

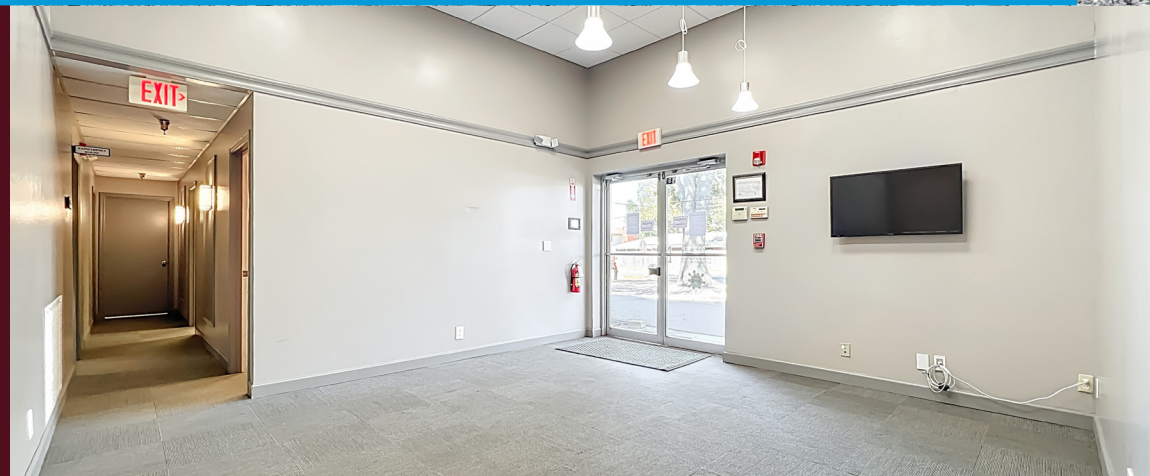
FOR LEASE | 4,755 SF AVAILABLE
PROFESSIONAL OFFICE & POSSIBLE FLEX SPACE AVAILABLE
770 W BAY STREET
WINTER GARDEN, FL 34787



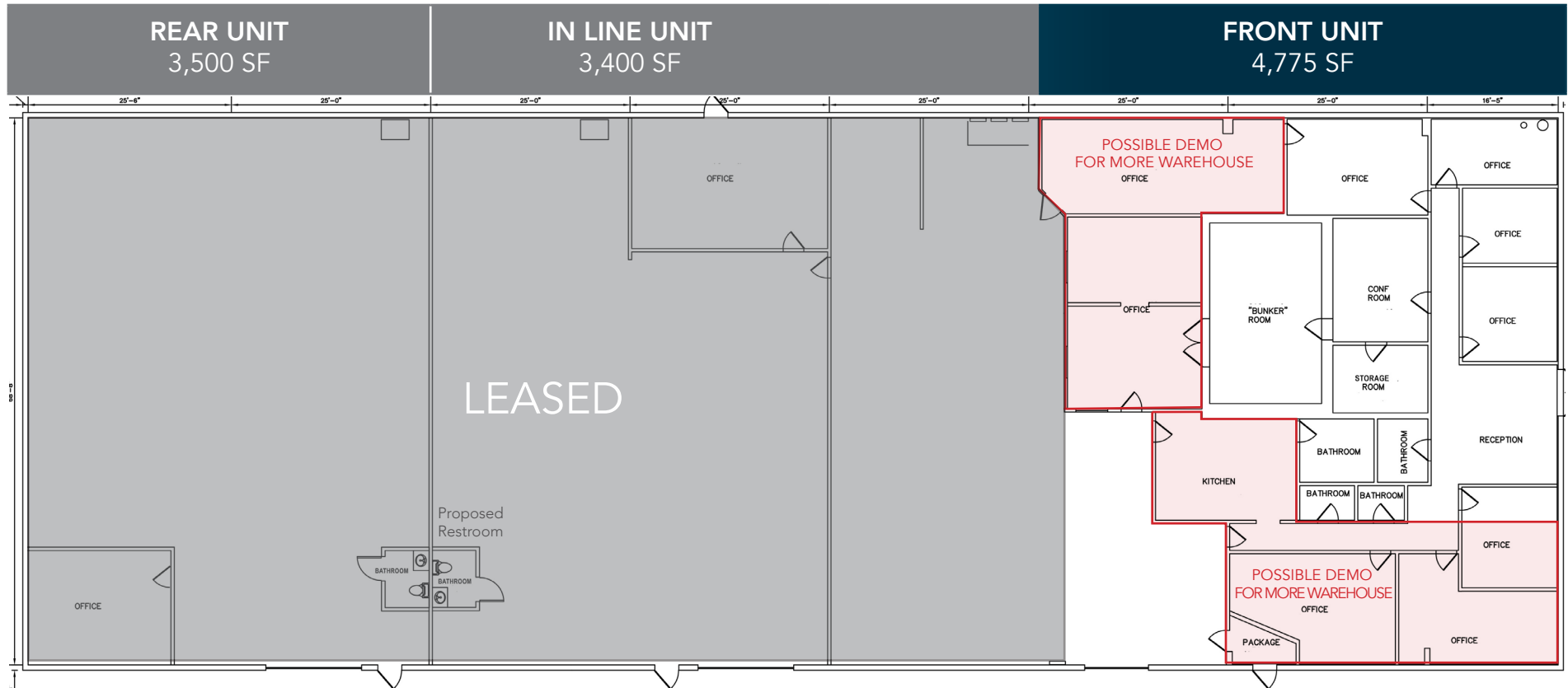
TWO MINUTES AWAY FROM PLANT STREET MARKET, LOCATED WITHIN THE DOWNTOWN WINTER GARDEN GOLF CART DISTRICT

Positioned just north of Historic Downtown Winter Garden, providing immediate access to one of Central Florida's most vibrant walkable districts. The property is located only minutes from the popular Plant Street Market, a highly visited indoor artisan market in the heart of downtown. This strategic location provides seamless connectivity to the walkable downtown core while maintaining convenient access to the broader Orlando metro area, approximately 14 miles west of Downtown Orlando.

- Fully climate controlled space
- 3-Phase Power
- Equipped with smart system accessible via smart phone for security, seamless 24/7 access, and improved functionality
- 2.5/1,000 SF parking ratio
- Landlord to turnkey fresh paint and new flooring, or can offer tenant improvement allowance.



CONTACT: BROCK HOLSTON | 407.413.0252 | BHOLSTON@LEE-ASSOCIATES.COM



PROPERTY OVERVIEW

CLEAR HEIGHT: 12' to 14'

POWER: 3-Phase

FEATURE: Fully Climate Controlled

FRONT UNIT

TOTAL SIZE: 4,775 SF

OFFICE SIZE: 4,180 SF

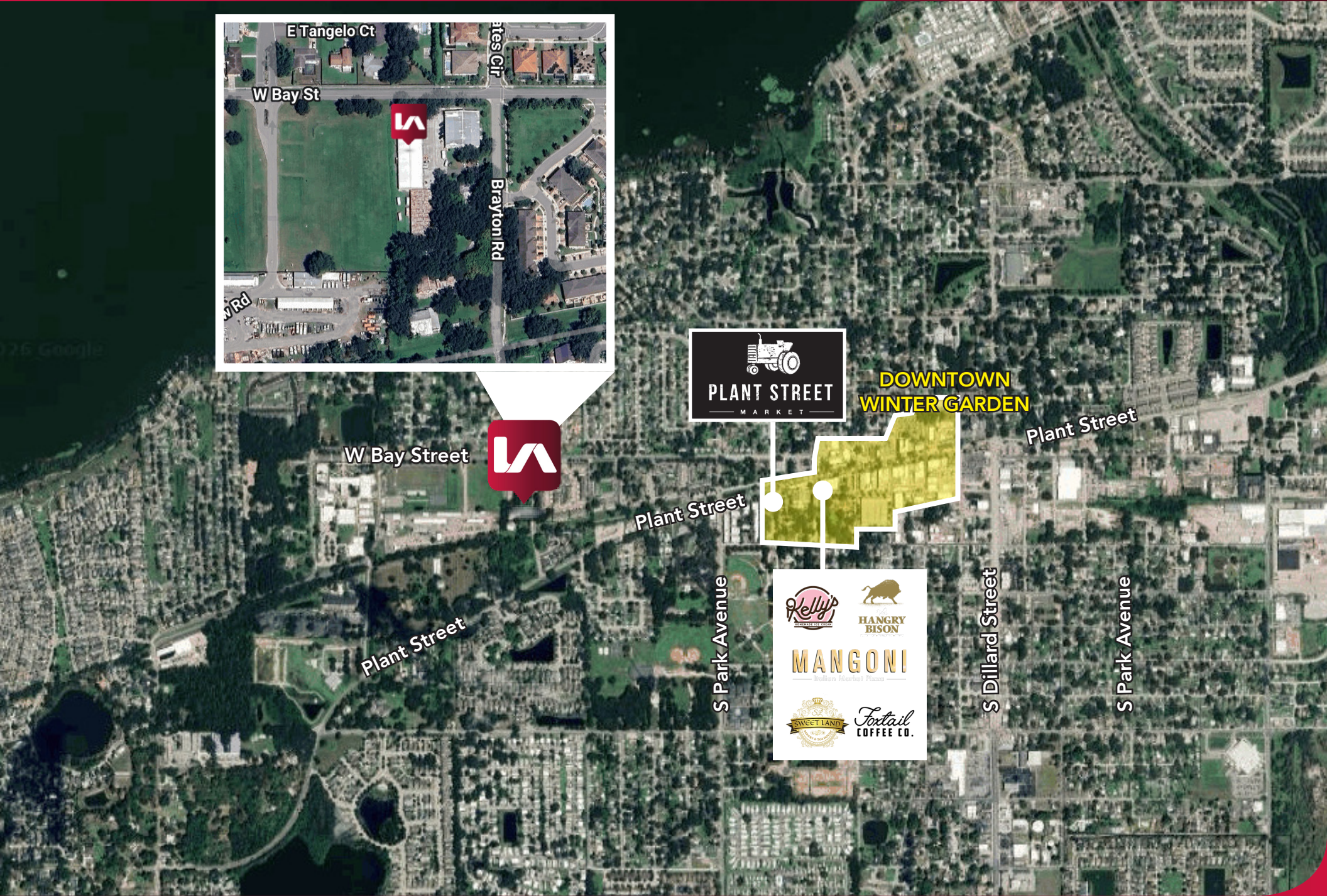
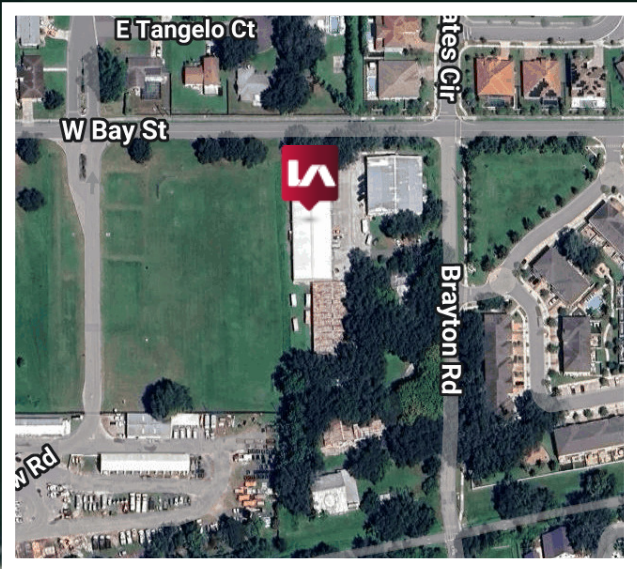
WAREHOUSE SIZE: 575 SF

LOAD: 1 Grade Level
Roll Up Door

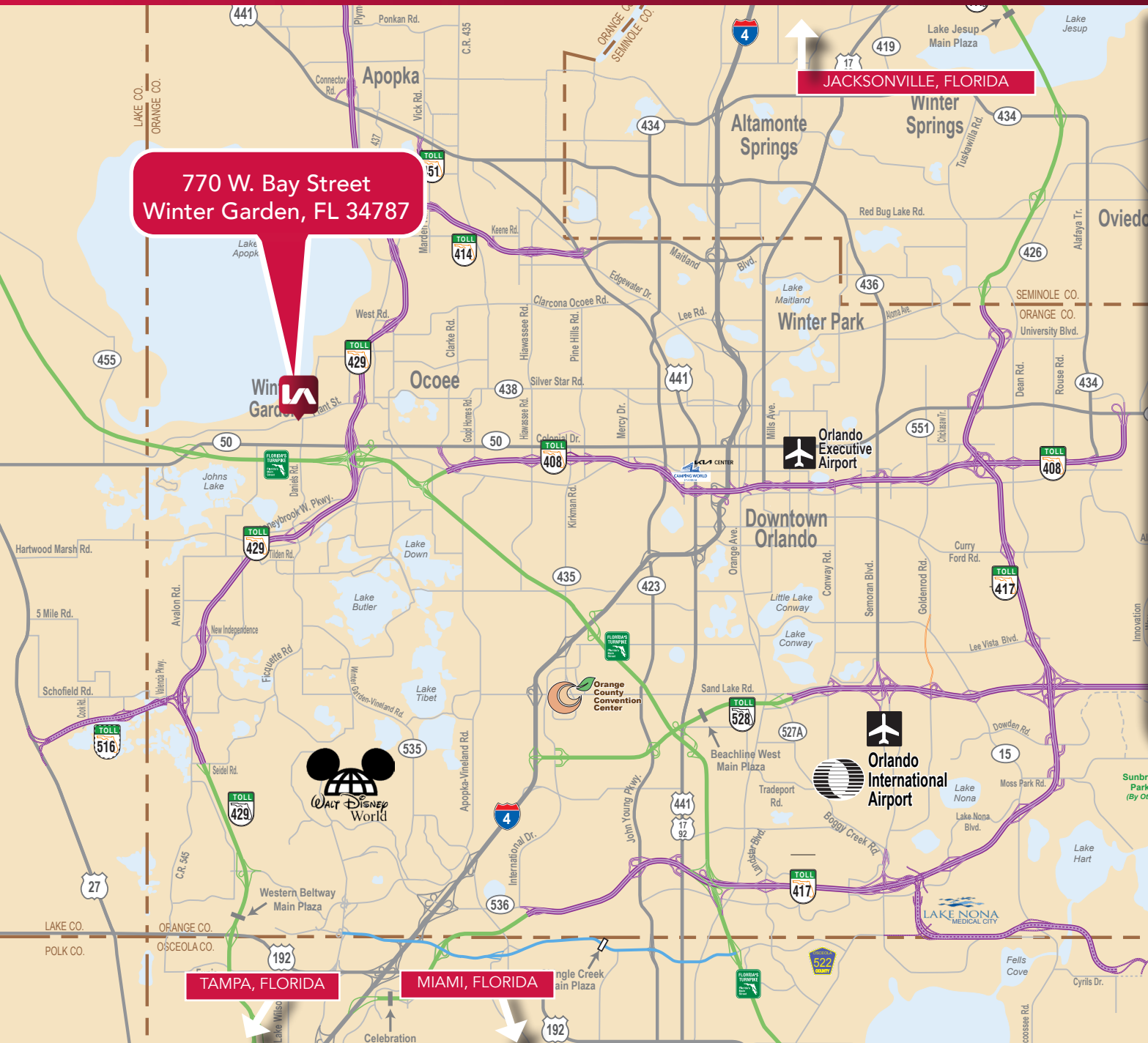
NOTE: Red highlighted areas on floorplan are possibilities for demo for more warehouse







PROXIMITY MAP | 770 W Bay Street | Winter Garden, FL 34787



State Road 429

1.5 Miles

Florida's Turnpike

4.5 Miles

Tampa

83 Miles

Jacksonville

152 Miles

Miami

240 Miles

CONTACT

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