



# OFFICE SPACE FOR LEASE IN WINTER PARK

501 S New York Ave, Winter Park, FL 32789

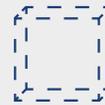
2nd Floor Office Suite  
Steps From Park Avenue  
District in Winter Park

## PROPERTY HIGHLIGHTS

- Two-story, first-class 15,400± SF office building
- Located just steps from Park Avenue dining and shopping, Winter Park Sunrail Station, and Rollins College
- Dedicated surface parking lot adjacent to building
- Dedicated conference center and break room
- Monument signage available



**ASKING RATE:**  
Contact For Details



**AVAILABLE SUITE:**  
1,370± RSF  
Second Floor



**ZONING:**  
WP C-3



**YEAR BUILT:**  
1982



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**  
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**JOSH SMITH, SIOR**  
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**For More Information: HarbertRealty.com**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

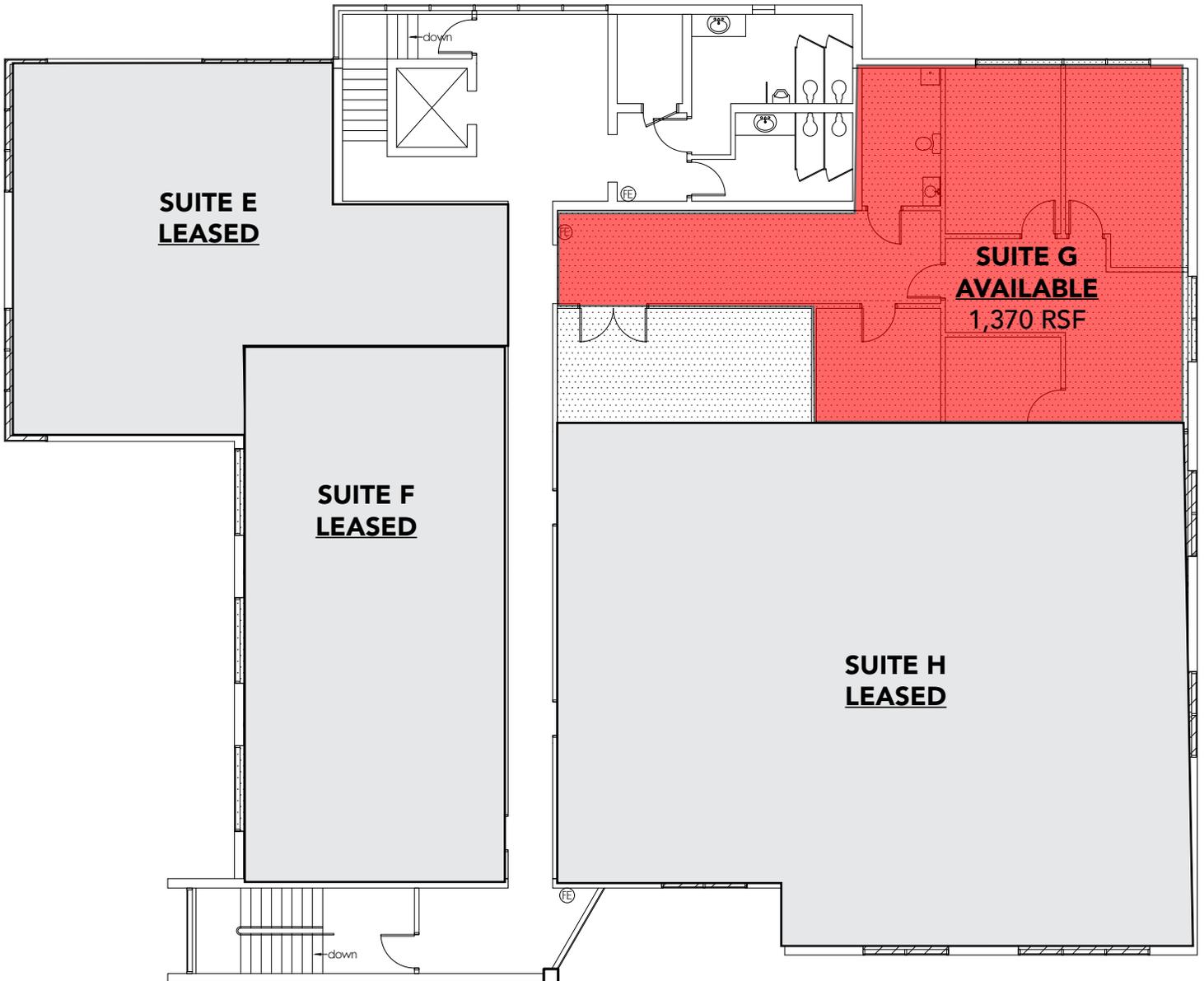
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# FLOOR PLAN

**Second Floor**  
**1,370± rsf**  
**Available 3/1/2026**



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## PHOTOS



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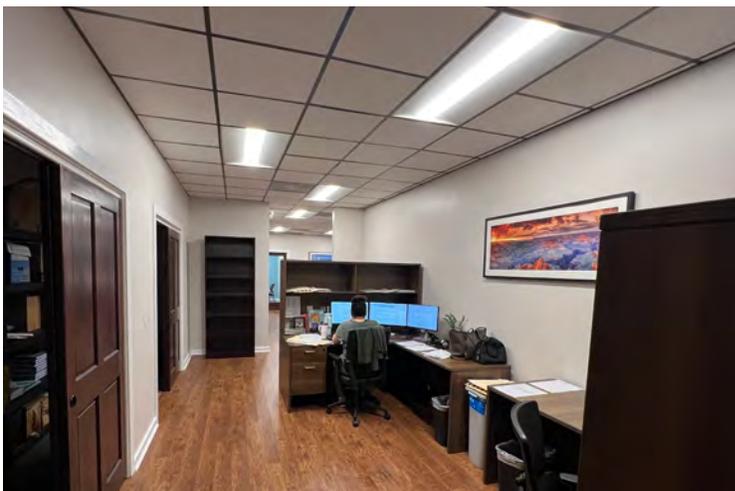
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## INTERIOR PHOTOS



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## AREA OVERVIEW



### SIGNIFICANT DRIVE TIMES

1 minute	.....	to Park Avenue
1 minutes	.....	to Fairbanks Avenue
3 minutes	.....	to US 17-92 (Orlando Ave)
9 minutes	.....	to Interstate 4
15 minutes	.....	to Orlando Executive Airport
16 minutes	.....	to Downtown Orlando
35 minutes	.....	to Orlando International Airport (MCO)

### 1,3,5 MILE DEMOGRAPHICS

#### POPULATION

1 Mile	3 Miles	5 Miles
9,334	102,037	294,525

#### EMPLOYEES

1 Mile	3 Miles	5 Miles
24,124	89,782	246,793

#### AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$205,175	\$161,407	\$123,974



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