

# OFFICE SPACE FOR LEASE

147 E Lyman Ave, Winter Park, FL



## HIGHLIGHTS

- 2,356 SF office space available.
- Located in the heart of downtown Winter Park.
- Proximity to the most desirable location for upscale retail and dining in Central Florida.
- Ease of access for employees and clients with ample parking.
- Suite includes 5 private offices along with reception area.
- Class A build out, previously used as a law office.
- 18 parking spaces exclusive to this building plus street parking.



| Demographics      | 1 Mile    | 3 Miles   | 5 Miles  |
|-------------------|-----------|-----------|----------|
| Population        | 7,962     | 96,580    | 275,997  |
| HH Income         | \$141,006 | \$120,407 | \$98,509 |
| Daytime Employees | 22,162    | 120,943   | 332,560  |

MONTE MITCHELL | [Monte@FornessProperties.com](mailto:Monte@FornessProperties.com) | 407.988.0073  
[www.FornessProperties.com](http://www.FornessProperties.com) | Licensed Real Estate Broker



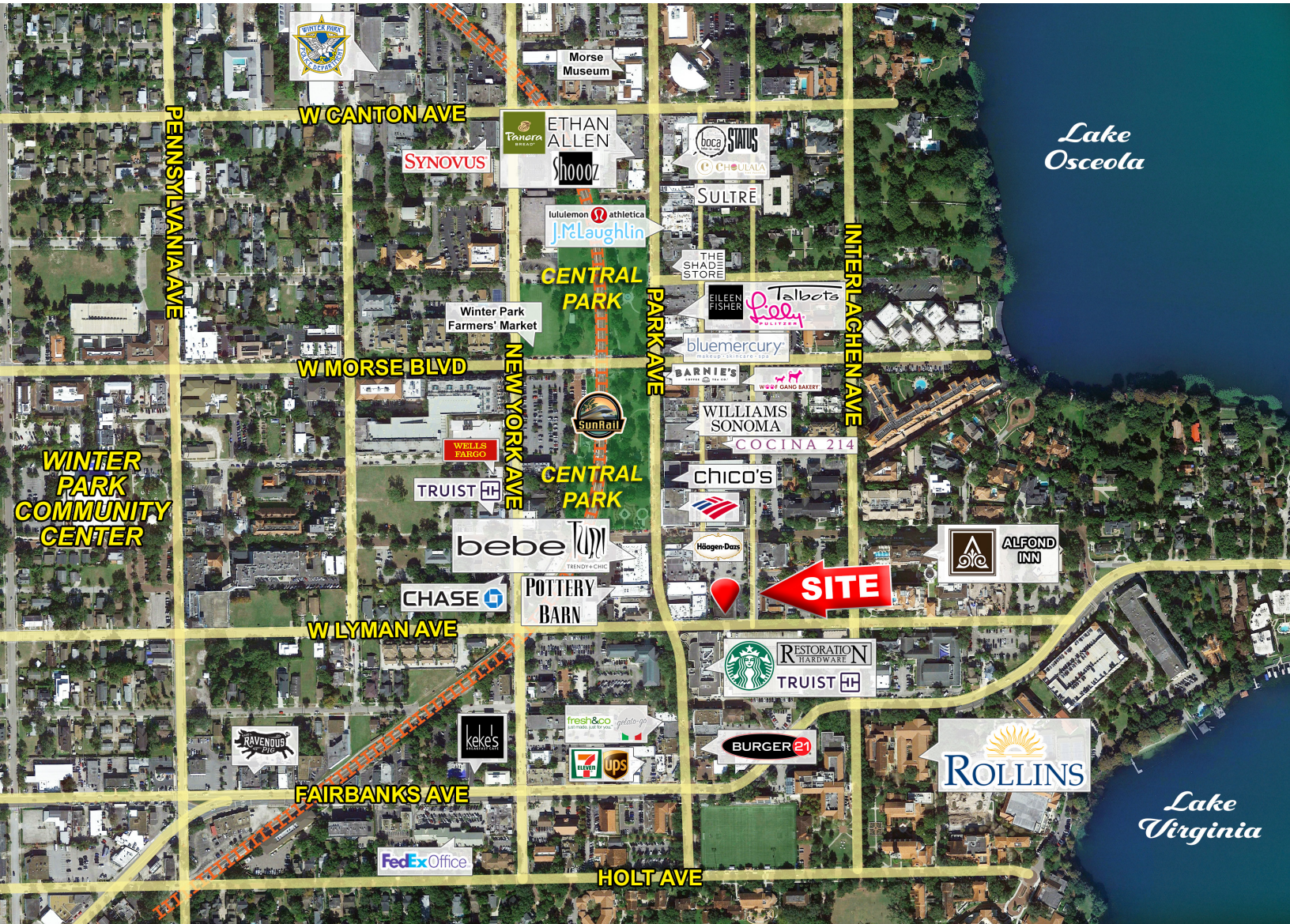
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