



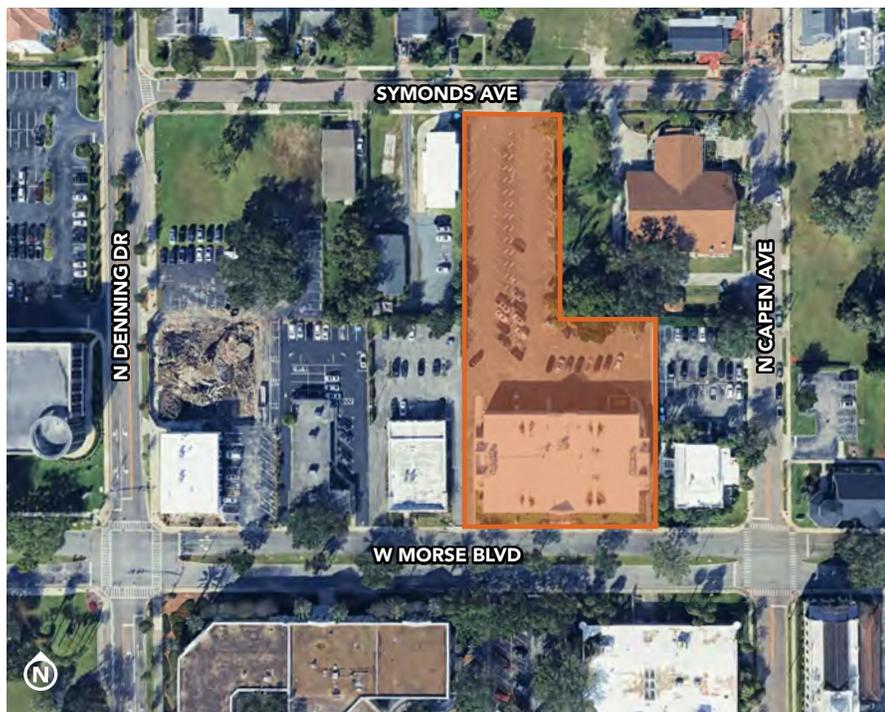
OFFICE CONDOS FOR SALE OR FOR LEASE

807 W Morse Blvd, Winter Park, FL 32789

Prominent two-story office building located in Winter Park's desirable downtown core

PROPERTY HIGHLIGHTS

- May be leased or purchased; together or separately
- Iconic presence inside the core of Winter Park's downtown area
- Excellent surface parking in a market with limited parking opportunities
- Well managed and maintained
- Well suited for the long-term investor seeking rent growth and a Winter Park address
- Potential for owner/user occupant



ASKING PRICE:

Contact broker for details



SQUARE FOOTAGE:

Unit 1: 7,011 ± RSF

Unit 2: 6,893 ± RSF

Unit 3: 8,653 ± RSF

Total Available: 22,557 ± RSF



PARKING:

100± surface spaces



ZONING:

Office-1



LOCATION:

Close proximity to abundant surrounding dining and retail

Convenient access to I-4



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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

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Location Overview



AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$159,959	\$167,798	\$122,025

POPULATION		
1 Mile	3 Miles	5 Miles
11,887	94,891	299,332

EMPLOYEES		
1 Mile	3 Miles	5 Miles
26,559	85,269	249,654



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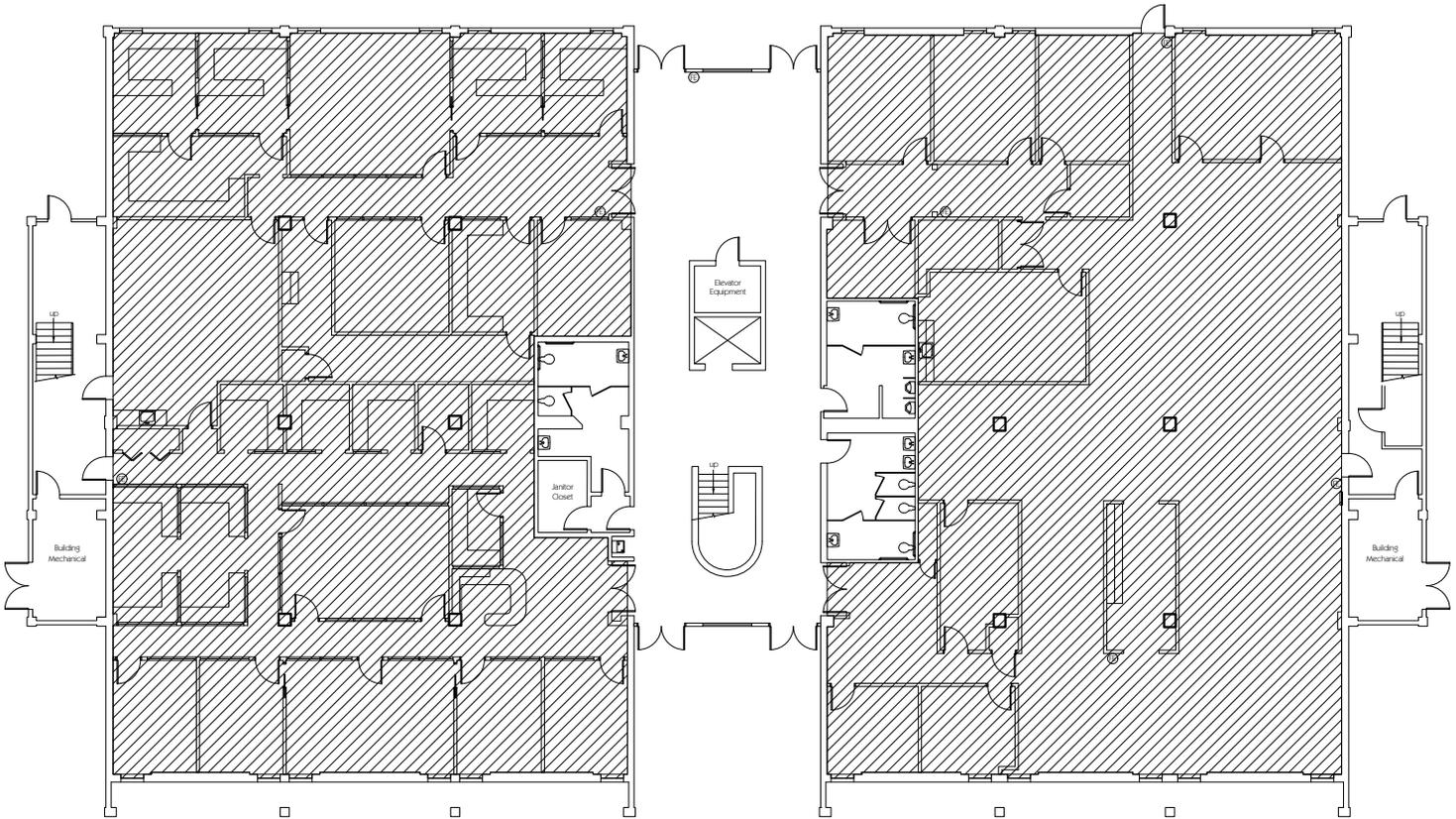
Floor Plan

First Floor

*May be sold or leased; together or separately

± 7,011 RSF

± 6,893 RSF



(Owner occupied, but willing to lease back or vacate)

(Vacant)



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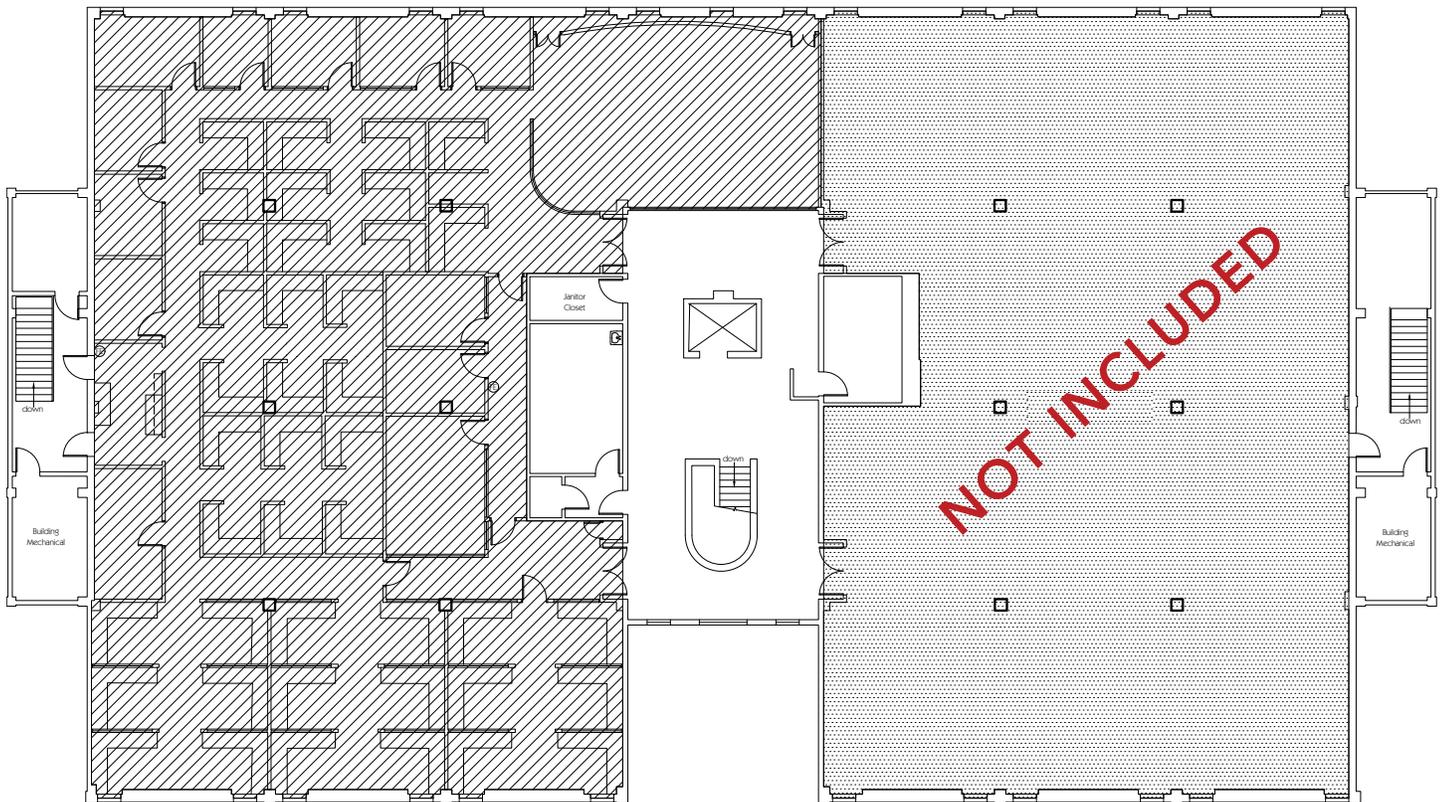
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Floor Plan

Second Floor

*May be sold or leased; together or separately

± 8,653 RSF



(Vacant)



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