



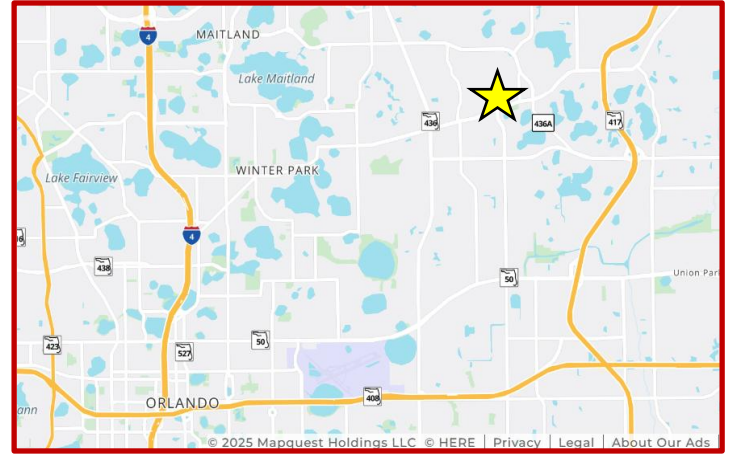
# C. Brenner, Inc.

1510 E. Colonial Dr. Suite 307  
Orlando, FL 32803  
Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

## Freestanding Office/Flex Winter Park

**4985 Palm Ave  
Winter Park, FL 32792**



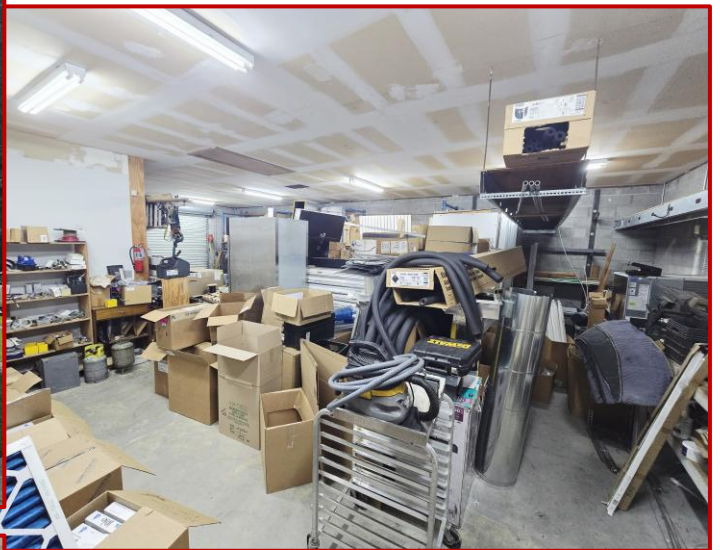
- Freestanding 2,400 SF contractor office right off Aloma Ave (SR 426)
- Highly functional space evenly split between office/storage
- Four large private offices, break room, open work space, two restrooms
- Large storage area with 9' roll up door and 10' ceilings
- Excellent natural light throughout the building
- 8 dedicated parking spaces Ample yard space could be used for storage
- Across the street from the USPO
- Convenient location near Winter Park and Oviedo
- Easy access to SR 426, SR 436 and Hwy 417
- For Lease \$17.50/SF \$5.50/SF OPEX

Ben Brenner  
Lic. RE Broker  
C. Brenner Inc.

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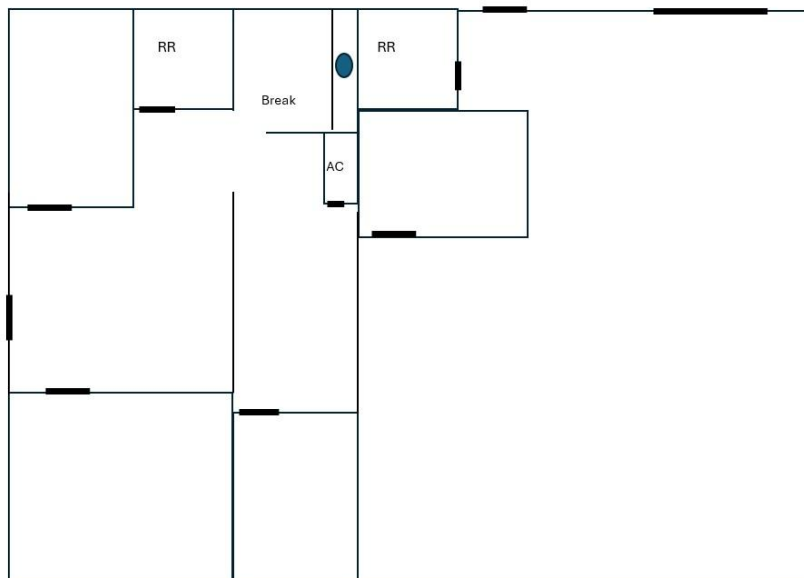
***Expect Results with C Brenner Inc!***

[www.cbrenner.com](http://www.cbrenner.com)



4985 Palm Ave  
Winter Park, FL  
32792  
Appx 2,397 SF

10' x 9'  
overhead door



10' ceilings

**Expect Results with C Brenner Inc!**  
[www.cbrenner.com](http://www.cbrenner.com)