

# The Space Your Business Needs The Location You Deserve

This Class 'A' building provides ample parking, on-site banking, and the abundant lifestyle offerings of downtown Winter Park.

**MORSE BLVD OFFICE BUILDING**  
1031 W. Morse Blvd | Winter Park, FL 32789

- ✓ **High-End**
- ✓ **Visibility**
- ✓ **Location**

**First Floor Suite** - 2,472 SF high visibility suite with direct entry from the lobby.

**Second Floor Suite** - 1,731 SF suite in a more private, secure, and focused area. (avail. Feb. 2026)



**DARBY HOLD**

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**HOLD  
THYSSEN**  
REAL ESTATE SERVICES



Downtown Orlando



Fairbanks Ave.

**PALM HILLS**  
110,456 SF  
Retail Development



US 17-92



Winter Park  
Library/Event Center

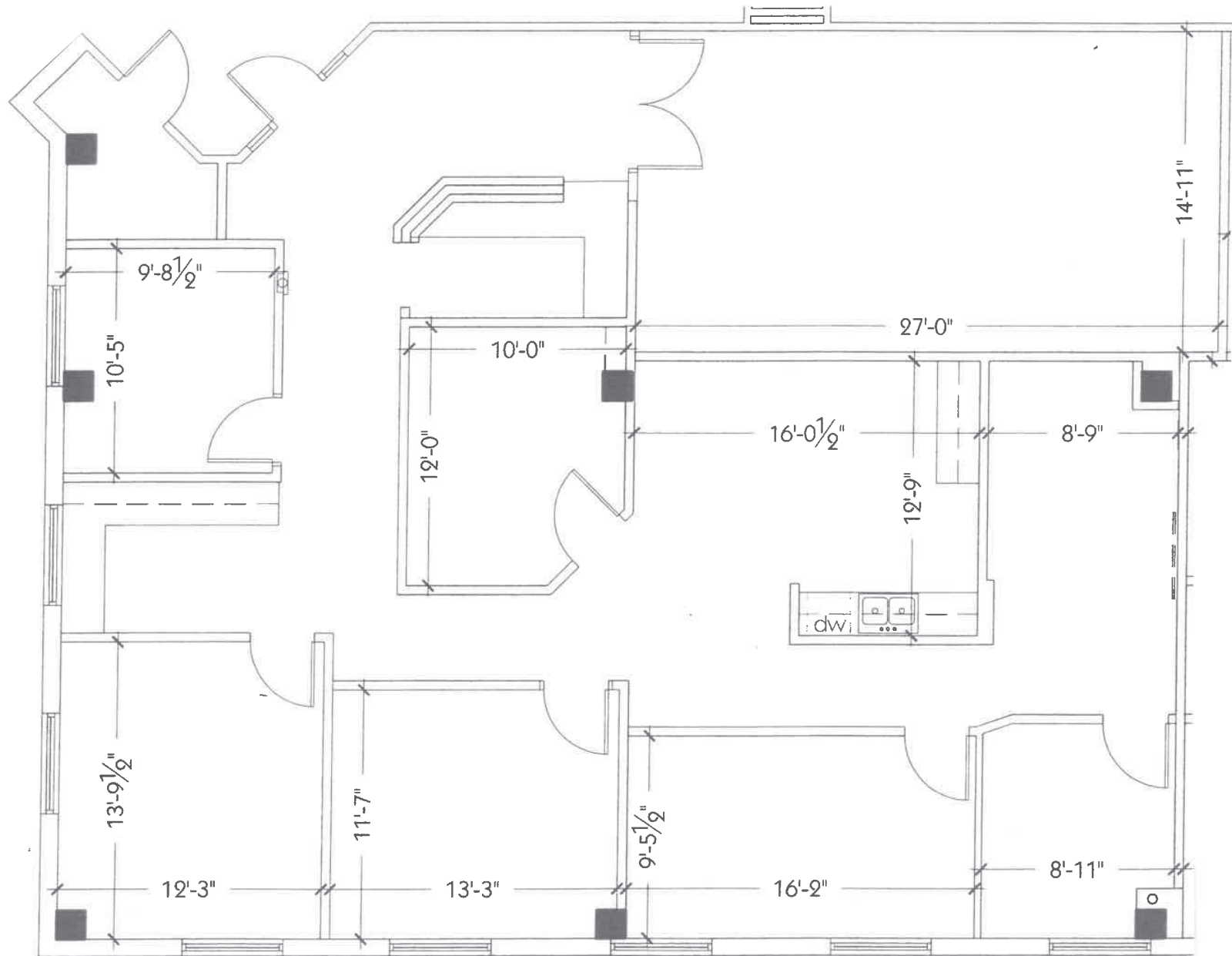


Morse Blvd.

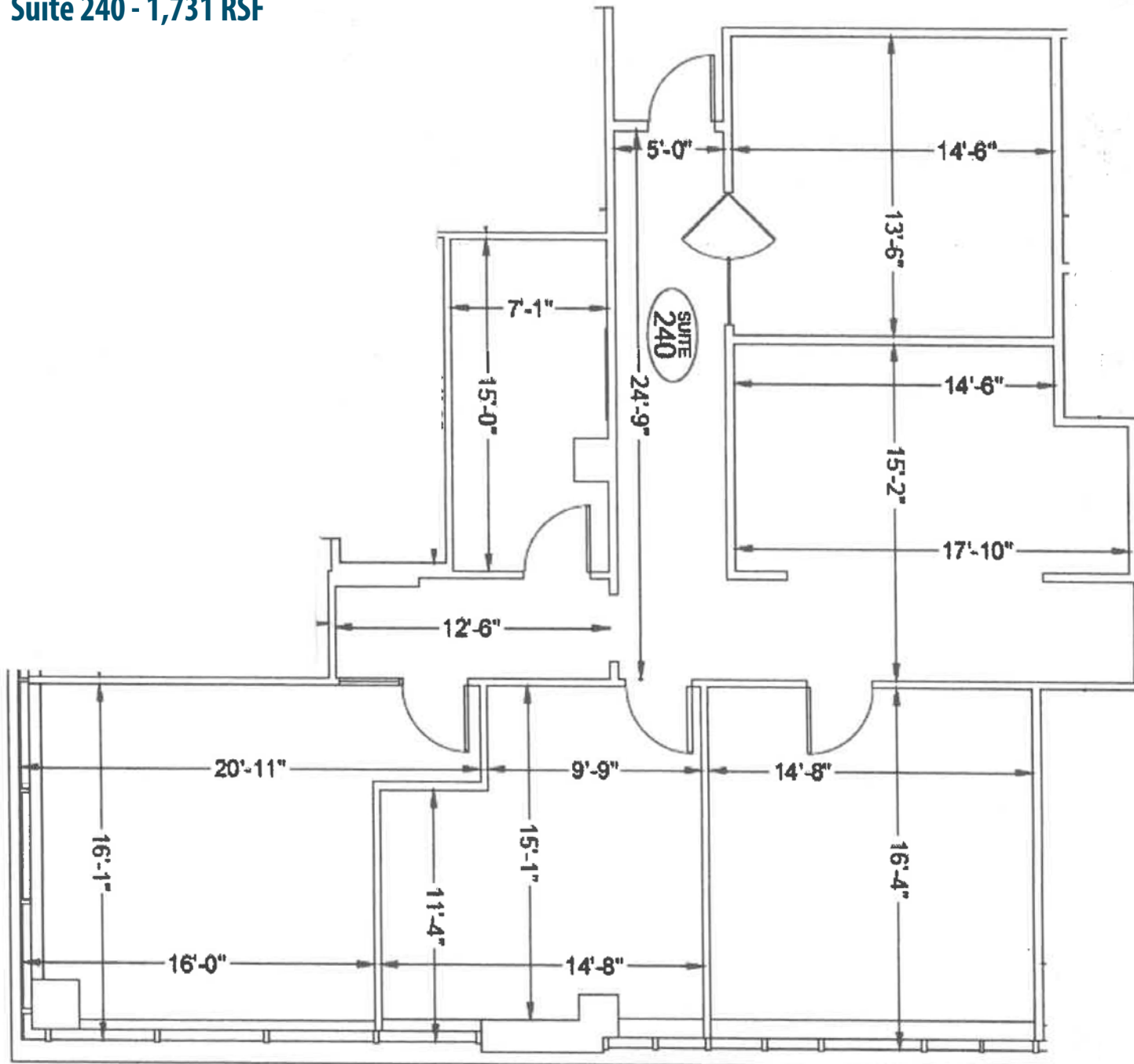




**First Floor: Suite 120 - 2,472 RSF**



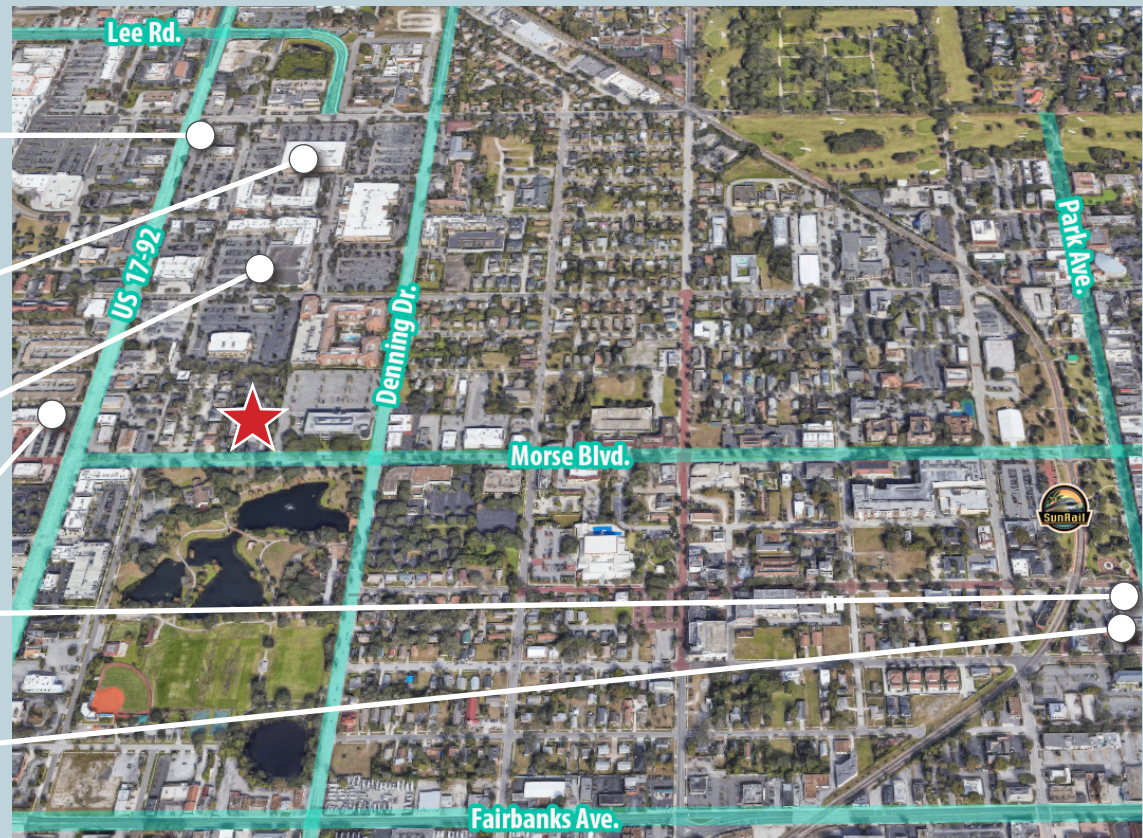
**Second Floor: Suite 240 - 1,731 RSF**







## AREA RESTAURANTS AND RETAIL



POPULATION  
(3-MILE 2023)  
**87,786**



PROJECTED  
POPULATION  
(3-MILE 2028)  
**89,330**



AVERAGE  
INCOME  
(3-MILE 2023)  
**\$111,652**



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