

For Lease

# Lee World Center

297 - 3,575 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 103-1	297
Suite 112	850
Suite 115	866
Suite 209	487
Suite 300	2,244
Suite 307	521
Suite 308	480
Suite 309	1,111
Suite 334	3,575

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

For more information

**Jeffrey Bloom, CCIM**

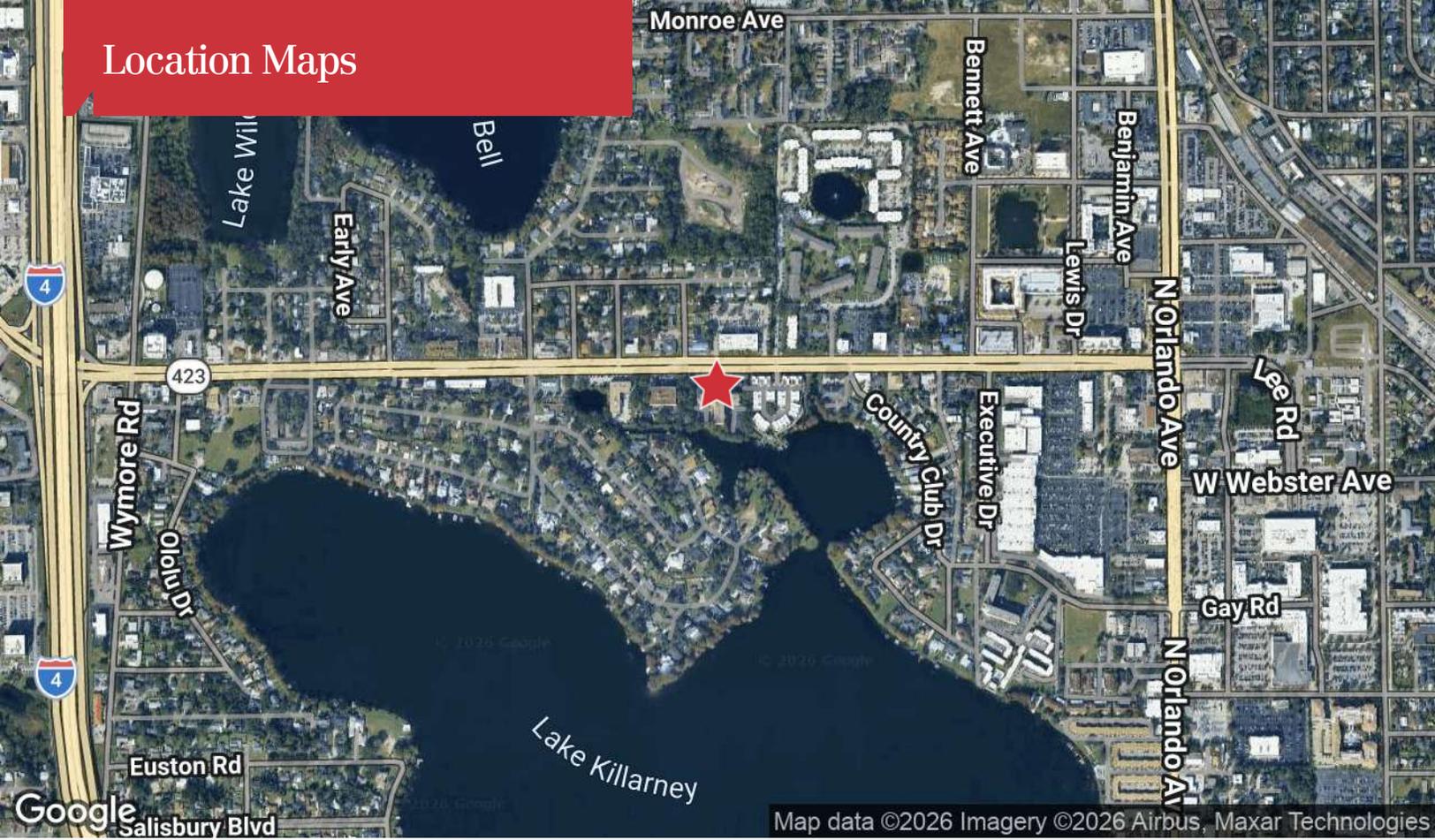
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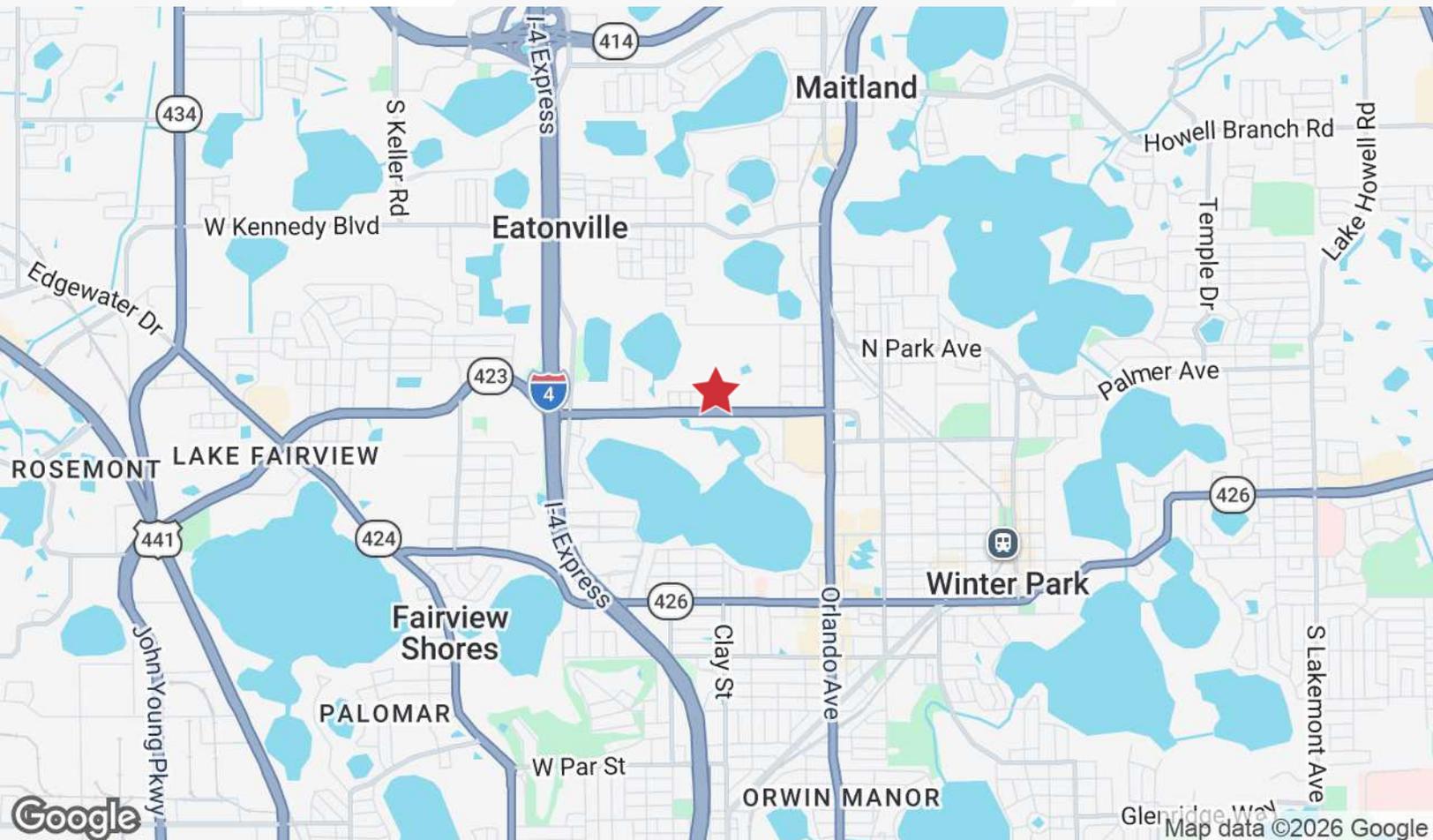
# Property Photos



# Location Maps

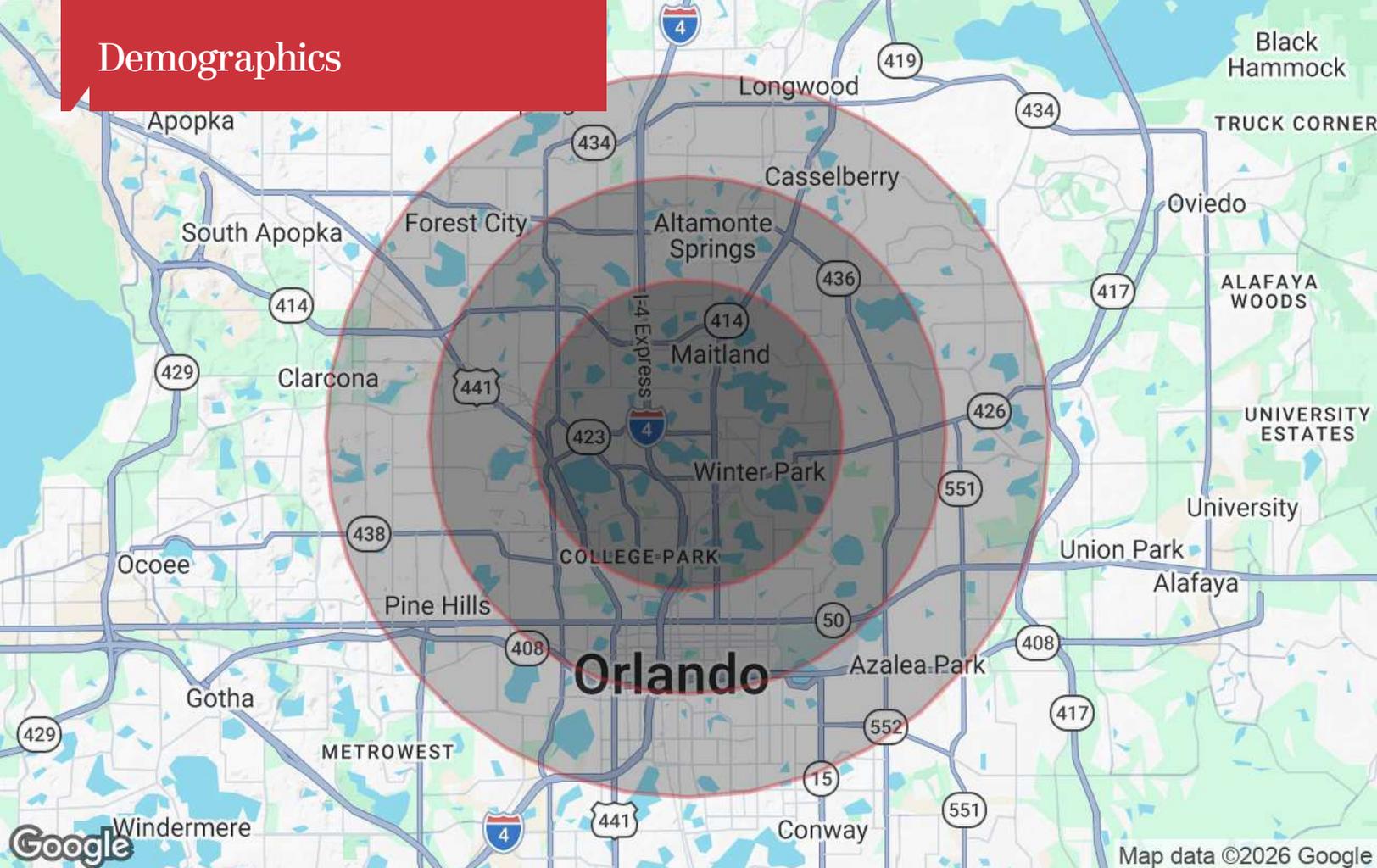


Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



Map data ©2026 Google

# Demographics



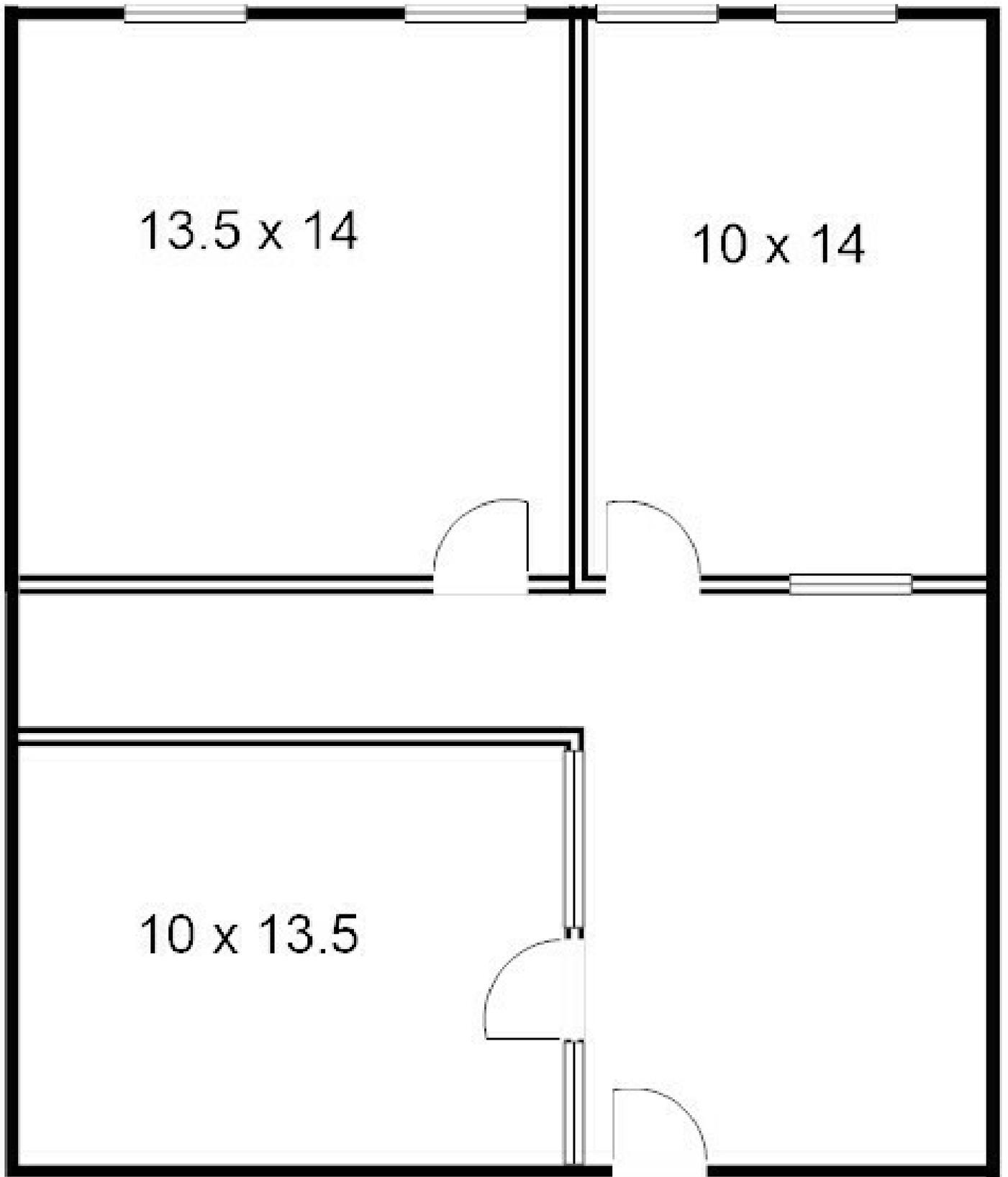
## Population

	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

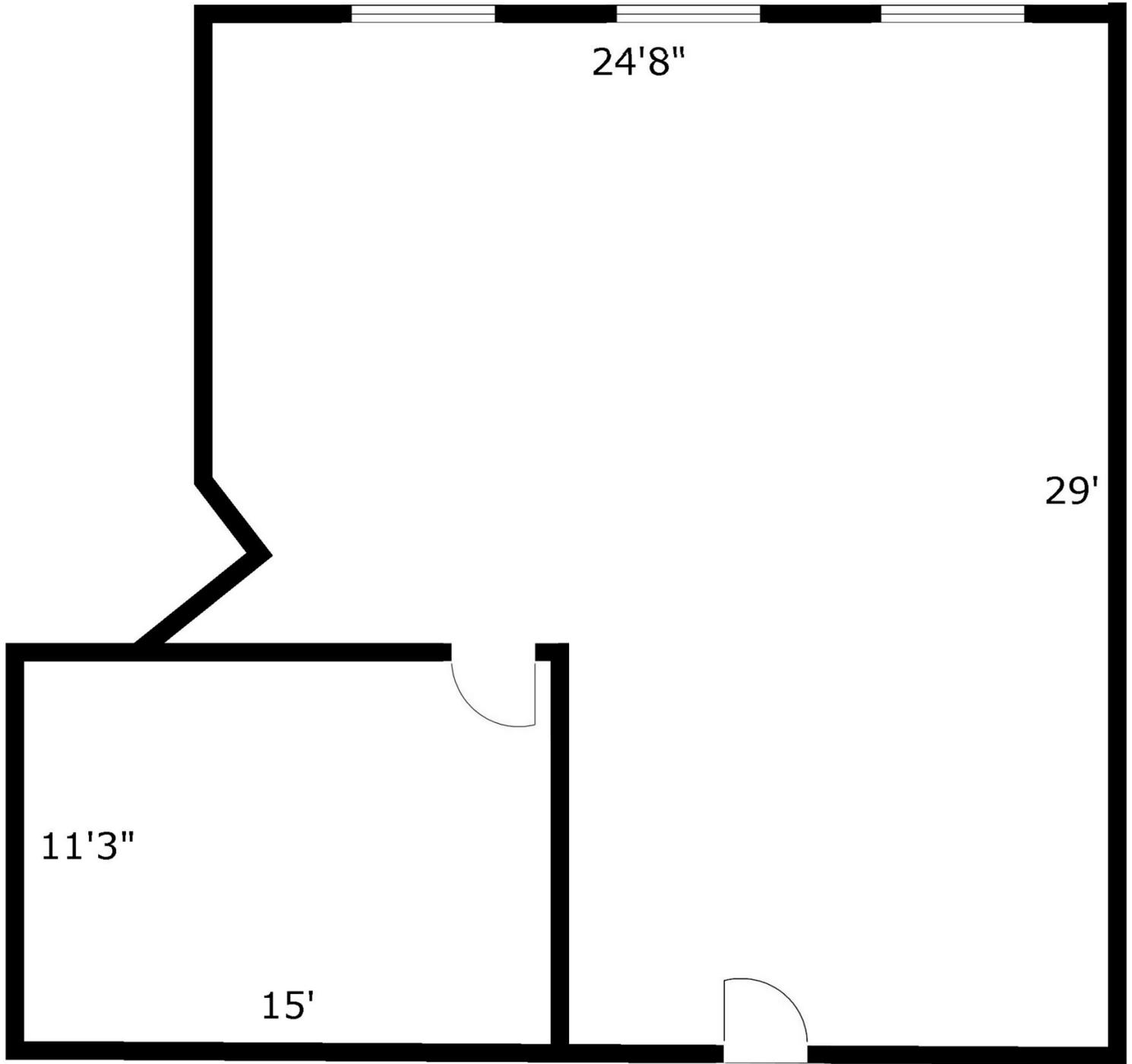
## Households & Income

	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

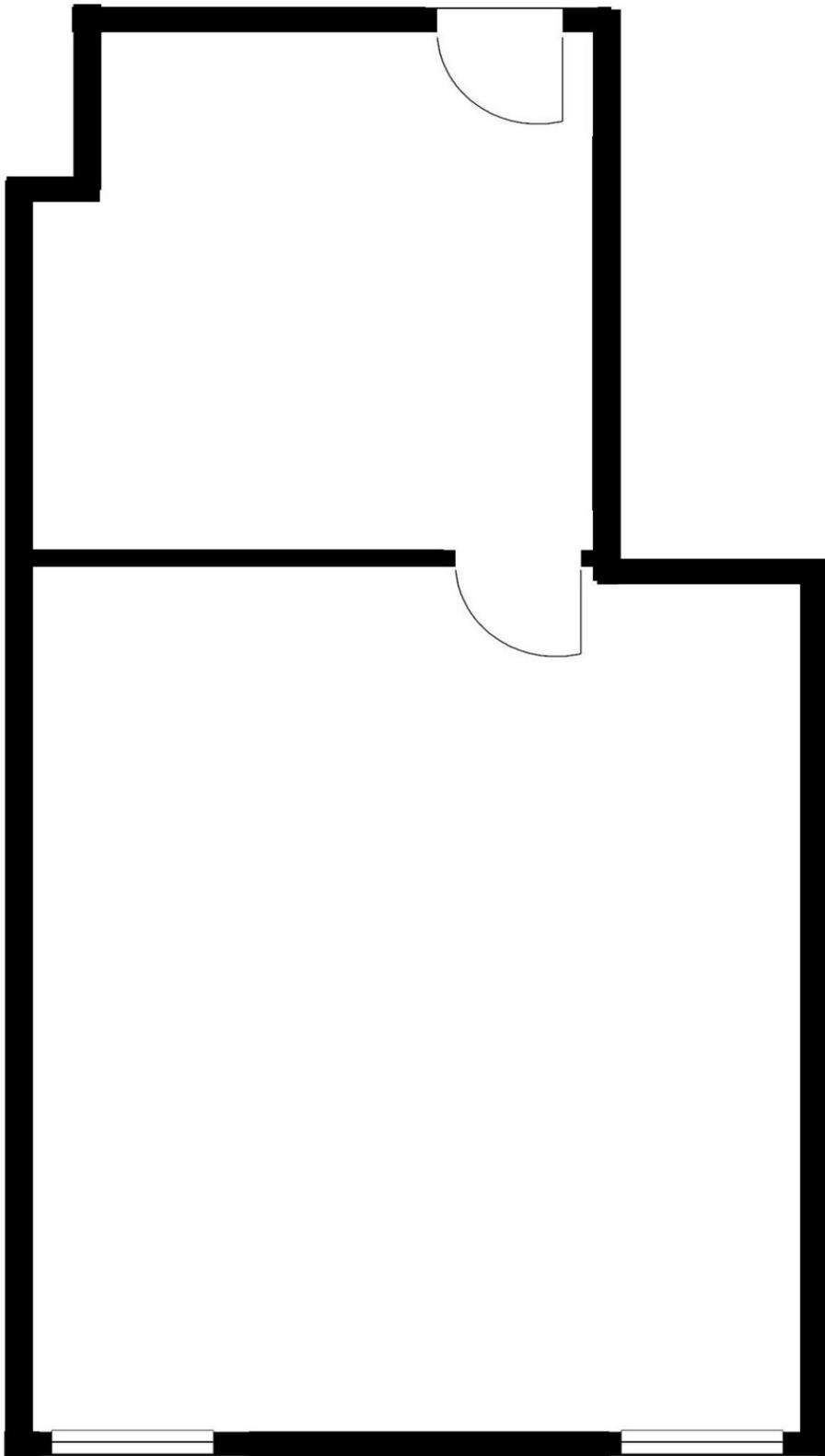
\* Demographic data derived from 2020 ACS - US Census



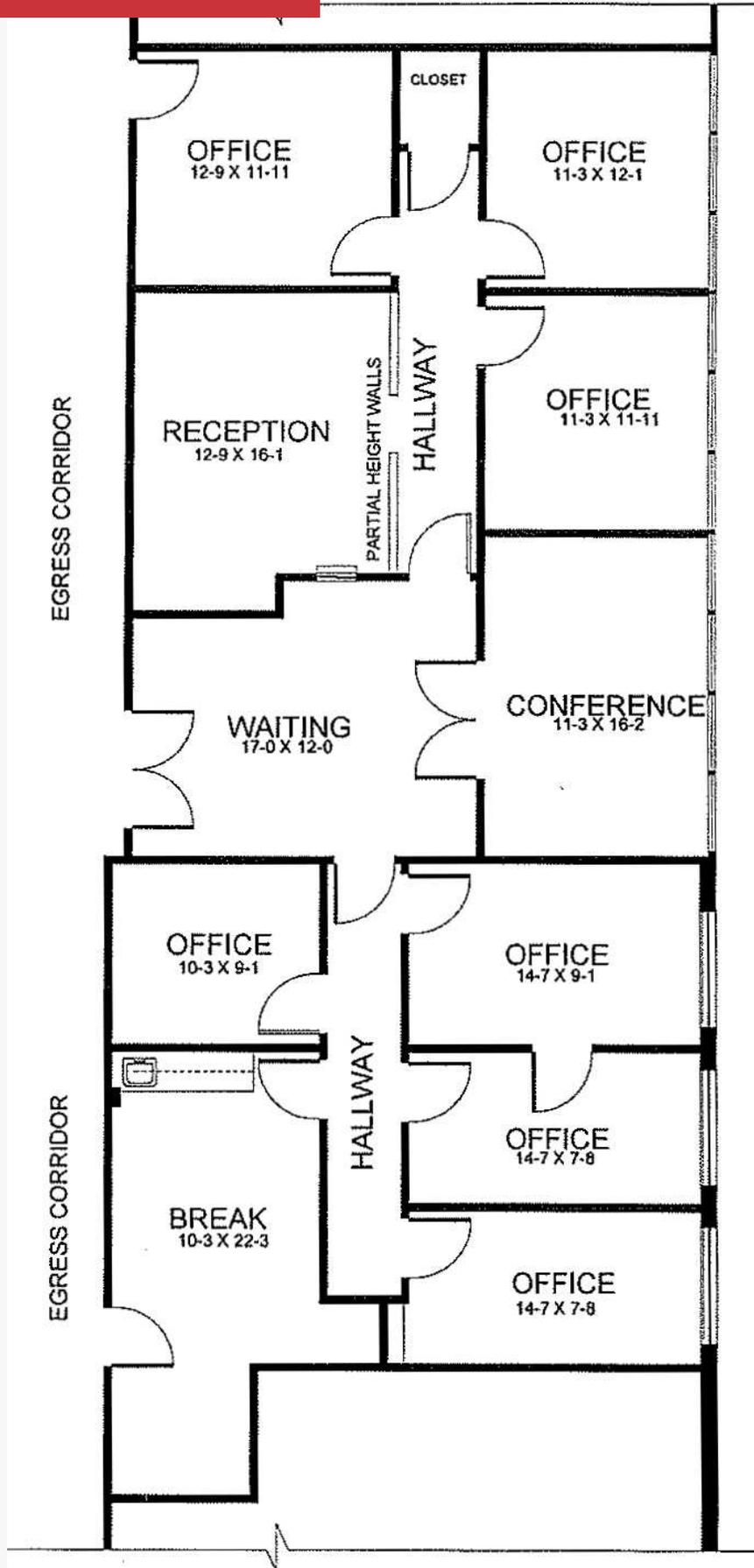
Suite 115 - 866± SF



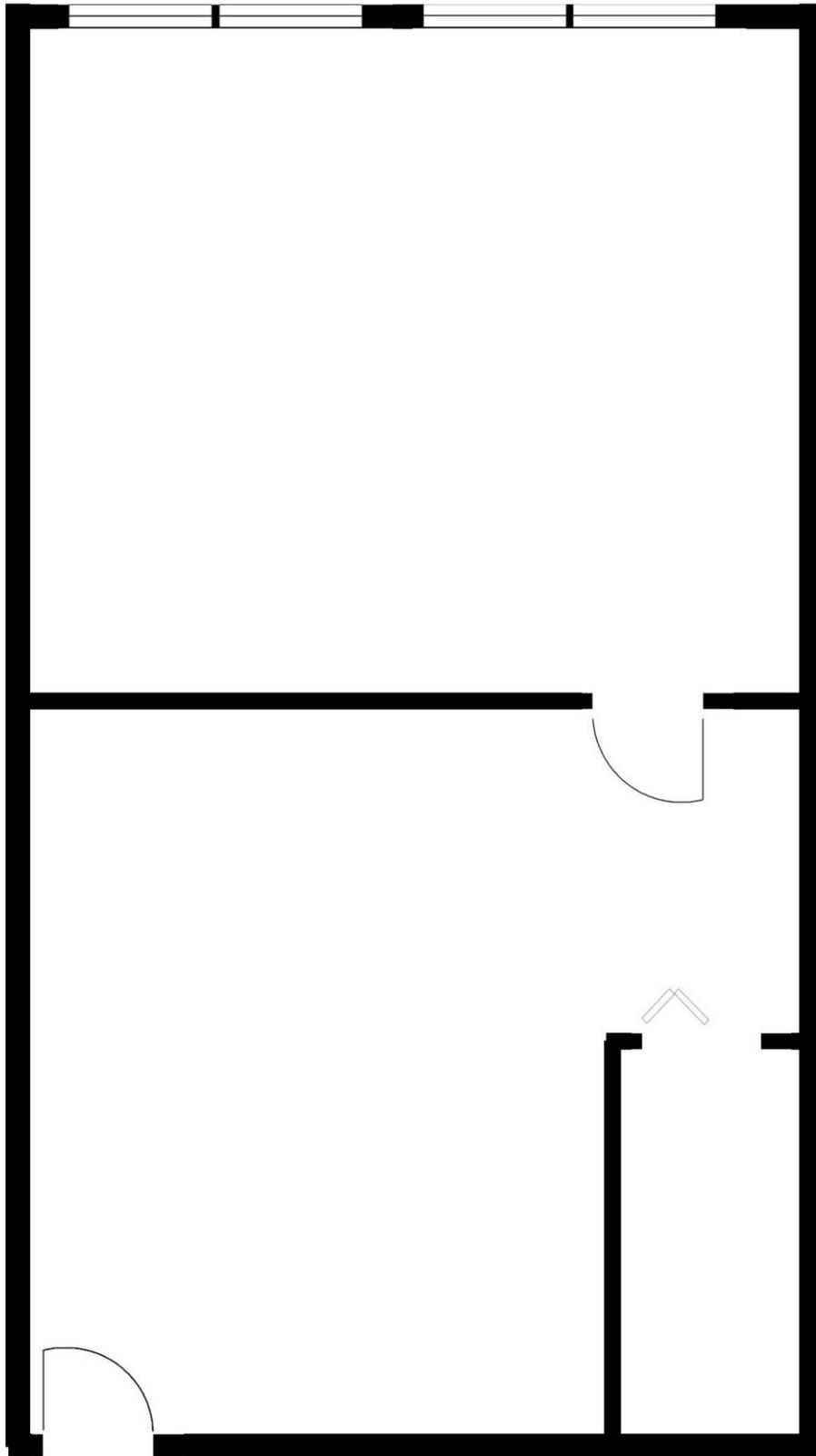
Suite 209 - 487± SF



Suite 300 - 2,224± SF



Suite 307 - 521± SF



Suite 309 - 1,111± RSF

