



**1353 Palmetto Avenue  
Winter Park, FL 32789**

**Property Features**

**6,000 Sq. Ft. Professional Office Building**

- Two-Story with Brick and Vinyl Siding  
24 On-Site plus 2 Hour Street Parking  
Constructed in 1986 – Well Maintained

**Quiet and Convenient Tree-Lined Street**

- Easy Access to Florida Hospital and I-4  
Walk to nearby Winter Park Restaurants  
One Mile to Downtown Winter Park

**Professional & Medical Office Amenities**

- Full Service Leases with Electric Included  
Four Bathrooms – Janitorial Included  
High-Speed Fiber-Optic Cable Available

**Individual Suite Amenities**

- Private Entrances & Individual HVAC  
Door and Monument-Street Signage  
Interconnected Suites for Expansion

**Palmetto Office Suites**

**First Floor**

Suite A: 1,436 Rentable Square Feet  
Suite B: 937 Rentable Square Feet  
Suite C: 556 Rentable Square Feet

**Second Floor**

Suite D: 1,494 Rentable Square Feet  
Suite F: 1,134 Rentable Square Feet  
Suite E: 442 Rentable Square Feet

**\$1,500,000**

<http://www.loopnet.com/Listing/17780898/1353-Palmetto-Avenue-Winter-Park-FL/>

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