

For Lease

# Lee World Center

441 - 2,244 SF | \$26.50 / 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 108	441
Suite 115	866
Suite 117	1,127
Suite 209	487
Suite 300	2,244
Suite 305B	521
Suite 309	1,111

**Lease Rate: \$26.50/SF Full Service**

For more information

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10.20.25

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.

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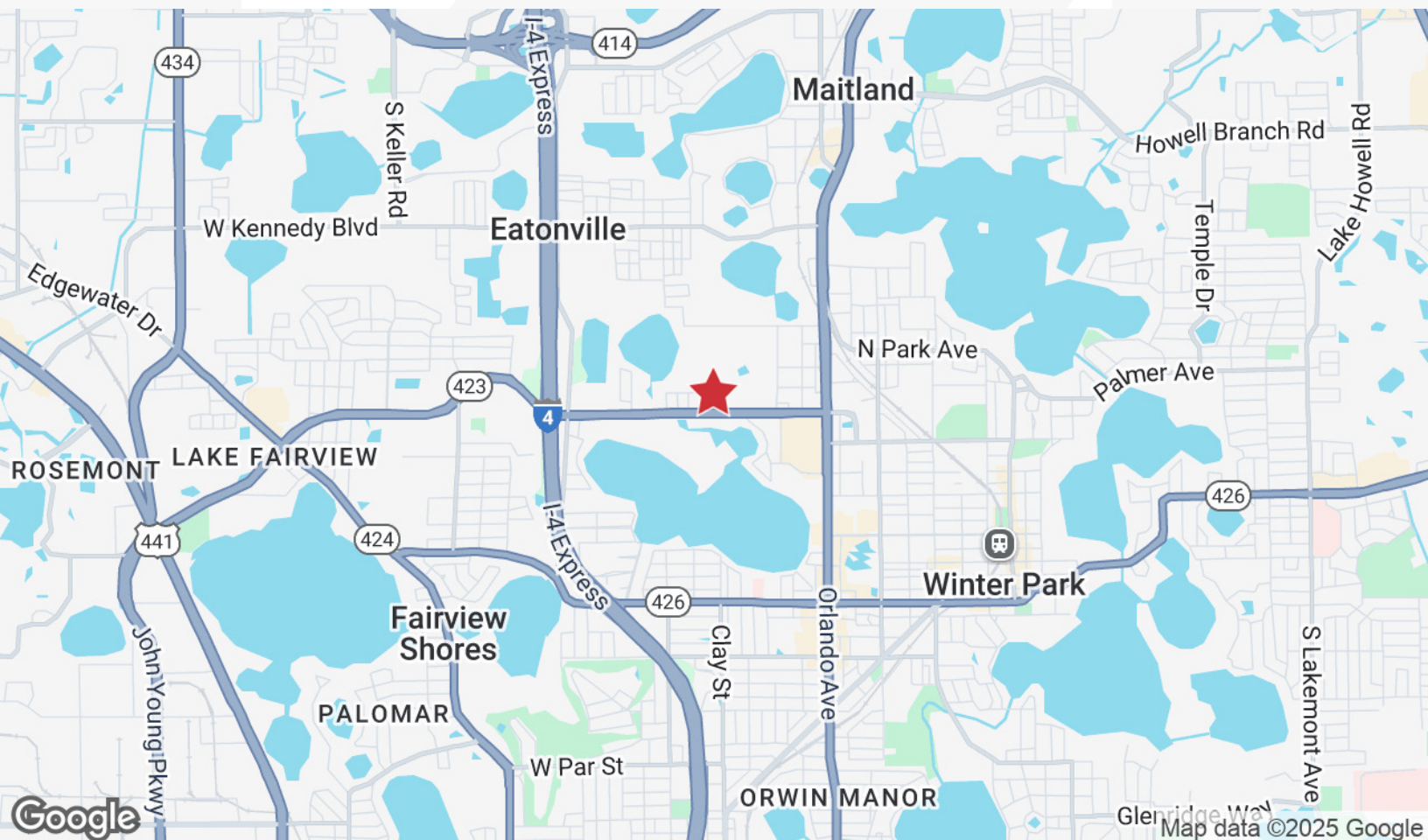


## Property Photos



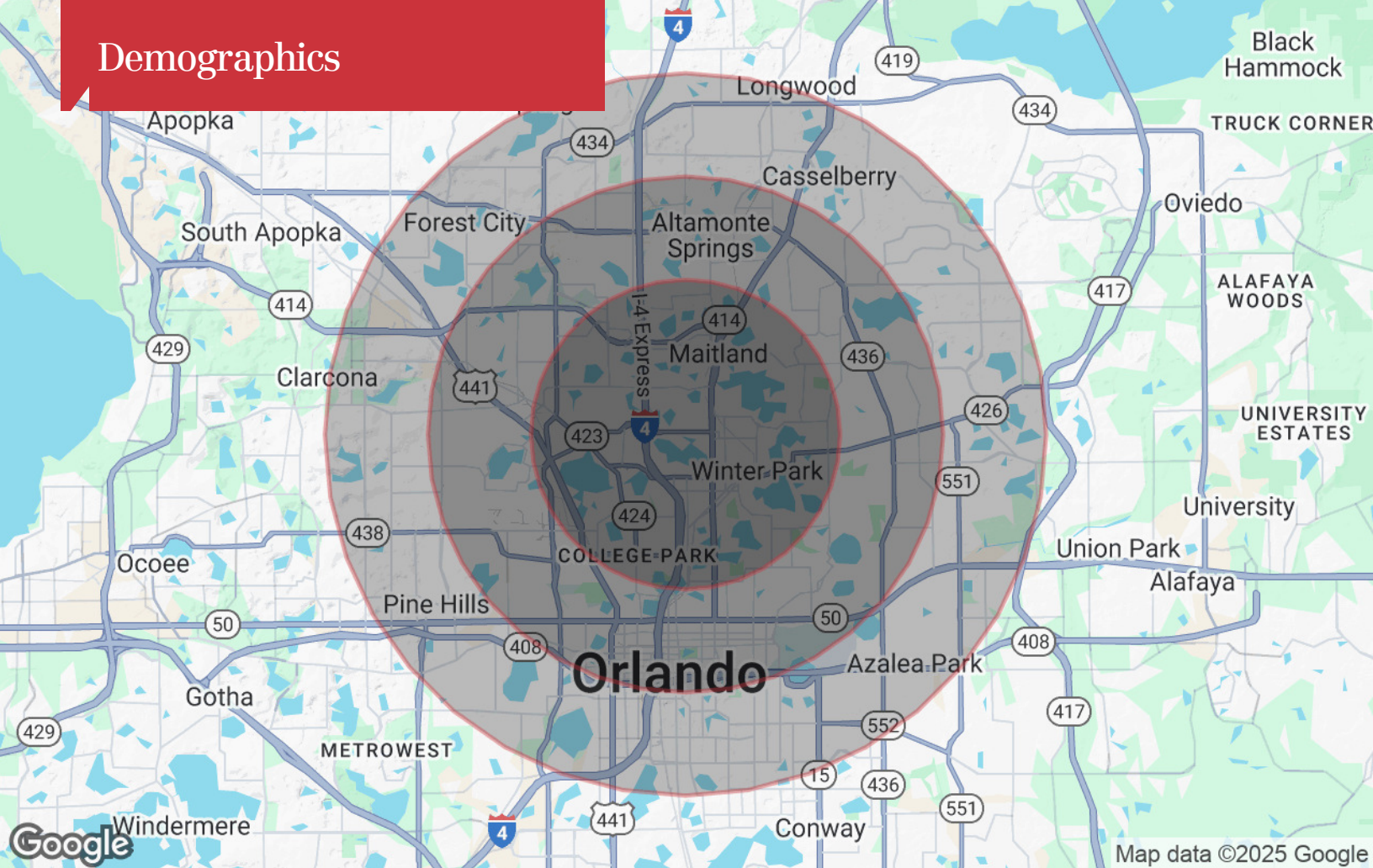


# Location Maps





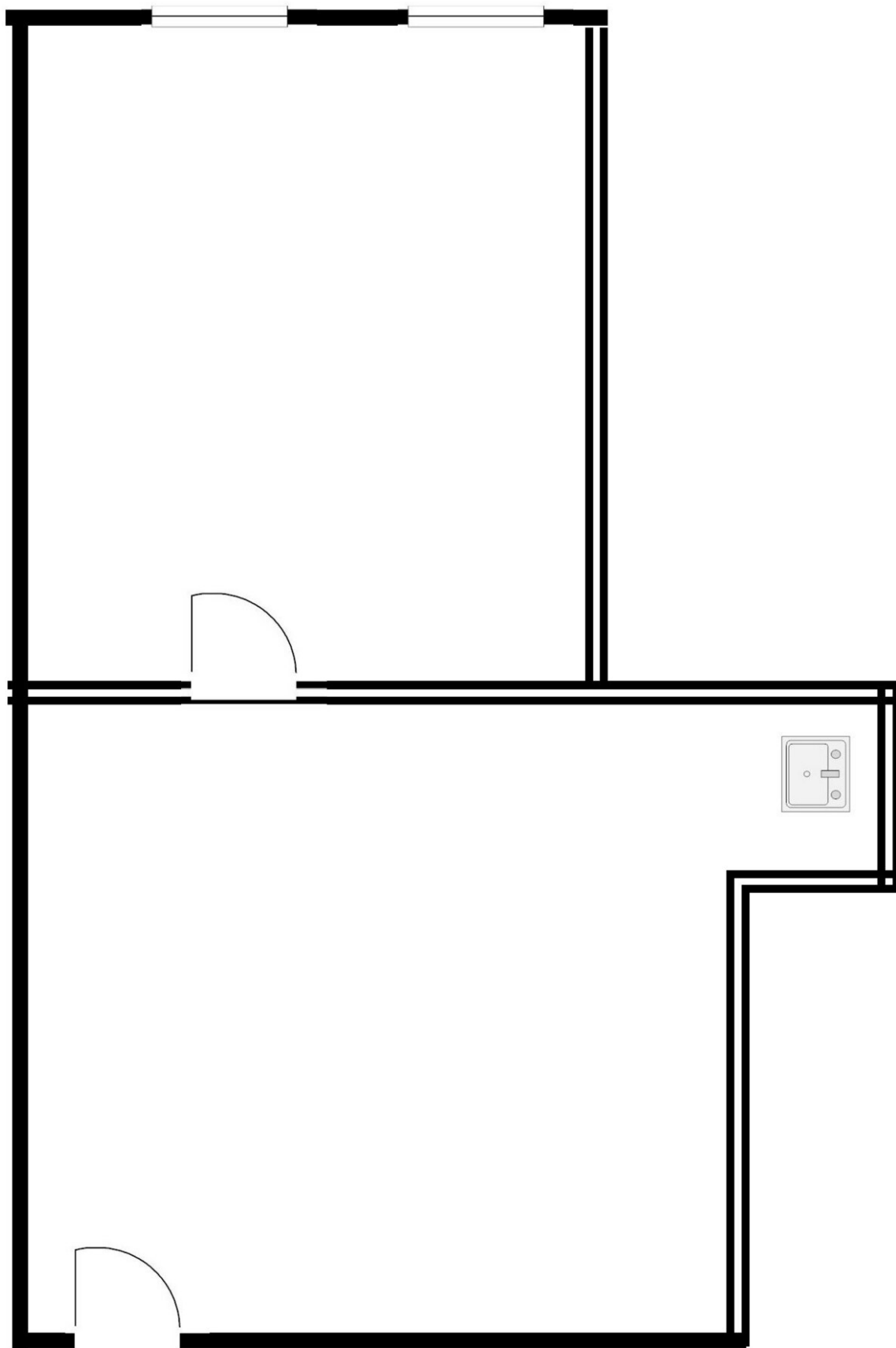
## Demographics



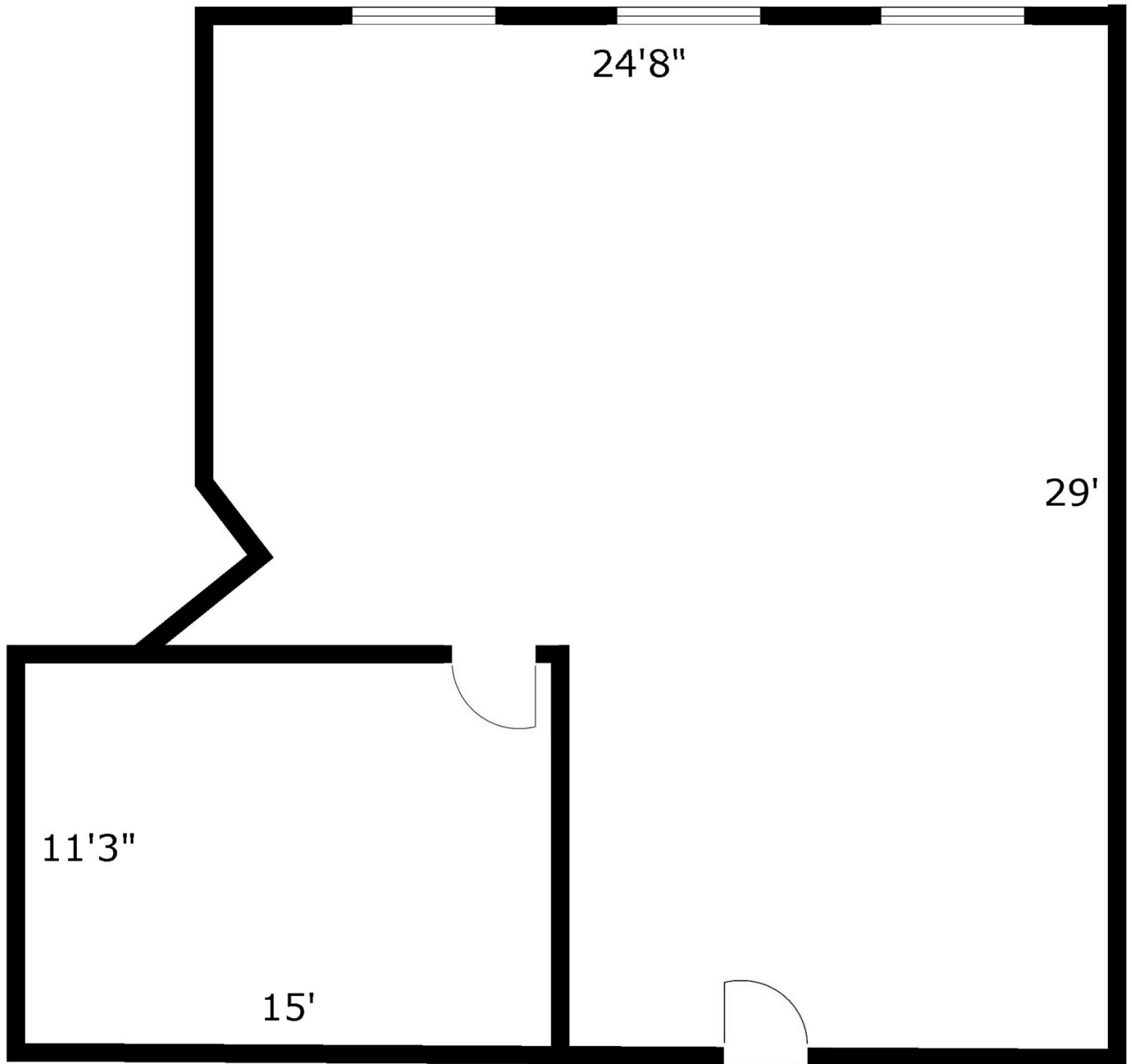
Population	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	80,793	275,550	552,635
MEDIAN AGE	42	41	41
MEDIAN AGE (MALE)	41	40	39
MEDIAN AGE (FEMALE)	43	42	42
Households & Income	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	35,980	122,499	227,080
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$132,782	\$107,373	\$94,609
AVERAGE HOUSE VALUE	\$615,943	\$486,886	\$412,694



Suite 108 - 441± SF

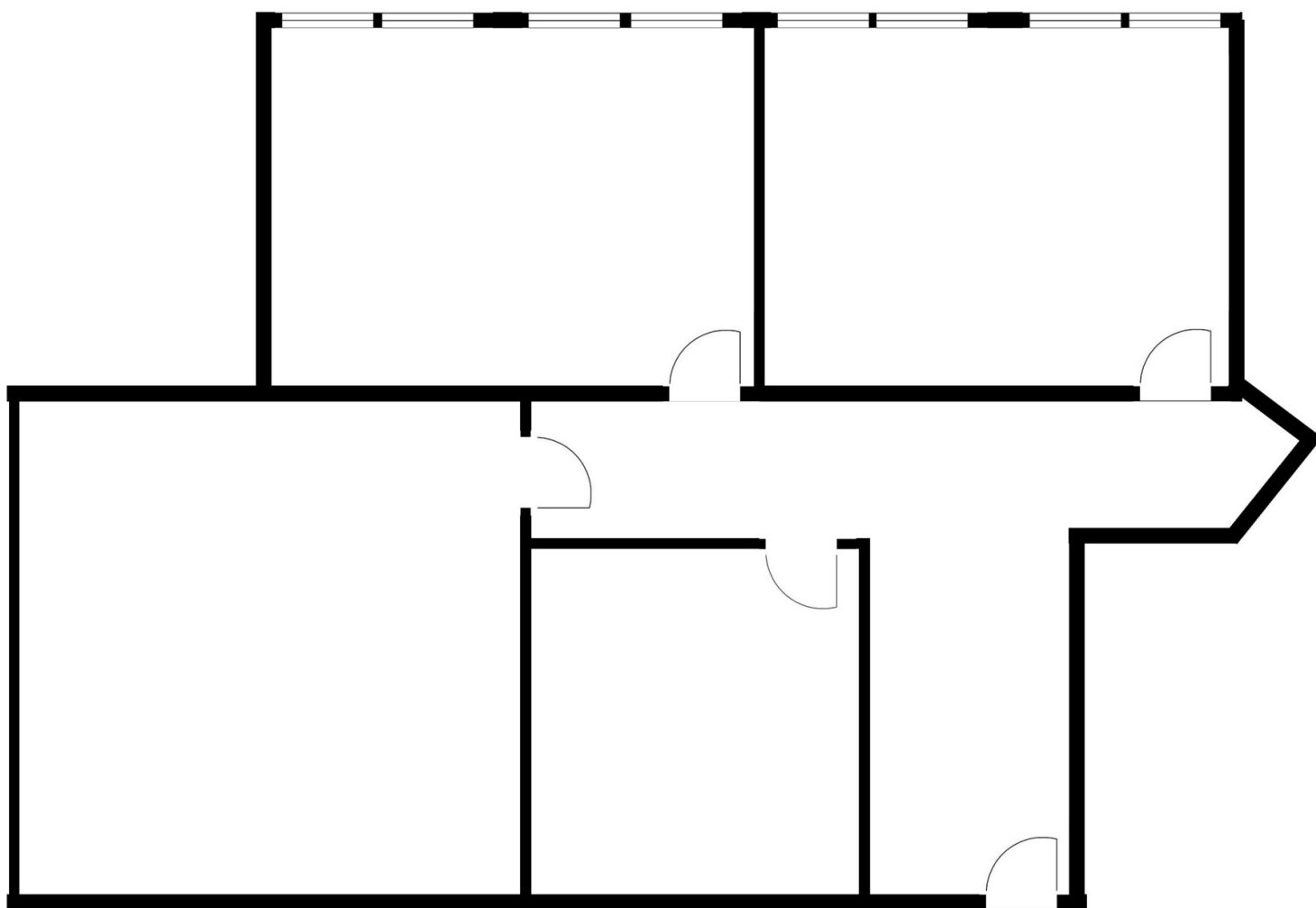






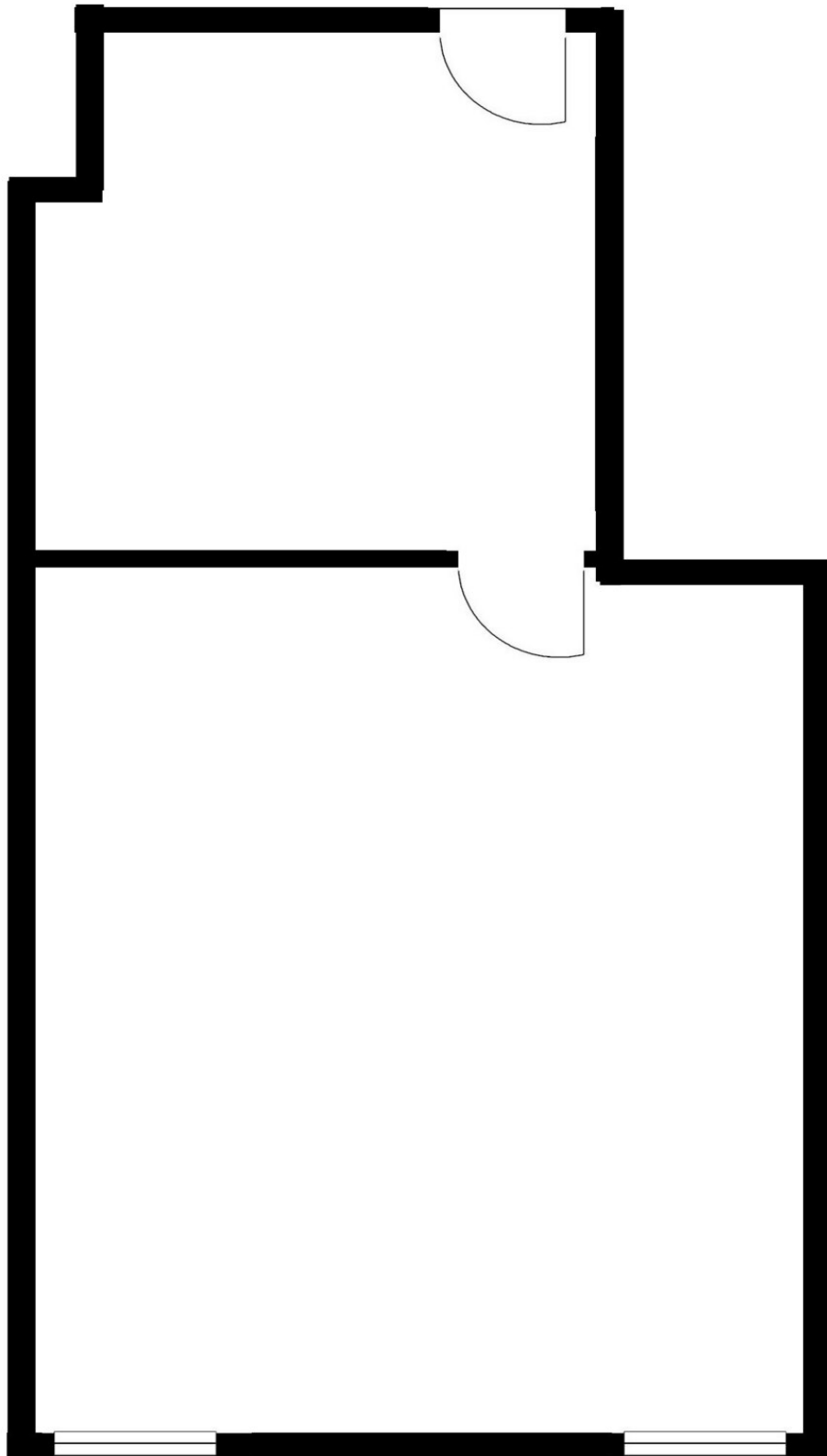


Suite 117 - 1,127± SF



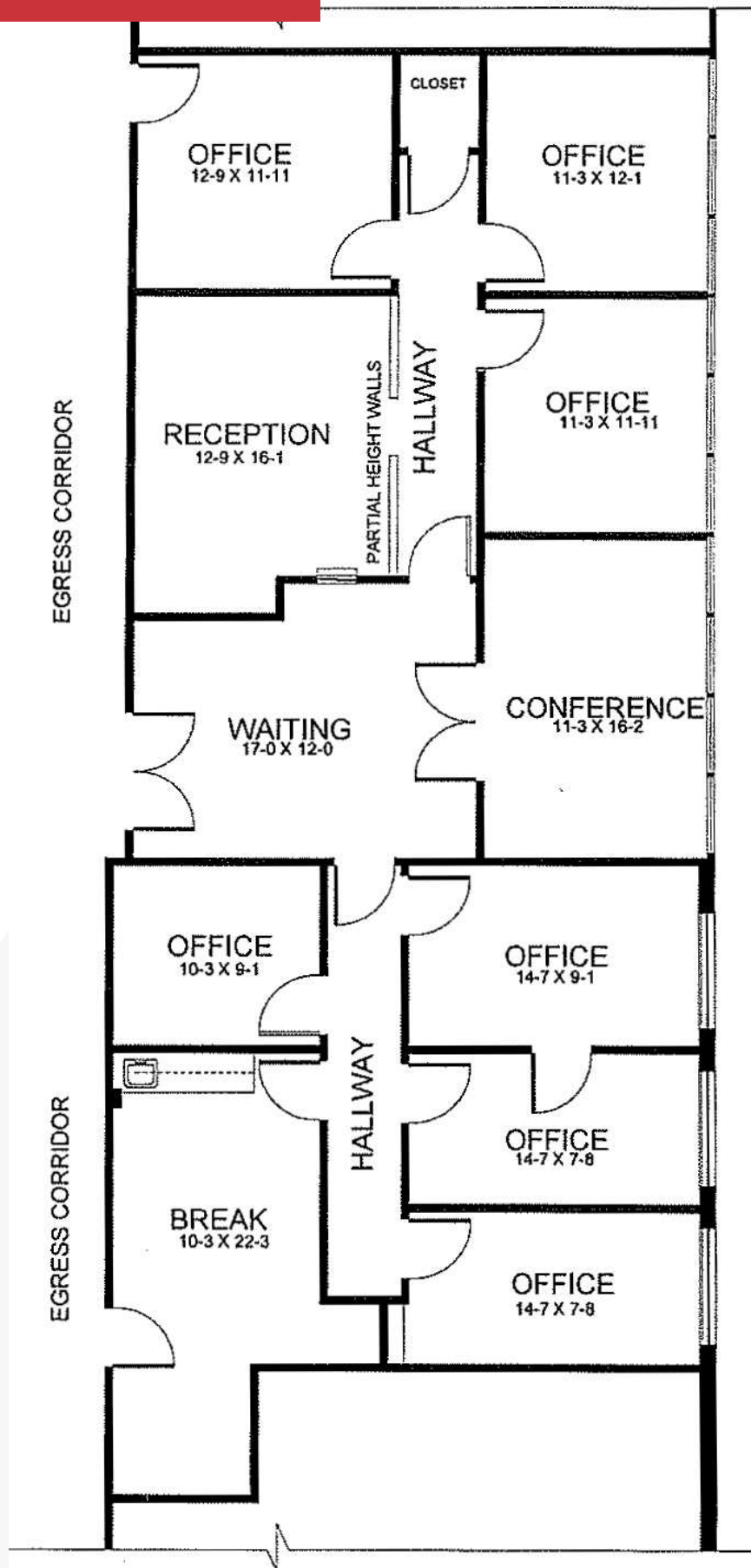


Suite 209 - 487± SF

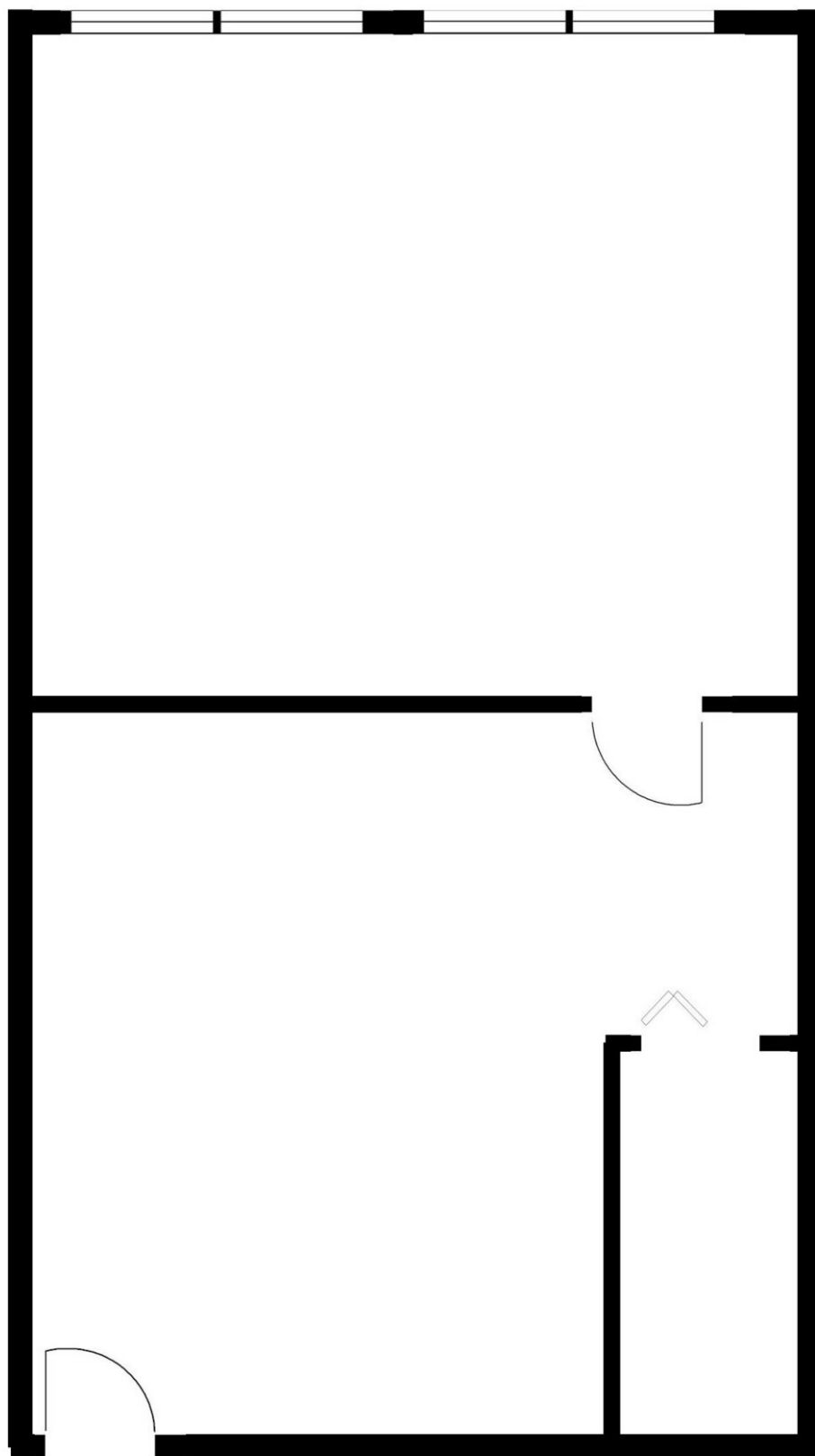




Suite 300 - 2,224± SF



## Suite 305B - 521± SF





Suite 309 - 1,111± RSF

