



OFFICE SPACE FOR LEASE IN WINTER PARK

501 S New York Ave, Winter Park, FL 32789

2nd Floor Office Suites
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:

1,175 - 5,870± RSF
Second Floor Suites



ZONING:

WP C-3



YEAR BUILT:

1982



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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OFFICE SPACE AVAILABLE IN WINTER PARK

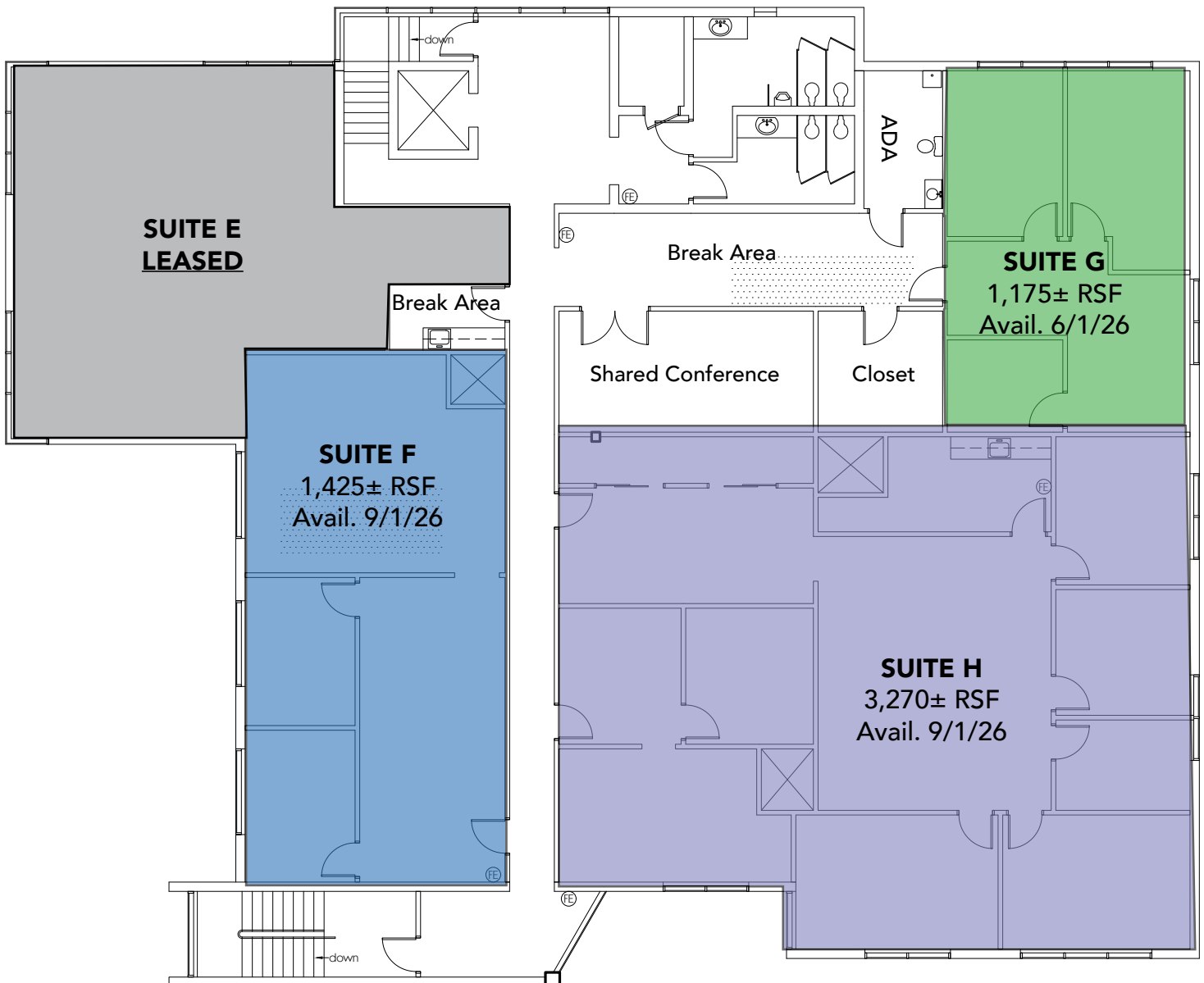
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FLOOR PLAN

Second Floor - Available 1,175 – 5,870± rsf

RSF is approximate

Includes common area allocation – Does not include shared conference room
Conference room only available to Suite F for additional fee



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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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