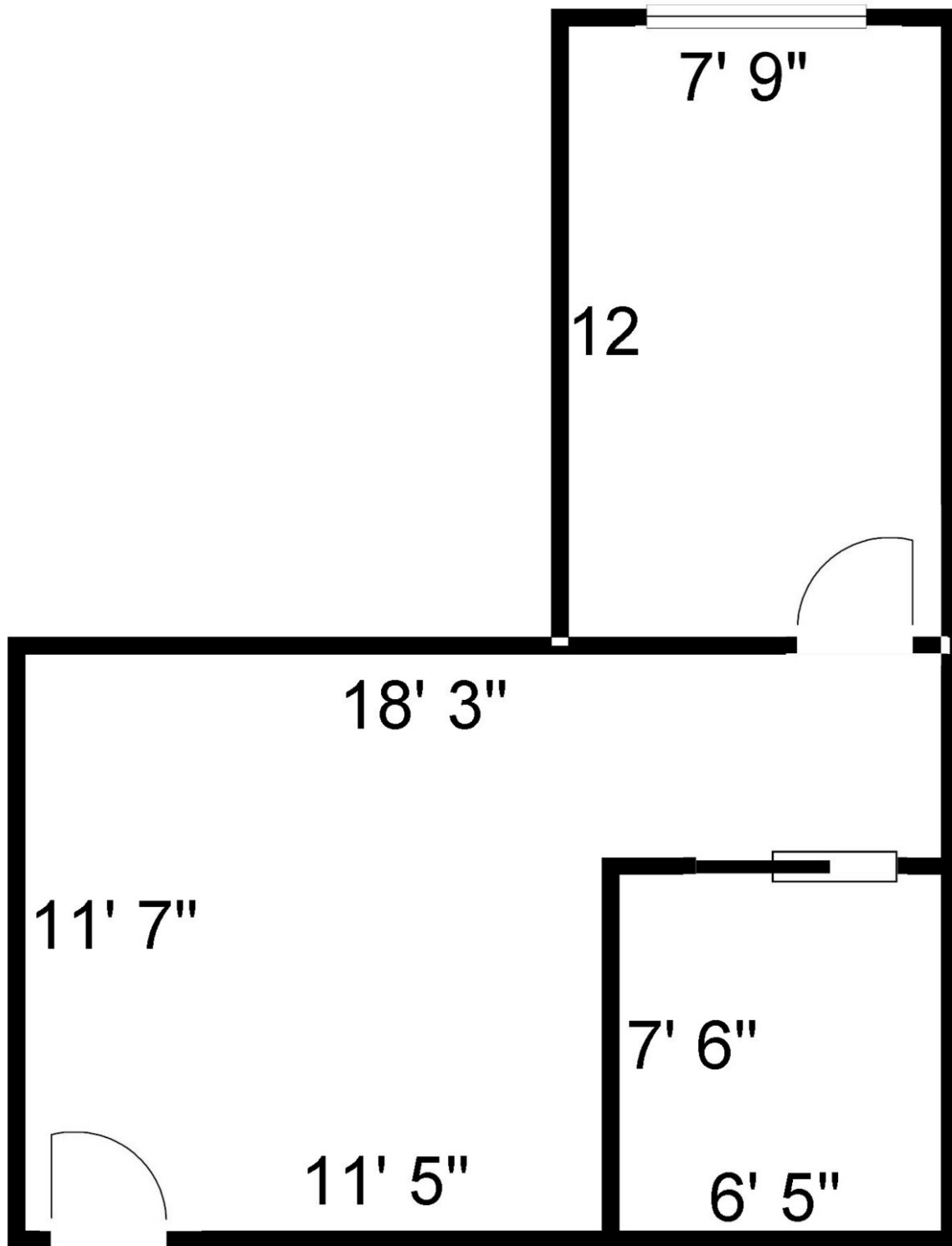
|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 4,525     | 37,301    | 128,112   |
| # OF PERSONS PER HH | 1.8       | 2.1       | 2.1       |
| AVERAGE HH INCOME   | \$65,222  | \$106,159 | \$79,890  |
|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

\* Demographic data derived from 2020 ACS - US Census

# Suite 111 - 650± RSF







Suite 309 - 1,111± RSF

