

ELEVATION
FINANCIAL GROUP LLC

CLASS "A" OFFICE SPACE FOR LEASE

507 N New York Ave, Winter Park, FL 32789

1st Floor Office Space
Available Steps from Park Ave

PROPERTY HIGHLIGHTS

- Three-story, first-class 20,000± SF office building
- **Fully-furnished** first-floor office space with 17 workstations
- Located just steps from Park Avenue dining and shopping, Winter Park Sunrail Station, and Winter Park Golf Course
- Dedicated surface parking lot adjacent to building
- Dedicated first floor conference center
- Monument signage available



ASKING RATE:

Contact For Details



AVAILABLE SPACE:

Suite 100: 6,266± rsf



PARKING:

Ample surface parking



YEAR BUILT:

1986 / Ren. 2023



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)

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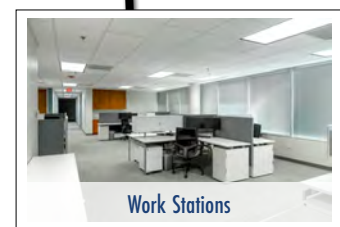
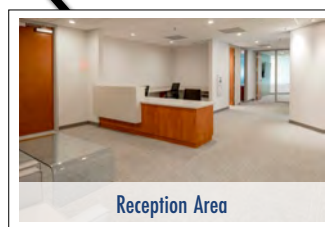
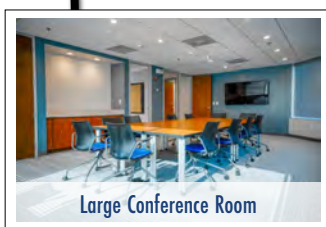
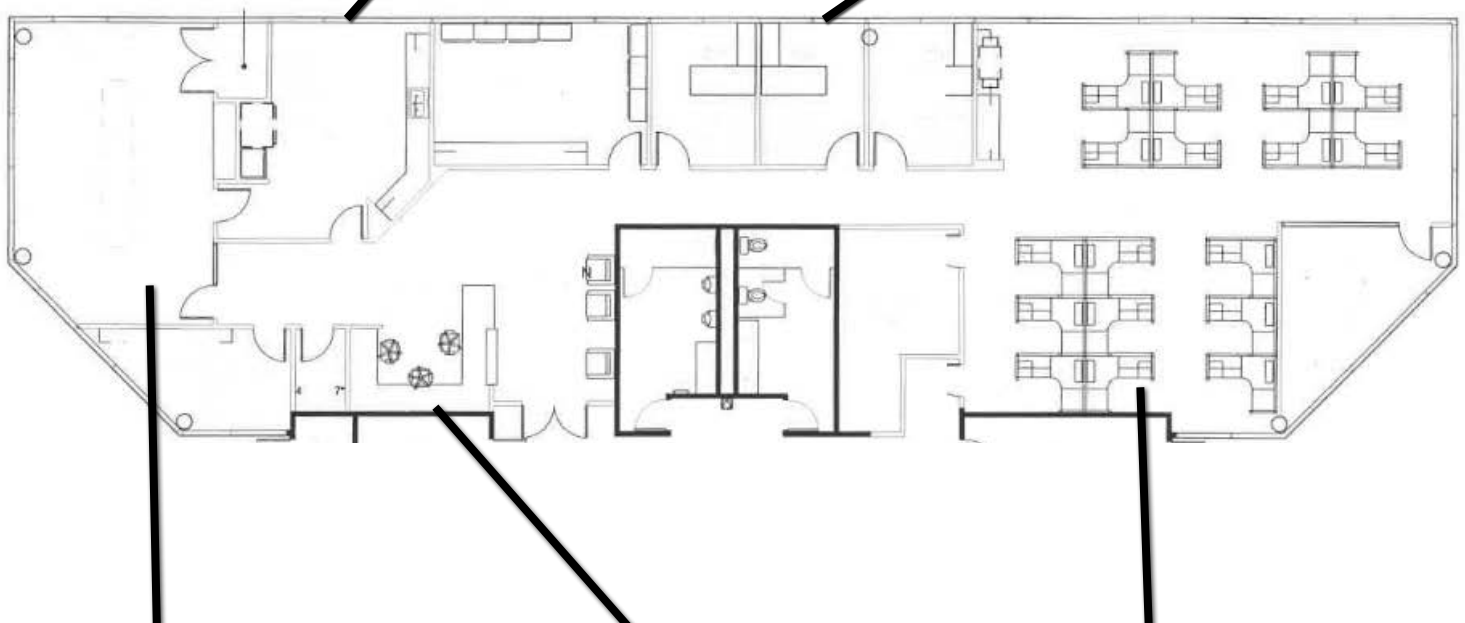
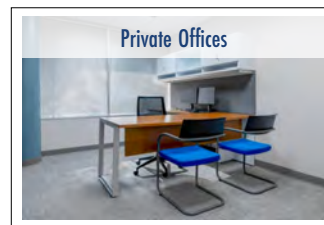
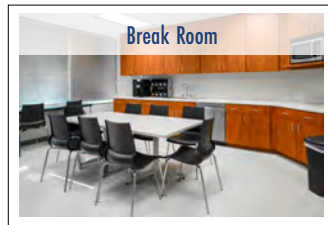
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FLOOR PLAN

Suite 100: 6,266± rsf
AVAILABLE IMMEDIATELY



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INTERIOR



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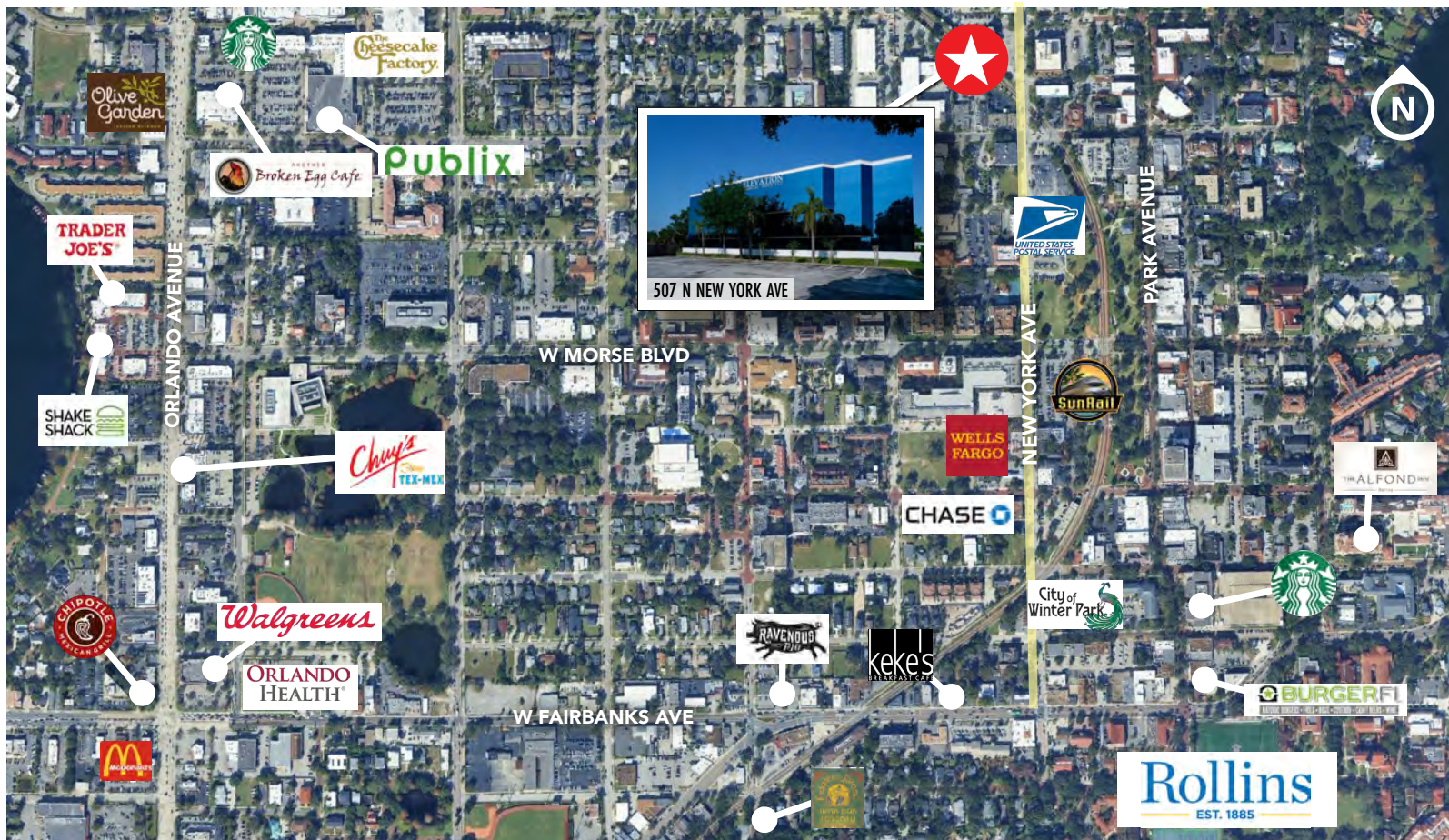
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AREA OVERVIEW



DEMOGRAPHICS

POPULATION

1 miles 9,466
3 miles 99,065

DAYTIME BUSINESS POPULATION

1 miles 2,938
3 miles 11,961

TRAFFIC COUNTS

N New York Ave:
4,100± vehicles/day
N Park Ave:
4,200± vehicles/day

MEDIAN HH INCOME

1 miles \$104,993
3 miles \$108,508

DRIVE TIMES

1 minutes
to Park Avenue
5 minutes
to US 17-92

6 minutes
to Interstate 4
11 minutes
to Downtown Orlando

14 minutes
to Orlando Executive
Airport
30 minutes
to Orlando International
Airport (MCO)
35 minutes
to Sanford Airport (SFB)



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PARKING LOT RENDERING



Upcoming Parking Lot Improvements



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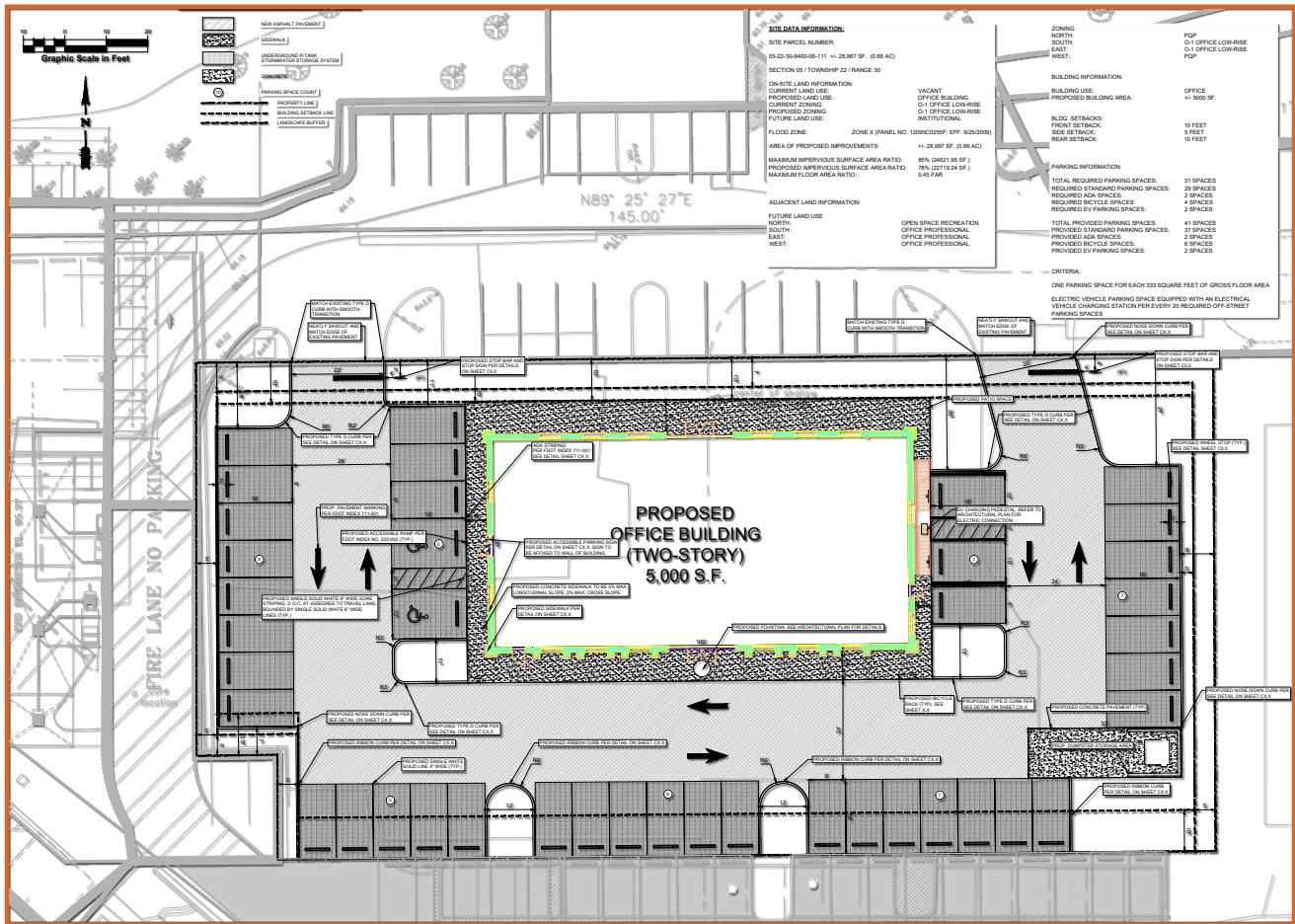
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FUTURE DEVELOPMENT



Future New Development



Proposed Design



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