

FOR LEASE



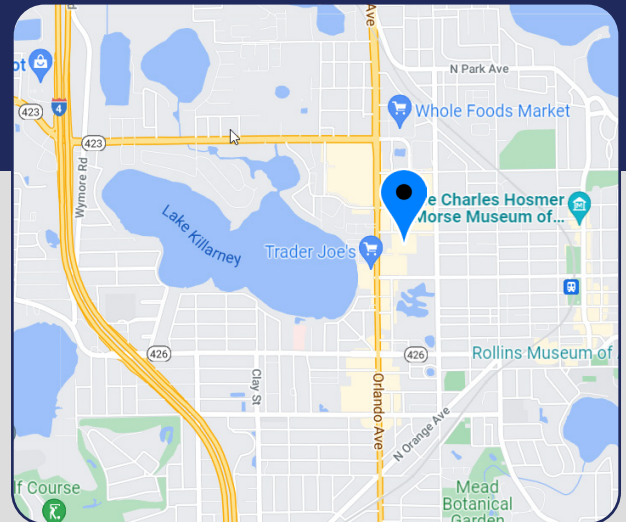
## KEEWIN WINTER PARK CENTER

1079 W Morse Boulevard, Winter Park, FL 32789

**2,028 SF AVAILABLE**

**\$27.00/SF**  
(PLUS UTILITIES)

- > 2,028 + SF (Suite C) second floor office space available
- > Nicely finished with vaulted ceilings and natural lighting, window offices, large conference room, breakroom with sink and refrigerator, one restroom, **Ready for occupancy!**
- > 6,609 SF well-maintained building in the heart of Winter Park
- > Tranquil setting, ideal for office professionals
- > 3.74/1,000 SF parking ratio
- > Within walking distance to Winter Park Events Center, Winter Park Village, upscale shopping, and fine dining
- > Easy access to Highway 17-92, Lee Road, Fairbanks Ave., and I-4



**Christi Davis, CCIM**

D 407.206.5732

C 407.694.5179

christi@bywater.com



1209 Edgewater Drive

Suite 100

Orlando, FL 32804

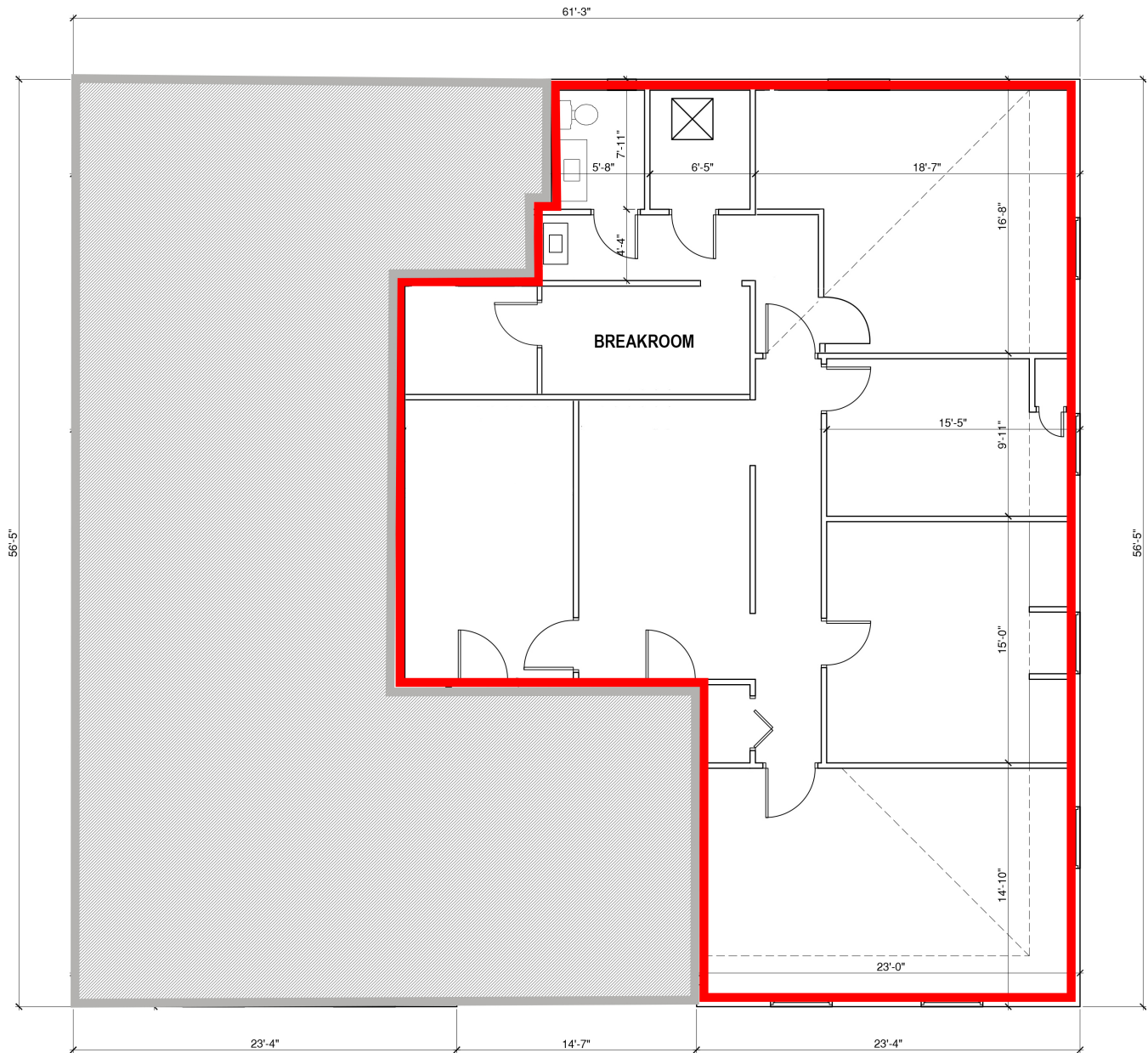
407.206.7300 Main

www.bywater.com

# KEEWIN WINTER PARK CENTER

1079 W Morse Boulevard, Winter Park, FL 32789

## FLOORPLAN



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

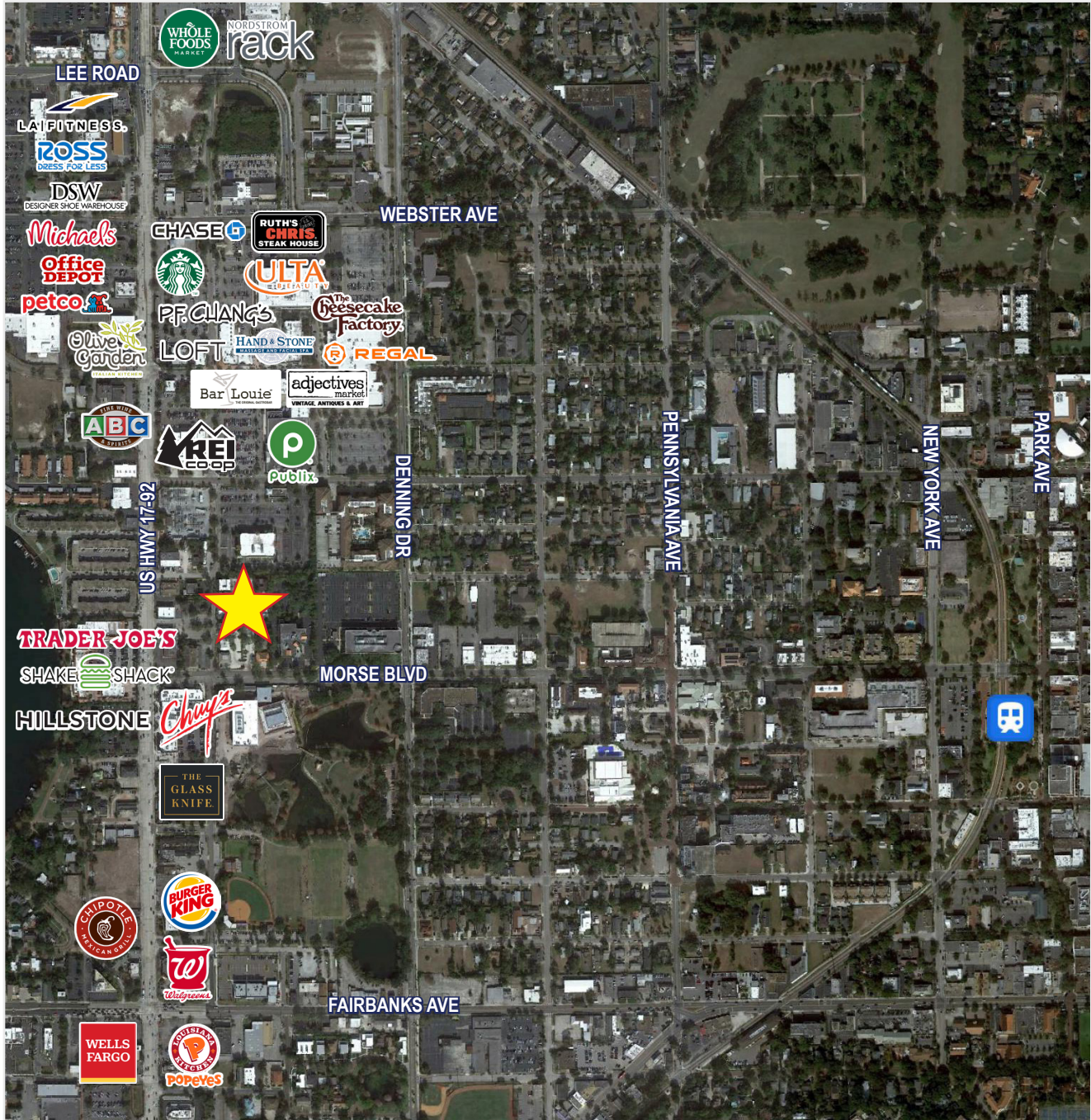
The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.



# KEEWIN WINTER PARK CENTER

1079 W Morse Boulevard, Winter Park, FL 32789

AERIAL



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.



# KEEWIN WINTER PARK CENTER

1079 W Morse Boulevard, Winter Park, FL 32789

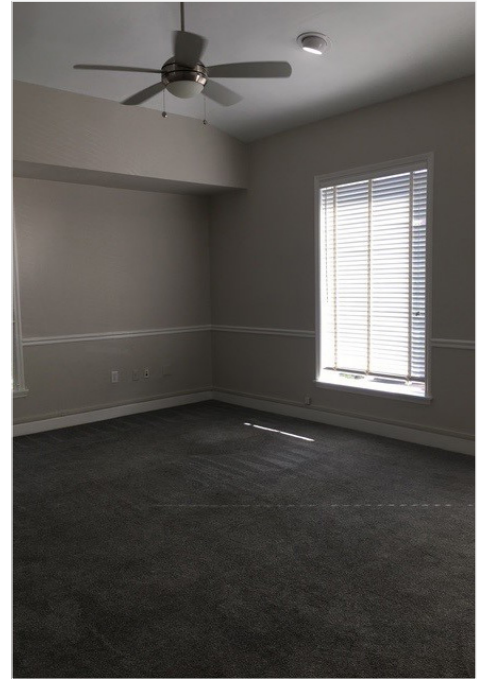
## SUITE C PHOTOS



RECEPTION



OFFICE TO LEFT OF RECEPTION



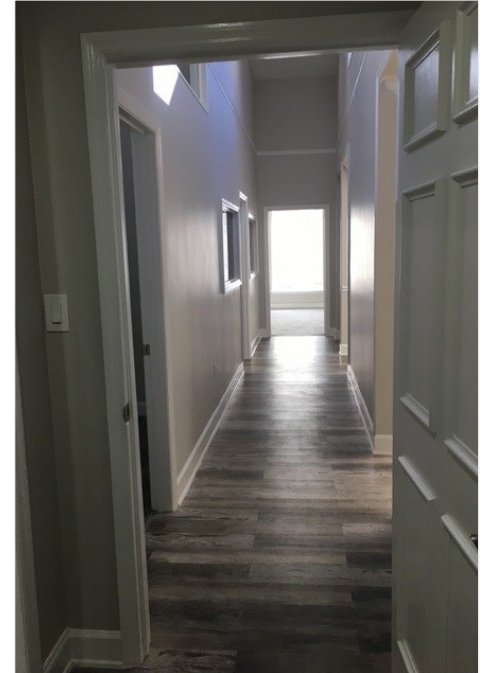
SEC CONFERENCE ROOM



NORTHEAST CORNER OFFICE



MIDDLE OFFICE



HALLWAY FACING SOUTH



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.



# KEEWIN WINTER PARK CENTER

1079 W Morse Boulevard, Winter Park, FL 32789

## PHOTOS



HALLWAY FACING NORTH



BREAK AREA, SINK



BREAK ROOM, REFRIGERATOR



RESTROOM



SECOND FLOOR LANDING



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

# KEEWIN WINTER PARK CENTER

1079 W Morse Boulevard, Winter Park, FL 32789

## PHOTOS



SECOND FLOOR LANDING,  
LOBBY WINDOW



1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | [www.bywater.com](http://www.bywater.com)

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.