

For Sale Professional & Medical Office

400 N WYMORE ROAD | WINTER PARK, FL 32789



Ownership Opportunity in Prestigious Winter Park
Well- Appointed Boutique Medical & Professional Office

Immediate access to I-4 and SR-17/92

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PROPERTY OVERVIEW

400 N Wymore Road is a professional office building situated in one of Winter Park's most active commercial corridors. The 2,435-square-foot, single-story structure sits on 0.31 acres and has been updated to deliver a boutique medical and professional office environment with a clean, functional presentation appropriate for client-facing use.

The building is configured with eight private offices, a large conference room, a dedicated waiting and reception area, a full kitchen, and ample storage - all arranged in an efficient floor plan suited for a broad range of professional users. The exterior presents strong curb appeal with 100 feet of frontage along N Wymore Road, a clean stucco facade, mature landscaping, and monument signage. Visible from Interstate 4, the property offers a level of exposure that is uncommon for a building of this scale and price point.

Zoned Professional Office, the property is well suited for medical, mental health, therapy, counseling, legal, financial, and other professional services users. The combination of a well-maintained asset, functional layout, and strategic Winter Park positioning makes this an attractive opportunity for an owner-user seeking long-term occupancy certainty, or an investor targeting durable professional office demand in one of Central Florida's most resilient suburban office submarkets.

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PROPERTY DESCRIPTION

400 N WYMORE ROAD | WINTER PARK, FL 32789

Address:	400 N Wymore Road Winter Park, FL 32789
Asking Price:	\$950,000
Price Per Square Foot:	\$390/SF
Property Type:	Professional Office/Medical
Building Size:	2,435 SF
Lot Size:	13,461 SF 0.31 Acres
Year Built:	1945 (Renovated in 2024)
Floors:	One (1)
Exterior Construction:	Concrete Block / Stucco
Parking:	12 On-site Spaces
Zoning:	P-O (Orange County - Unincorporated)
Parcel ID:	02-22-29-4168-00-210
Vacancy:	Owner-Occupied / Vacant
Opportunity:	Owner User or Investment - Will be Delivered Vacant



Well-Appointed, Professionally Presented

- Renovated interior with new flooring, updated lighting, and refreshed finishes throughout all private and common areas
- Clean stucco exterior, manicured landscaping, and monument signage deliver a professional, client-facing presentation consistent with the surrounding Winter Park corridor
- Single-story, ADA-accessible layout with a functional floor plan ready for immediate professional occupancy

Functional Layout for Professional & Medical Users

- Eight private offices, a large conference room ($\pm 19'5" \times 20'0"$), and a dedicated waiting and reception area support a full-service professional or clinical operation
- Full kitchen, dedicated storage, and two restrooms provide the operational infrastructure required for owner-occupied daily use
- Floor plan accommodates a single occupant or a multi-practitioner configuration without requiring significant reconfiguration

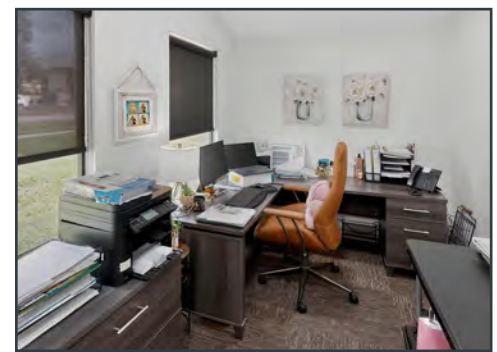
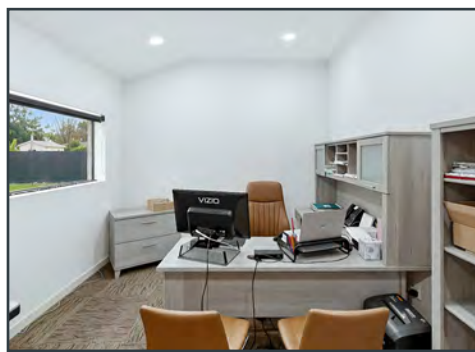
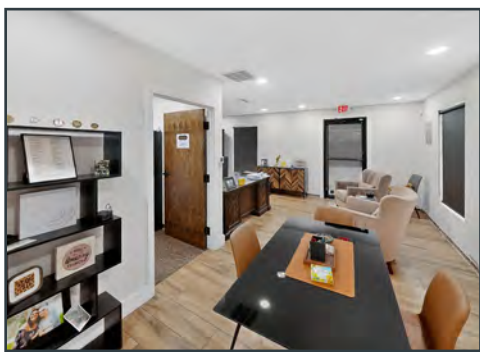
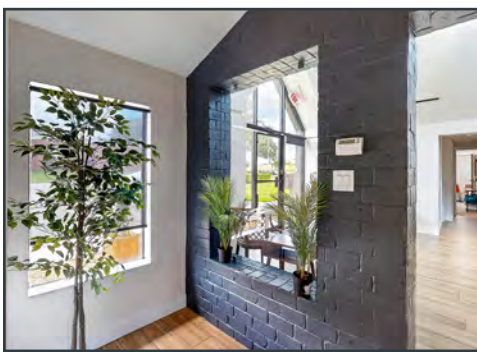
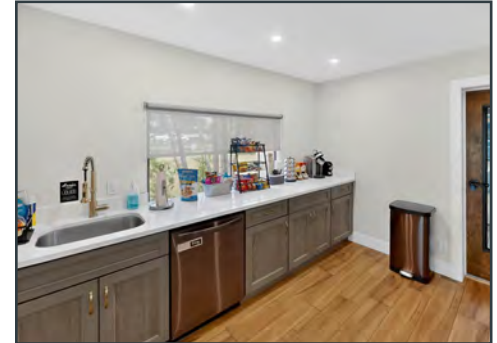
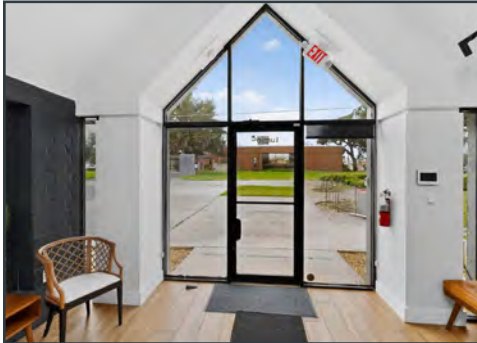
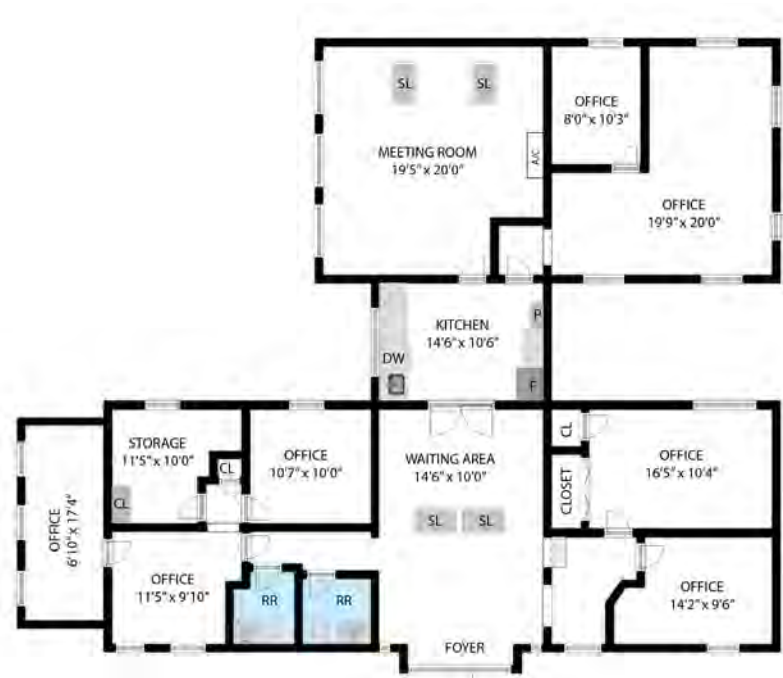
Owner-User & Investment Appeal

- Ideal for an owner-occupant seeking long-term cost control in a supply-constrained suburban office submarket where ownership economics can compete favorably with leasing
- Zoning and layout support a wide range of professional users - including medical, mental health, legal, financial, and wellness broadening the pool of prospective buyers and tenants.
- Winter Park professional office demand has remained durable through broader market cycles, underpinned by high-income demographics and limited new supply

Strategic Winter Park Location

- Positioned along N Wymore Road with access to Fairbanks, SR-17/92 and Lee Road - providing efficient connectivity throughout Winter Park, Maitland, and the broader Orlando market
- Visible from Interstate 4 with direct access via the Fairbanks Avenue interchange, providing both daily exposure and efficient regional connectivity for employees and clients in Orlando
- Surrounded by established medical, professional, and institutional uses driving consistent daytime demand in the corridor





DOWNTOWN ORLANDO
CBD

400 W. Wymore Road



400 N Wymore Road is well situated within one of Winter Park's most accessible and commercially active corridors. N Wymore Road connects directly to Fairbanks Avenue and SR-17/92 - one of Central Florida's most traveled commercial corridors, lined with national retailers, dining, and services that reinforce the area's strong daytime population and economic activity. From there, Interstate 4 is minutes away, placing the property within easy reach of Downtown Orlando and the region's core employment base. Visible from I-4, the building carries a level of daily exposure uncommon for a property of this scale.

A Winter Park address positions any practice or professional firm within one of Central Florida's most sought-after communities - a city where the median home value exceeds \$695,000, where the surrounding neighborhoods have attracted physicians, attorneys, executives, and entrepreneurs for generations, and where clients arrive with an expectation of quality before they walk through the door. That context does not exist in most markets. It exists here.



Winter Park has built a reputation as one of Florida's most affluent and culturally distinct communities, and its professional office market reflects that directly. Park Avenue - the city's defining corridor - sets the tone with luxury boutiques, acclaimed restaurants, and a pedestrian environment that draws a sophisticated, high-income demographic year-round. Rollins College, one of Florida's premier private universities, sits at the heart of the city along the shores of Lake Virginia and contributes an educated, professional workforce with deep roots in the community. AdventHealth Winter Park anchors the healthcare economy, generating consistent referral demand for the medical, therapy, and behavioral health practices that populate the surrounding office corridors. Together these institutions create a layered demand base that no single economic shift disrupts.

What separates Winter Park from nearly every other Orlando submarket is the scarcity of available owner-user office product. The city's development posture and limited land have kept new supply constrained for decades, and what comes to market is predominantly institutional-grade lease product - not the boutique, owner-user buildings that define this corridor. Practitioners and professional firms that establish themselves here tend to stay. For a buyer evaluating 400 N Wymore Road, that scarcity is the opportunity.



Population

1 Mile: 8,065
3 Mile: 85,615
5 Mile: 311,353



Households

1 Mile: 3,653
3 Mile: 38,811
5 Mile: 136,212



Avg Household Income

1 Mile: \$98,713
3 Mile: \$115,306
5 Mile: \$84,768



For more information, please contact one of the following individuals:

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