

FOR LEASE | SALE CONSIDERATION AVAILABLE

A WINTER PARK ADDRESS, ALL TO YOURSELF

831 W Morse Blvd | Winter Park, FL 32789

Freestanding single-story professional office building with full-building identity, dedicated parking, and Morse Boulevard frontage.

PROPERTY SNAPSHOT

±5,526 SF gross / ±5,474 SF under air on a ±0.51-acre site in one of Winter Park's established professional corridors. The building is offered as a full-building opportunity and is not divisible.

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AVAILABILITY

Nov. 1, 2026

PARKING

24 spaces

TERM SOUGHT

10 years

RENTAL RATE

\$55/PSF NNN

GREG DeSALVO

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Exterior presence on Morse Boulevard

Multiple exterior views show the building's freestanding profile, signage presence, parking field, and private arrival experience.



Whole-building control without the multi-tenant feel

A full-building opportunity can offer the identity, signage, and day-to-day control that a suite in a larger tower typically cannot. This single-story layout supports a private arrival experience, direct client access, and a stronger branded presence on a recognized Winter Park corridor.

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Property facts and deal terms



PROPERTY FACTS

Address	831 W Morse Blvd, Winter Park, FL 32789
Building Size	±5,526 SF gross / ±5,474 SF under air
Lot Size	±22,107 SF (±0.51 acres)
Stories	One
Year Built	1961
Parking	24 generous-sized on-site spaces
Zoning	WP-O-1 (City of Winter Park - Office)
Availability	November 1, 2026
Lease Term	Landlord seeking a 10-year lease
Rental Rate	\$55/PSF NNN
Sale	Sale consideration available

PROPERTY HIGHLIGHTS

Freestanding single-story building

Full-building identity with no shared corridors, no elevator wait, and no shared lobby.

Morse Boulevard frontage

Direct frontage and signage on a primary east-west artery through Winter Park.

Established professional corridor

Nearby office users include banking, wealth management, legal, medical, and professional services.

Flexible user profile

Well suited for a law firm, wealth management group, medical or dental practice, or corporate office.

Sale optionality

A lease is the primary offering, but sale consideration is available.

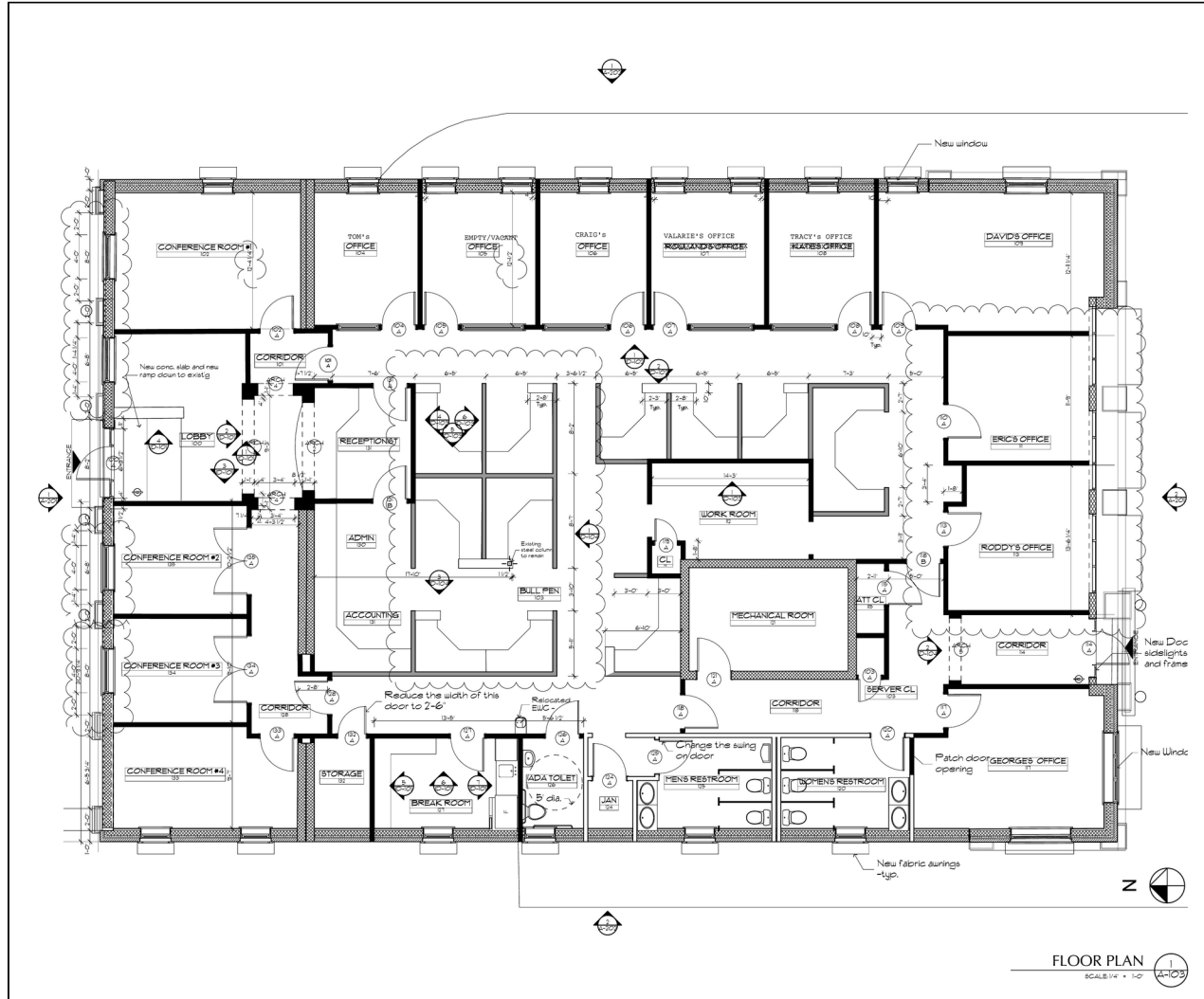
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Existing full-building layout

Existing layout shown for discussion purposes only. Prospective tenants should independently verify all dimensions, conditions, and suitability.



24 generous-sized parking spaces

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Professional office buildout

The existing office buildout supports a professional services user with a mix of client-facing rooms, private offices, open work areas, reception, and back-office functions.



Ideal for

Law Firm

Wealth Management

Accounting & Tax

Medical / Dental

Corporate Office

The combination of visible frontage, private offices, multiple meeting rooms, and client-friendly arrival makes the building especially relevant for firms and practices that value identity and ease of access.

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Winter Park connectivity

A professional Morse Boulevard address with quick access to Park Avenue, SunRail/Amtrak, Rollins College, Winter Park Village, US 17-92, Fairbanks Avenue and the broader Orlando market.



NEARBY ANCHORS



Winter Park Village

510 N Orlando Ave
3 MIN | 0.9 MILES



Winter Park SunRail/Amtrak

148 W Morse Blvd
2 MIN | 0.4 MILES



Park Avenue

Shopping, Dining & Services
4 MIN | 1.2 MILES



Rollins College

1000 Holt Ave
4 MIN | 1.3 MILES



AdventHealth Winter Park

200 N Lakemont Ave
5 MIN | 1.6 MILES



I-4 via Fairbanks Ave

4.2 MILES | 8 MIN

AERIAL VIDEO TOUR



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