

**RARE OPPORTUNITY  
NOW AVAILABLE**



## OFFICE BUILDING FOR LEASE

311 W Fairbanks Ave, Winter Park, FL 32789

Freestanding office building in  
the heart of Winter Park

### PROPERTY HIGHLIGHTS

- Completely renovated Class "A" office building
- Covered parking available
- Short or long term leases
- Access and frontage on W Fairbanks Ave
- C-3 zoning allows for a wide range of commercial uses
- At a lighted / hard corner
- Within walking distance to area restaurants and shopping on Park Avenue



#### AVAILABILITY:

**Suite 102 | ±1,500 SF**

Available 11/01/2026

\$55/SF

**Executive office suite | ±168 SF**

Available Now

\$1,495/month

Access to:

- Common restrooms
- Common conference room
- Common break room



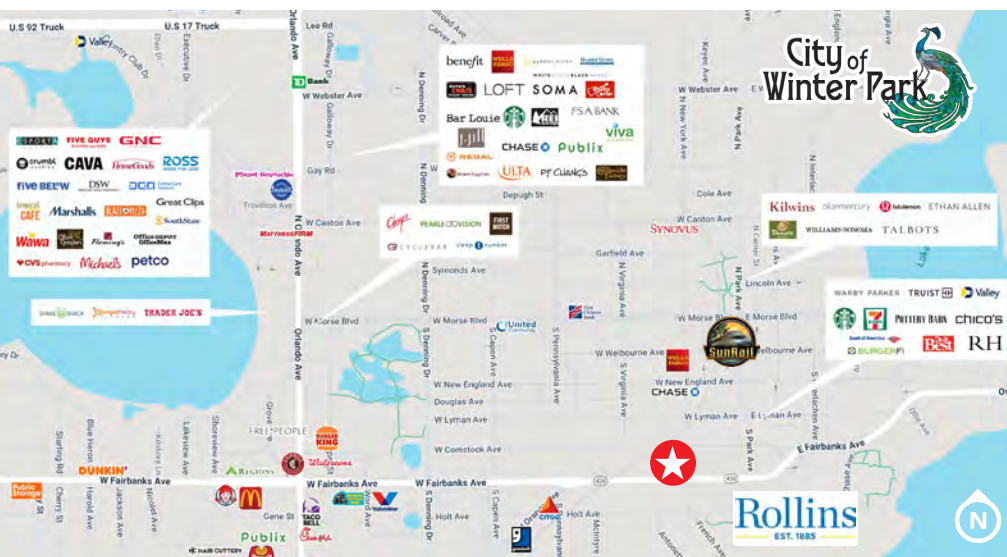
#### PARKING:

Ample parking/  
Select covered parking



#### YEAR BUILT:

1986



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

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

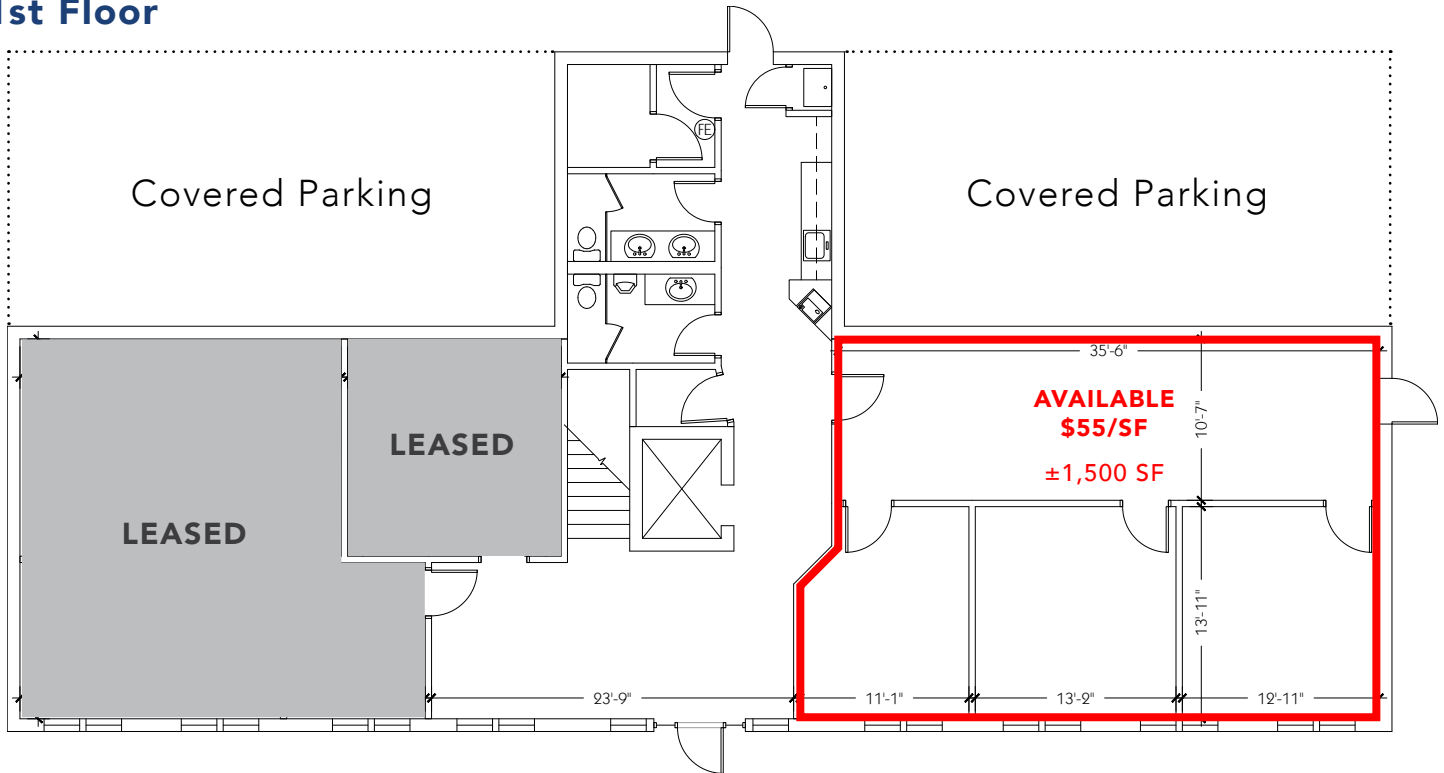
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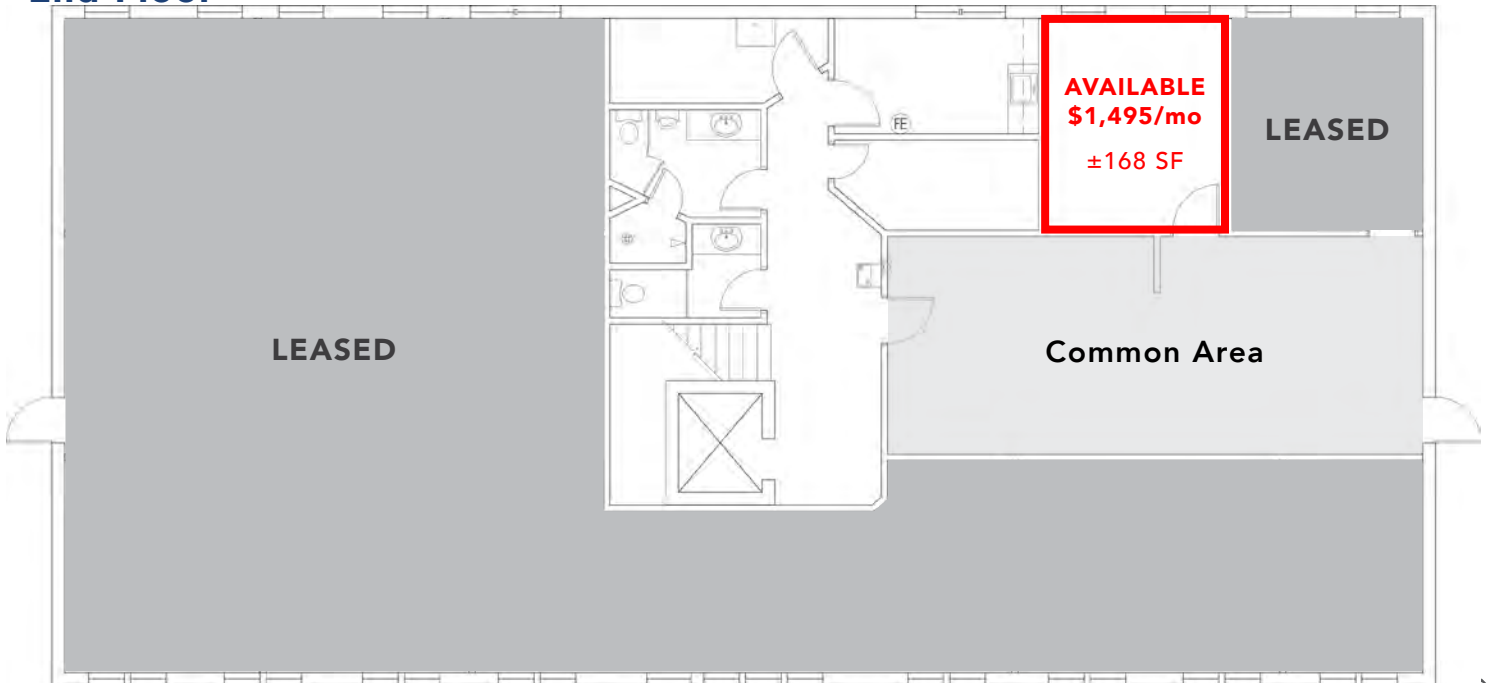
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## FLOOR PLANS

### 1st Floor



### 2nd Floor



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PHOTOS



EXTERIOR



ENTRY DRIVEWAY



AVAILABLE COVERED PARKING



SUITE ENTRY



AVAILABLE EXECUTIVE SUITE



SHARED CONFERENCE ROOM



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