

# PRIME PARK AVENUE OFFICES FOR LEASE

152 S. Park Ave | Winter Park, FL



## HIGHLIGHTS

- Prime office space on the second floor.
- Offering a professional and functional work environment.
- Now leasing: 1 individual office with shared access to a conference room, two restrooms, and a break area.
- Unbeatable location at the corner of Park Avenue and Welbourne Ave in the heart of Downtown Winter Park.
- Scenic views overlooking the lush greenery of Central Park and steps from the Sunrail Station.
- Surrounded by renowned restaurants and boutique shopping.
- Abundant natural light.
- Parking: Convenient parking options include five spaces adjacent to the building, ample street parking on both sides of Park Avenue and nearby streets, as well as several public lots located less than one block away.

Demographics	1 Mile	3 Miles	5 Miles
Population	8,403	100,333	280,017
Average HH Income	\$144,327	\$132,351	\$107,057
Daytime Employees	21,228	120,834	378,491



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WILLIAMS  
SONOMA

COCINA 214

**SITE**  
chico's



PARK AVE

NEW ENGLAND AVE

CENTRAL  
PARK

WINTER PARK  
STATION

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Lake Osceola

Lake Virginia



ALFOND  
INN

Rollins



chico's

PARK AVE

CENTRAL  
PARK

NEW ENGLAND AVE

MORSE BLVD

WELBOURNE AVE

WINTER PARK  
STATION



Talbots

EILEEN FISHER

bluemercury

BARNIE'S

WILLIAMS  
SONOMA

COCINA 214

Park  
Plaza  
HOTEL

TUM  
TRENDY + CHIC

bebe

POTTERY  
BARN



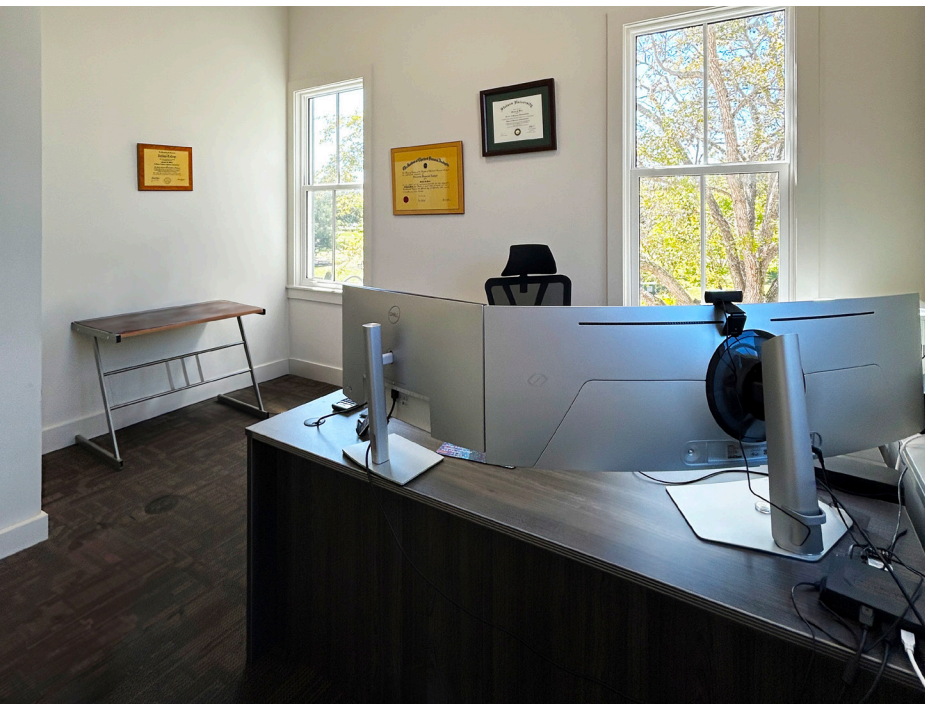
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