



OFFICE SPACE FOR LEASE IN WINTER PARK

2699 Lee Road, Winter Park, FL 32789

Six Story First-Class Office Building Located at Winter Park's Western Gateway Near I-4

PROPERTY HIGHLIGHTS

- Iconic location and presence at the gateway to Winter Park, renovated in 2023
- Winter Park's moderately priced office option
- Great surface parking (5/1000 ratio) and access to Interstate 4
- Flexible space sizes available
- Recently renovated throughout and directly adjacent to Winter Park's newest Starbucks
- Full floor and top of building signage available
- Visible to almost 200,000 vehicles per day along Interstate 4
- Five minutes to the Golden Corridor retail and amenities of Winter Park

ASKING RATE:

Contact broker for details

AVAILABLE SPACE:

2 nd	2 nd Full Floor – Up to 15,190 RSF
	Suite 200 – 4,557 RSF
	Suite 201 – 5,620 RSF Suite 202 – 5,013 RSF **Suites can be demised to suit**
3 rd	Suite 302 – 4,260 RSF
	Suite 401 – 5,875 RSF Avail 2/1/26 Suite 411 – 5,442 RSF
4 th	5 th Floor – Up to 8,706 RSF
	Suite 510 – 3,780 RSF
	Suite 511 – 2,425 RSF
	Suite 512 – 2,501 RSF
5 th	Suite 525 – 1,555 RSF Avail 2/1/26 **Suites can be demised to suit**
	Suite 650 – 5,261 RSF
6 th	



DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Building Exterior



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

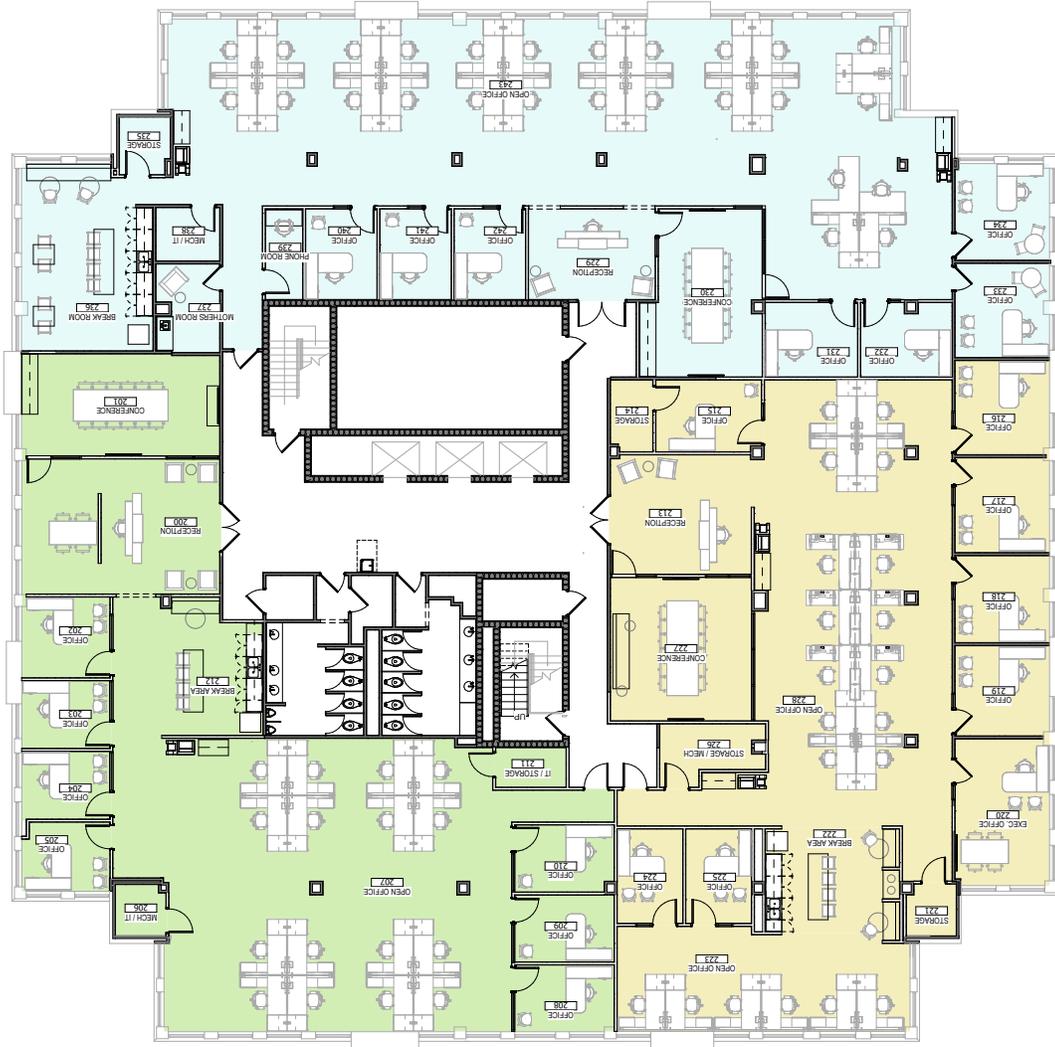
Floor Plan | 2nd Floor

Suite 200 Full Floor - Up to 15,190 RSF

Conceptual Plan

Demising lines are conceptual and for reference only.

****Suites can be demised to suit.****



■ Suite 200 – 4,557 RSF

■ Suite 201 – 5,620 RSF

■ Suite 202 – 5,013 RSF



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com

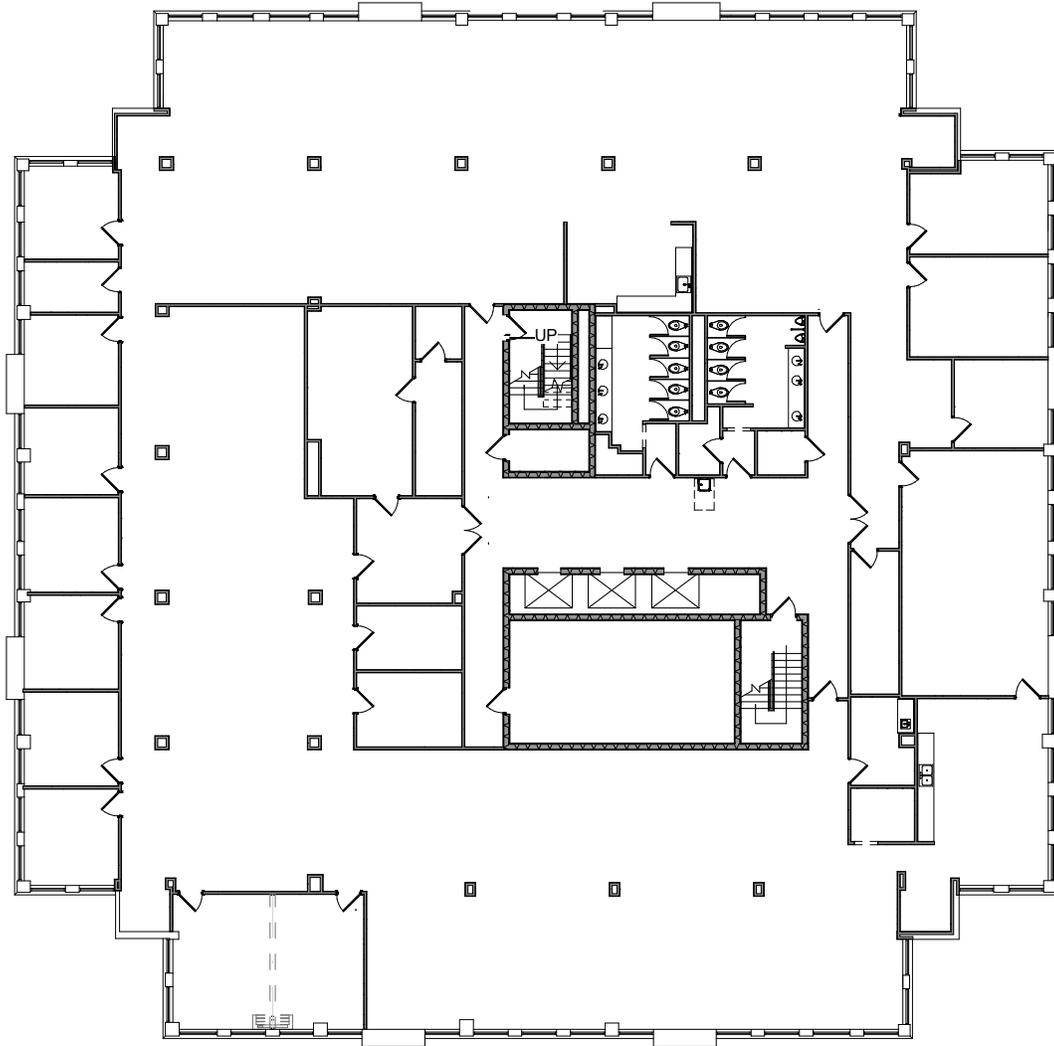
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 2nd Floor

Suite 200 Full Floor - Up to 15,190 RSF *As Built Plan*



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Photos | 2nd Floor



DAMIEN MADSEN
dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR
jsmith@harbertrealty.com | 407.739.8602

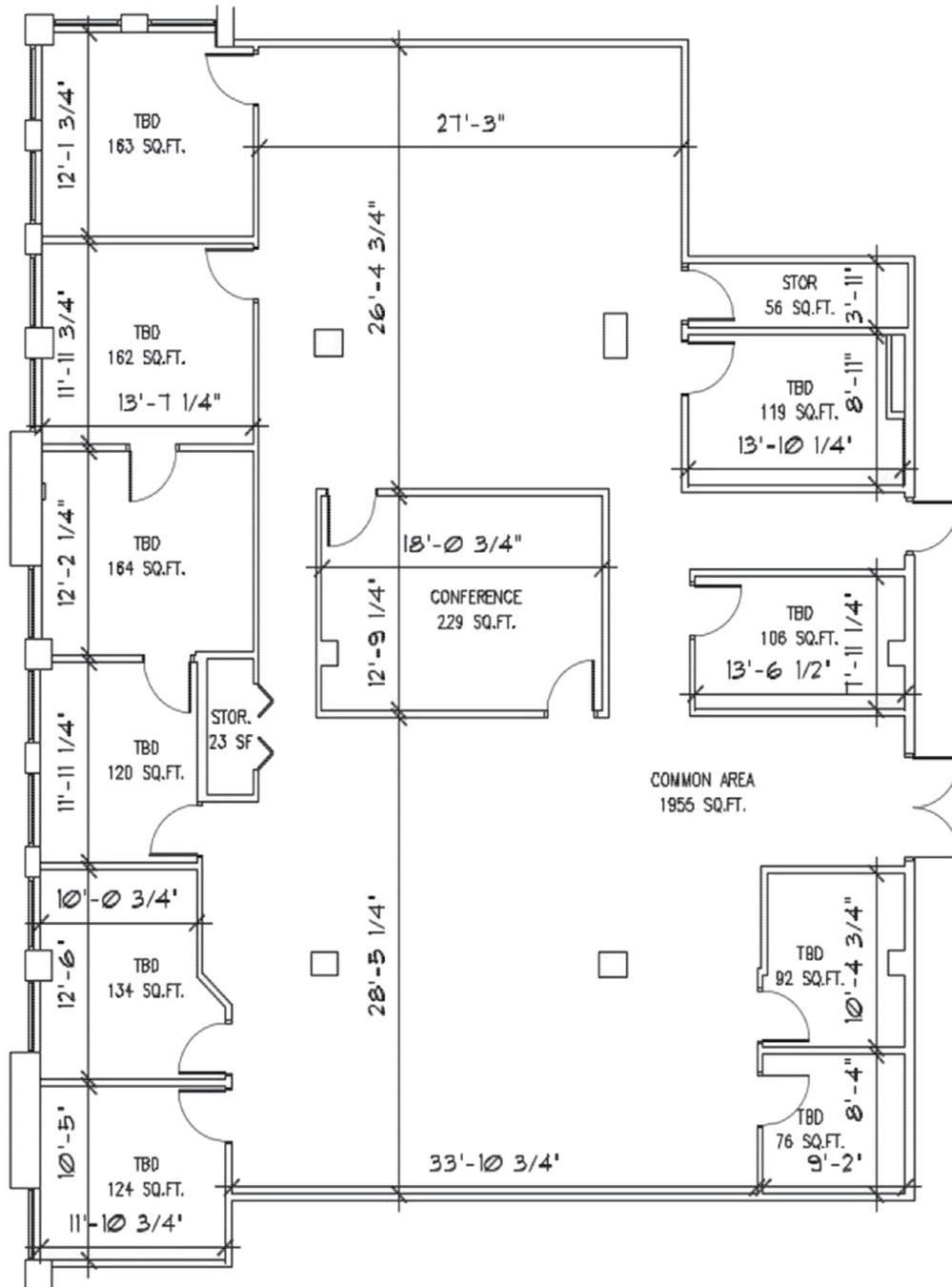
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 3rd Floor

Suite 302 4,260 RSF



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Photos | Suite 302



DAMIEN MADSEN
dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR
jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

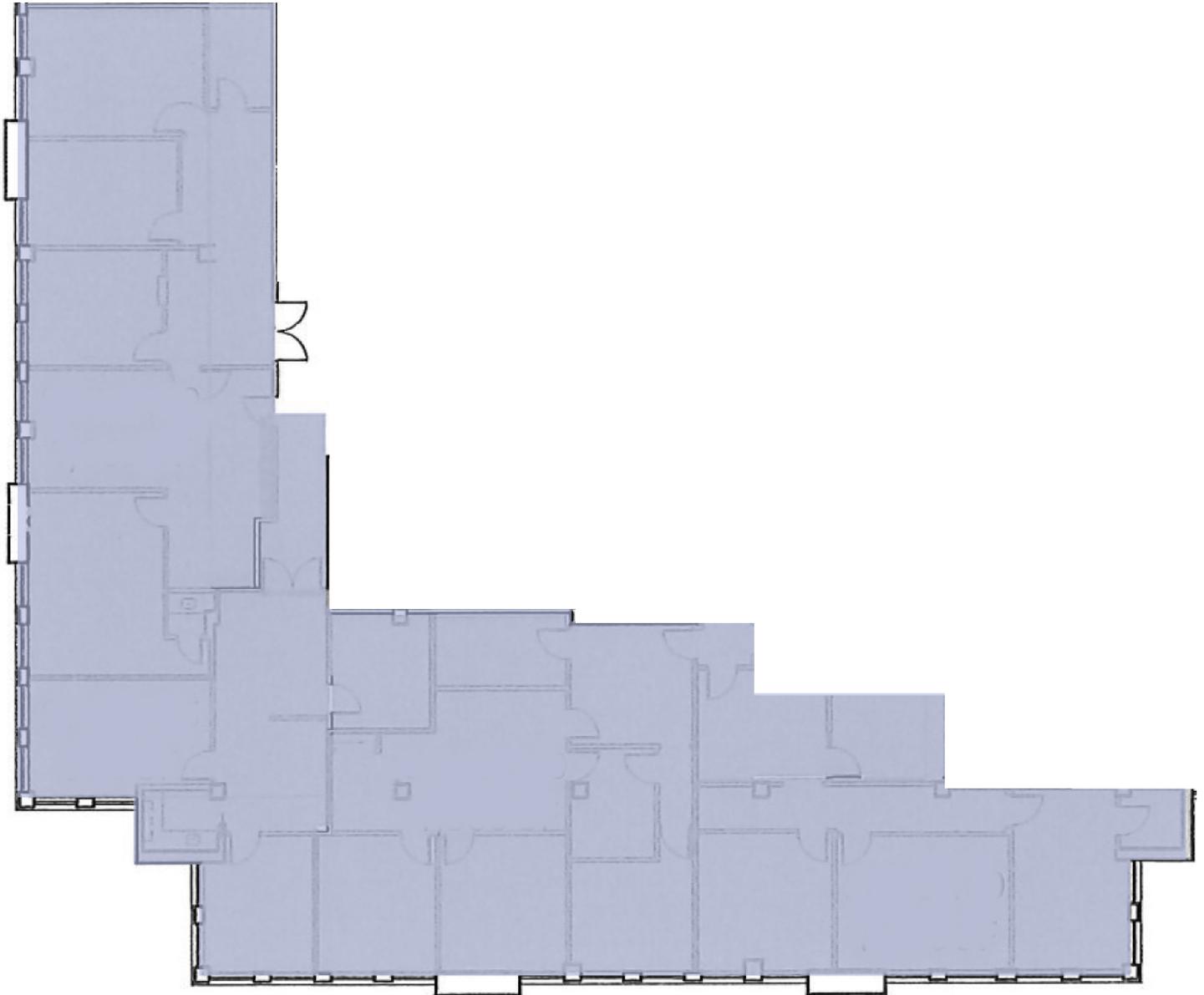
OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 4th Floor

Suite 401
5,875 RSF

Available 2/1/2026



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com

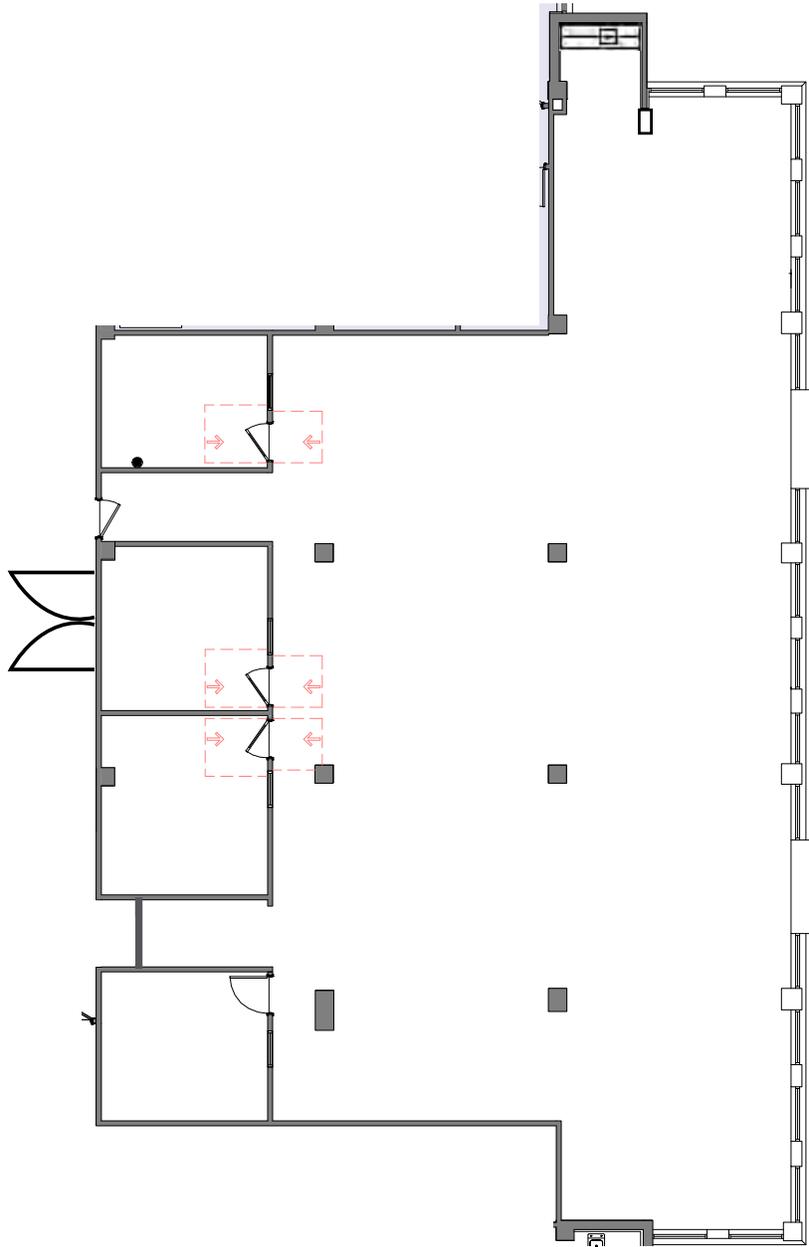
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 4th Floor

Suite 411 5,442 RSF



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Photos | Suite 411



DAMIEN MADSEN
dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR
jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 5th Floor

Fifth Floor 1,555 - 10,261 RSF

Suites 510-512 (Contiguous)

Demising lines are conceptual and for reference only. Suites may be demised to suit.

Suite 525 (Available 2/1/26)

May be combined with Suites 510-512.



■ Suite 510 – 3,780 RSF

■ Suite 511 – 2,425 RSF

■ Suite 512 – 2,501 RSF

■ Suite 525 – 1,555 RSF



DAMIEN MADSEN
dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR
jsmith@harbertrealty.com | 407.739.8602

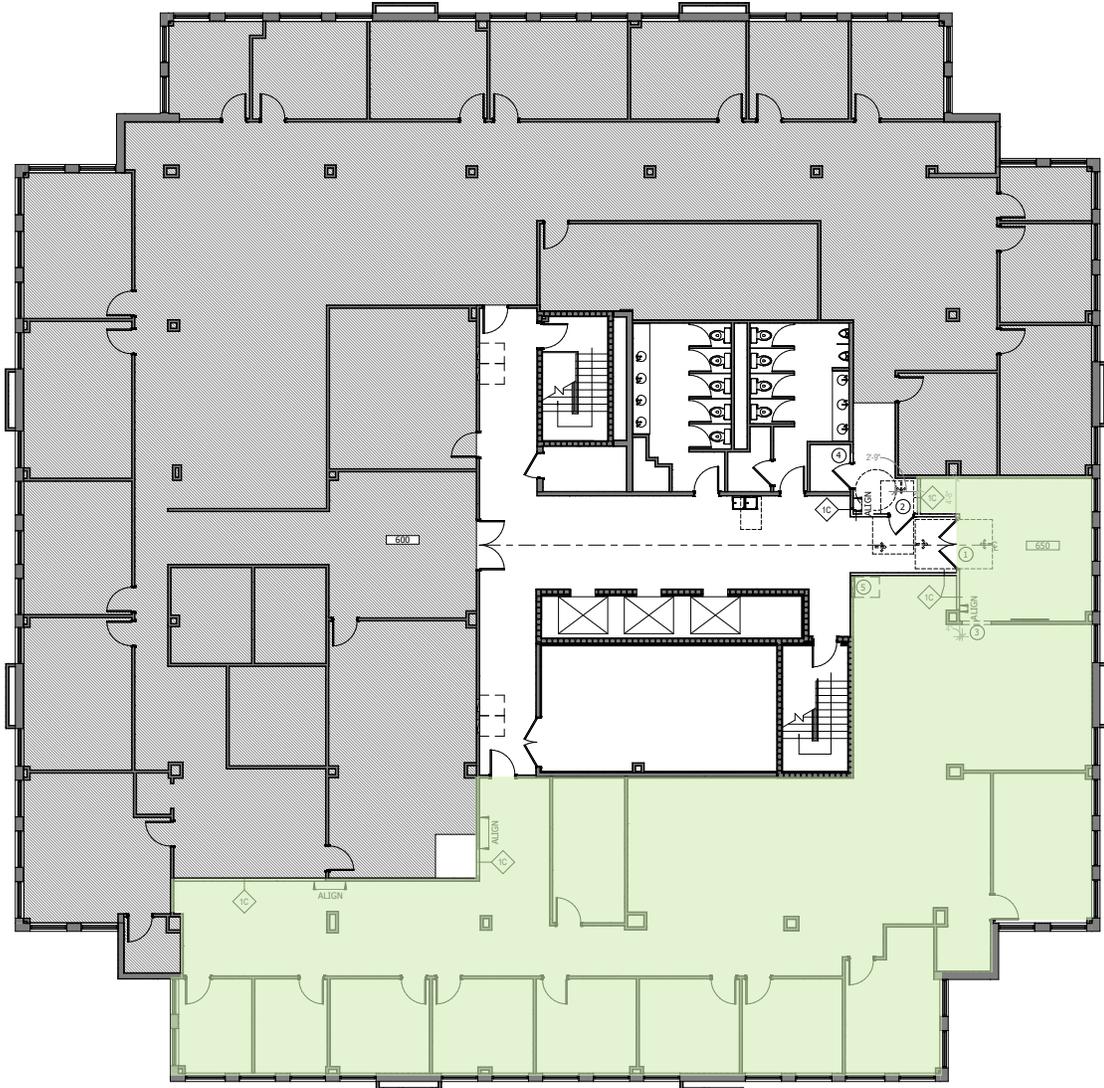
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 5th Floor

■ Suite 650
5,261 RSF



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Access

DRIVE TIMES

- 1 minute
to Interstate 4
- 4 minutes
to US 17-92 Retail
- 10 minutes
to Park Ave
- 11 minutes
to Downtown Orlando
- 22 minutes
to Orlando Executive Airport
- 27 minutes
to MCO International Airport



DEDICATED PARKING LOT

IMMEDIATE ACCESS TO I-4

SEVERAL POINTS OF ACCESS



STARBUCKS



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

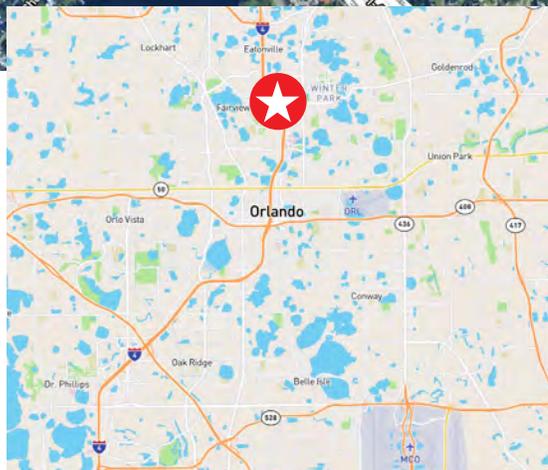
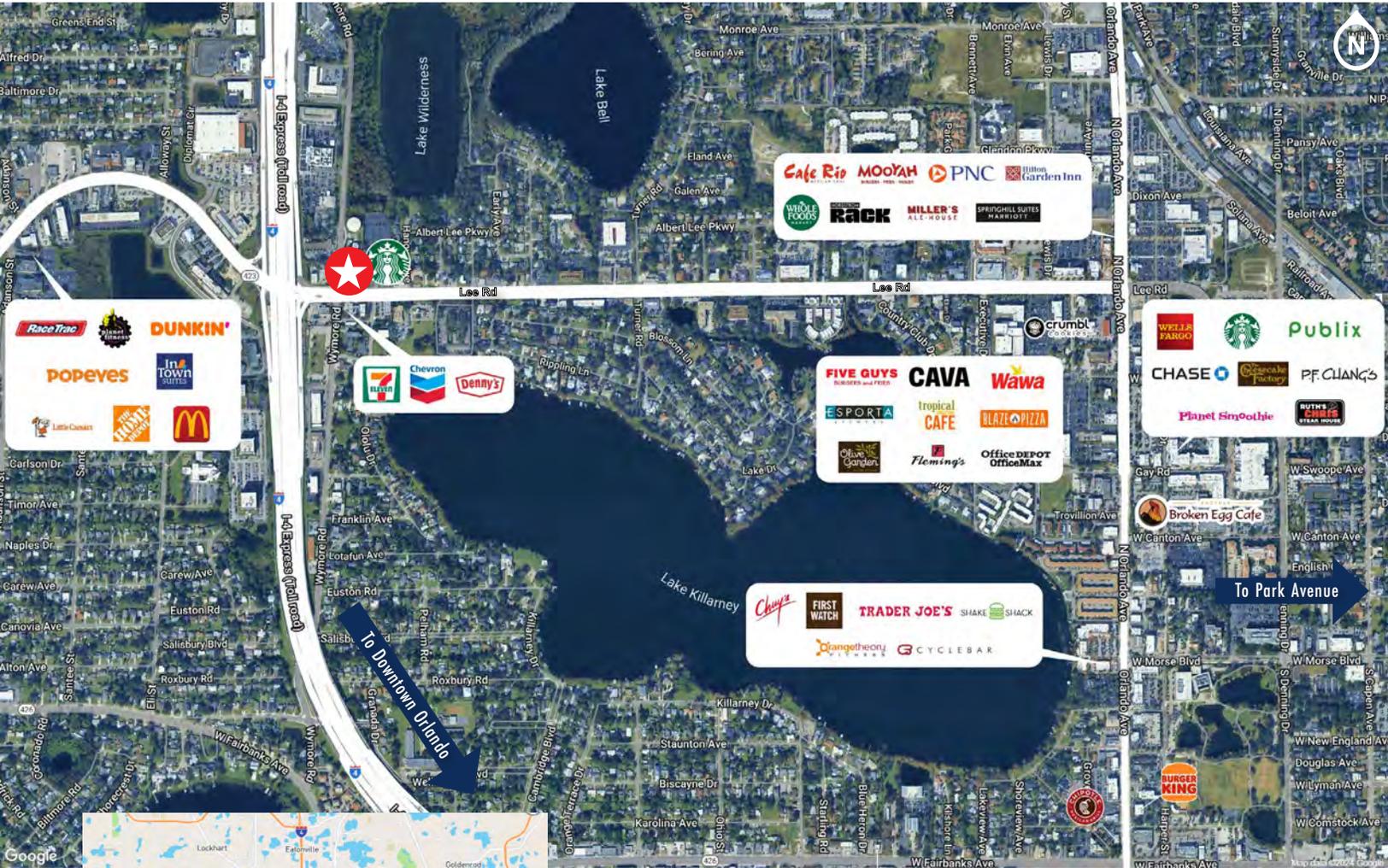
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Area Overview

Quick & Easy Connectivity to Winter Park and Greater Orlando



1,3,5 MILE DEMOGRAPHICS

POPULATION		
1 Mile	3 Miles	5 Miles
10,483	90,881	309,262

EMPLOYEES		
1 Mile	3 Miles	5 Miles
9,266	103,280	244,973

AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$89,631	\$137,556	\$121,183

BUSINESSES		
1 Mile	3 Miles	5 Miles
1,269	13,060	34,610



DAMIEN MADSEN
dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR
jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789