

Quadra Building For Lease

385 W Fairbanks Ave, Winter Park, FL 32789

FOR LEASE



PROPERTY DESCRIPTION

Professional office space FOR LEASE and available for occupancy come August 17th. The Quadra Building is in a PRIME location on Fairbanks Avenue in Winter Park. The first floor of the Quadra Building is comprised of two units combining for 1,945 SF, with the second floor's two units combining for 2,165 SF. The second floor features 6 offices with windows, 1 conference room, 2 bathrooms, 2 entrances, new flooring, and new paint. Signage is available in front of the building on Fairbanks Avenue which sees 35,570 AADT. The parking lot has eleven spaces.

PROPERTY HIGHLIGHTS

- Premium central location in Winter Park, FL
- Heavy daytime traffic with 35,500 AADT
- Prime visibility on Fairbanks Ave with building signage available
- Proximity to dining, shopping, and entertainment amenities
- Flexible lease terms to accommodate business needs

OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Number of Units:	4
Available SF:	1,945 - 4,411 SF
Lot Size:	9,372 SF
Building Size:	4,920 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	241	1,109	4,052
Total Population	639	2,785	9,800
Average HH Income	\$176,336	\$160,247	\$187,478

Marcos Peres

Senior Advisor

407.913.1199

marcos.peres@expcommercial.com



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Additional Photos

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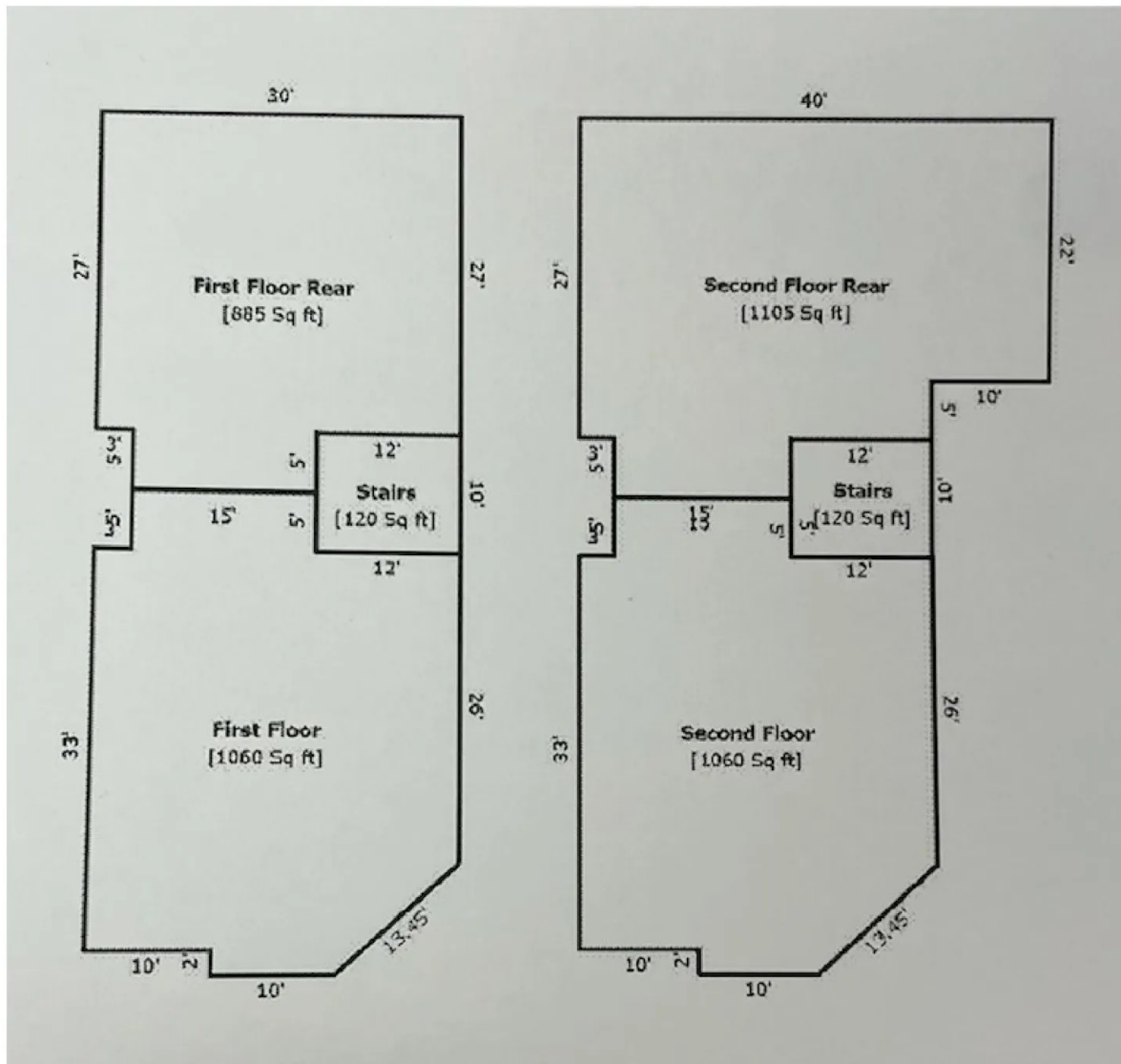


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Floor Plans

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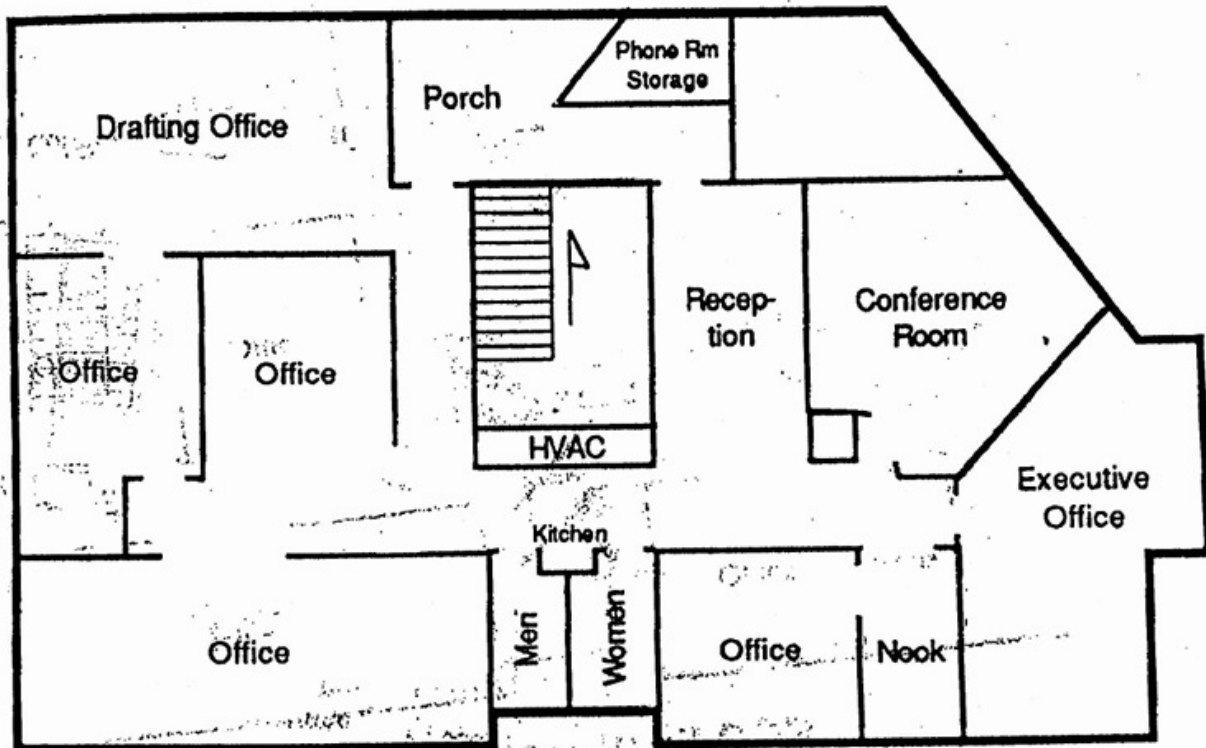
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FOR LEASE

THE QUADRA BUILDING

385 W. Fairbanks Avenue, Winter Park, FL



SECOND FLOOR

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Location Map

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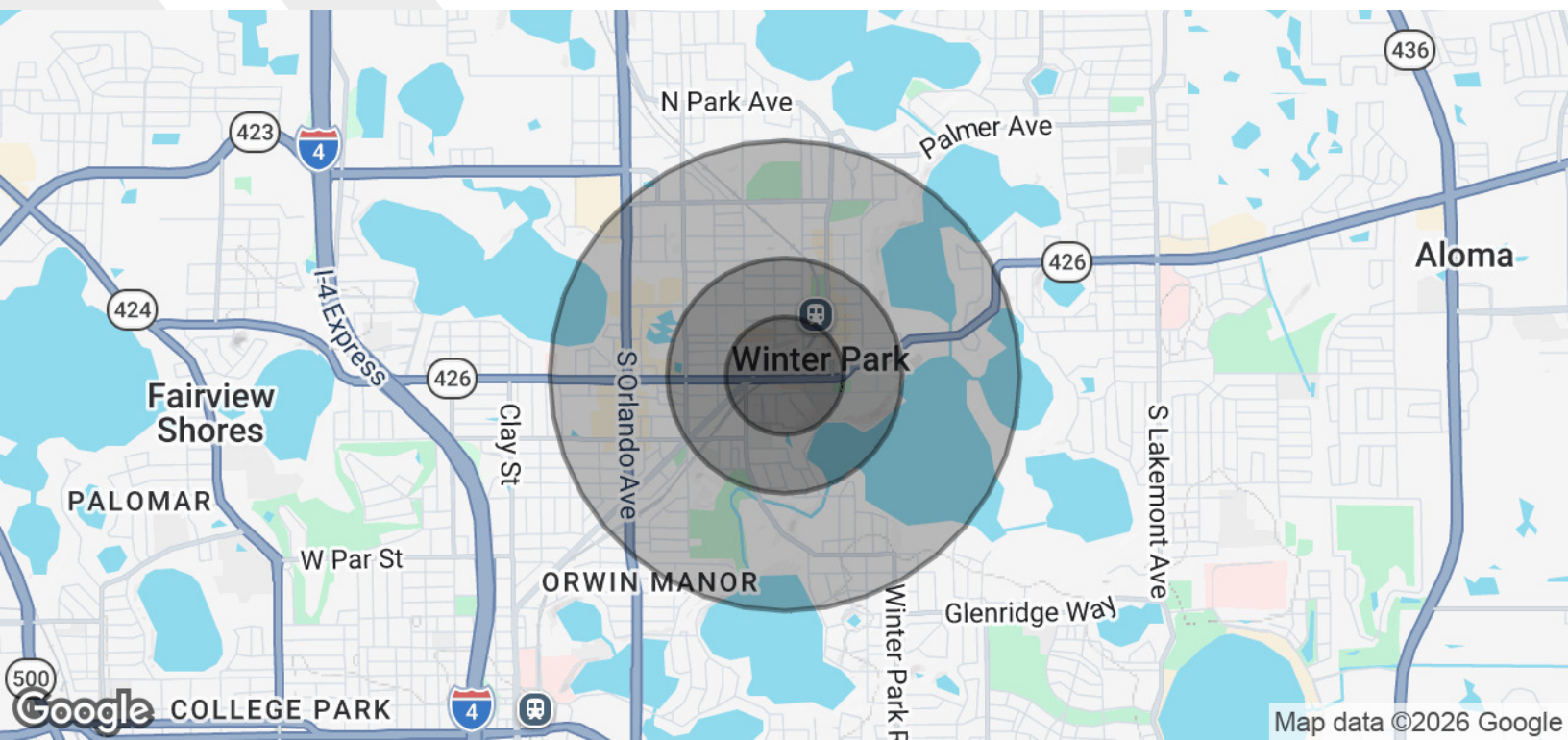


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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	639	2,785	9,800
Average Age	29.7	32.8	37.7
Average Age (Male)	31.2	33.4	39
Average Age (Female)	27.5	31.1	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	241	1,109	4,052
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$176,336	\$160,247	\$187,478
Average House Value	\$771,455	\$745,978	\$884,603

2023 American Community Survey (ACS)

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