



**I-4 FRONTAGE**  
**FOR**  
**SALE or LEASE**

**445 N WYMORE ROAD**  
**WINTER PARK, FL 32789**



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## 445 N WYMORE ROAD

**Winter Park Office / School Building fronting Interstate 4**

**First Time Ever Offered for Sale in over 50 Years**

**A rare opportunity to purchase or lease**

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## 445 N WYMORE RD - PROFESSIONAL OFFICE or SCHOOL

<b>Purchase Price</b>	<b>\$4,400,000</b>
<b>Lease Rate</b>	<b>\$20.00 Modified Gross</b>
<b>APN</b>	<b><a href="#">02-22-29-0000-00-078</a></b>
<b>Total SF</b>	<b>± 12,264 USF</b>
<b>I-4 Traffic Count</b>	<b>± 170,000 VPD</b>
<b>Signage</b>	<b>Double Facade - facing I-4</b>
<b>Parking</b>	<b>4.5/1000 (approx 55 parks)</b>

### Prime Winter Park Office or School Building – Sale or Lease

- First-Time Available for Sale in over 50 years
- ± 12,264 USF | Two-story office building | ± .82 acres
- Perfect for professional office use (former school occupant)
- Elevator-served with first and second floor lobbies
- Multiple building access points
- Each floor separately metered
- Two restrooms per floor
- Fully sprinklered with new LED lighting throughout
- 55 on-site parking spaces
- Professionally managed
- Minutes from Downtown Winter Park and Downtown Orlando

### Property Highlights

- 435' of Direct Interstate 4 Frontage - approx. 170,000 VPD
- Incredible signage - visible for both I-4 directions
- Located in between Fairbanks & Lee Rd exits
- Zoning: WP O-1
- Flexible configurations
- Full building – single user or tenant (12,264 SF)
- Approx. 6,132 SF per floor
- Note - does not include grass parcel to the south

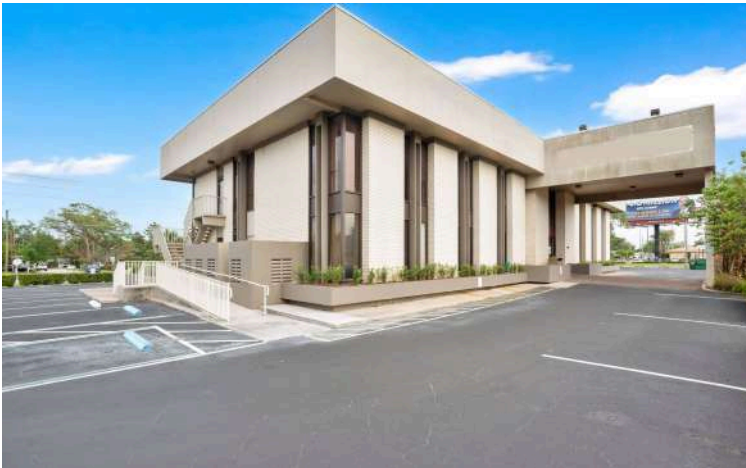
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Photo Gallery



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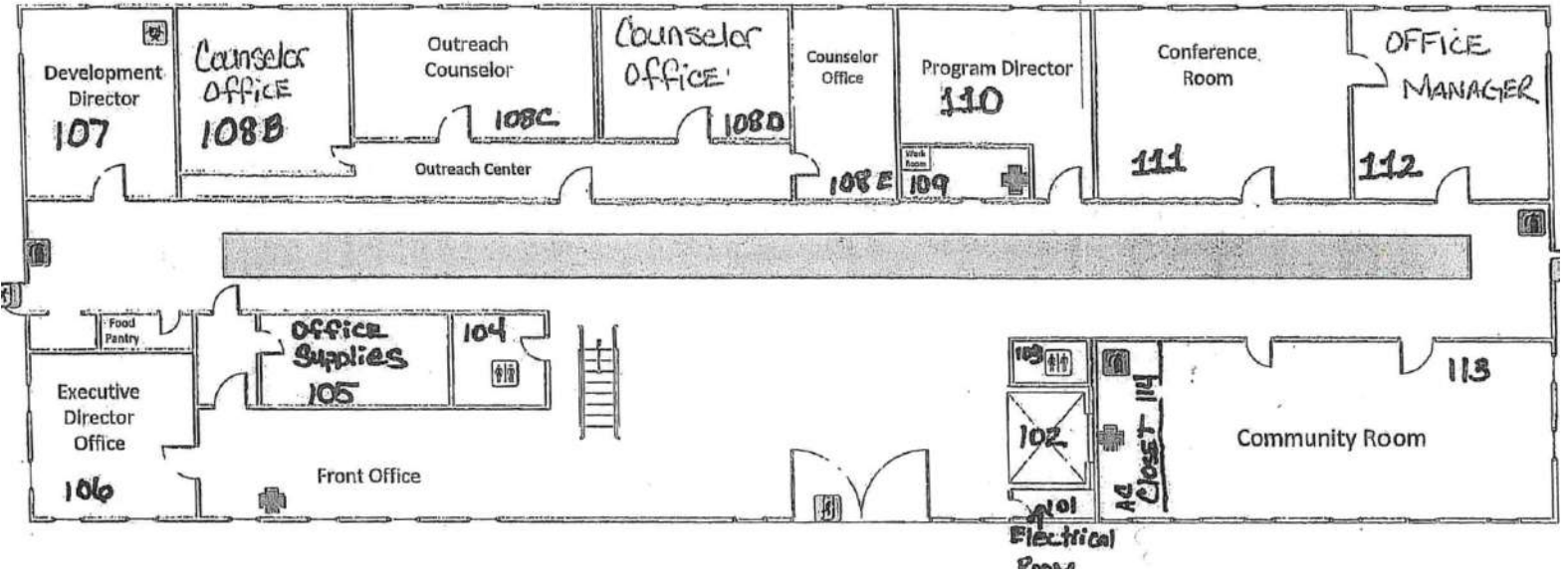
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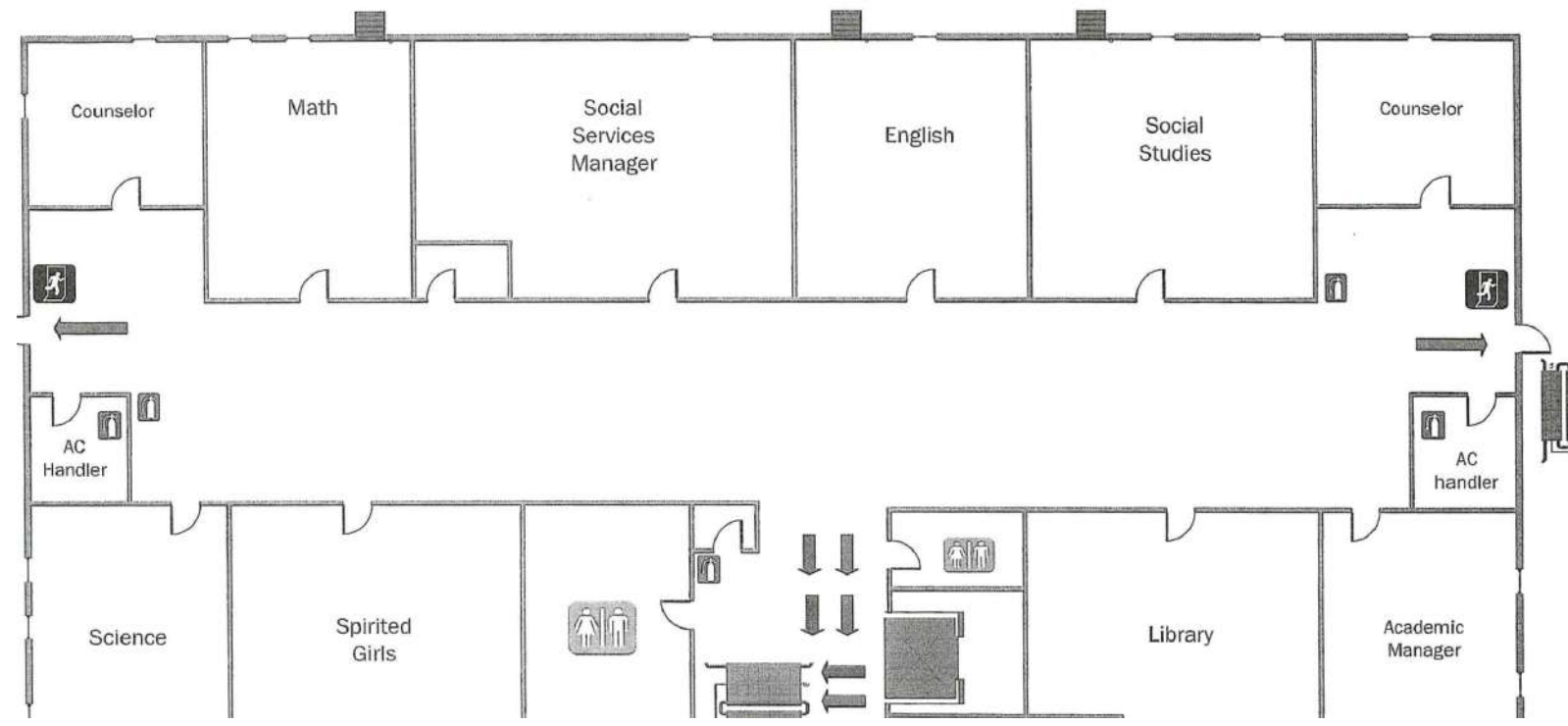


# Evacuation Plan

1st Floor

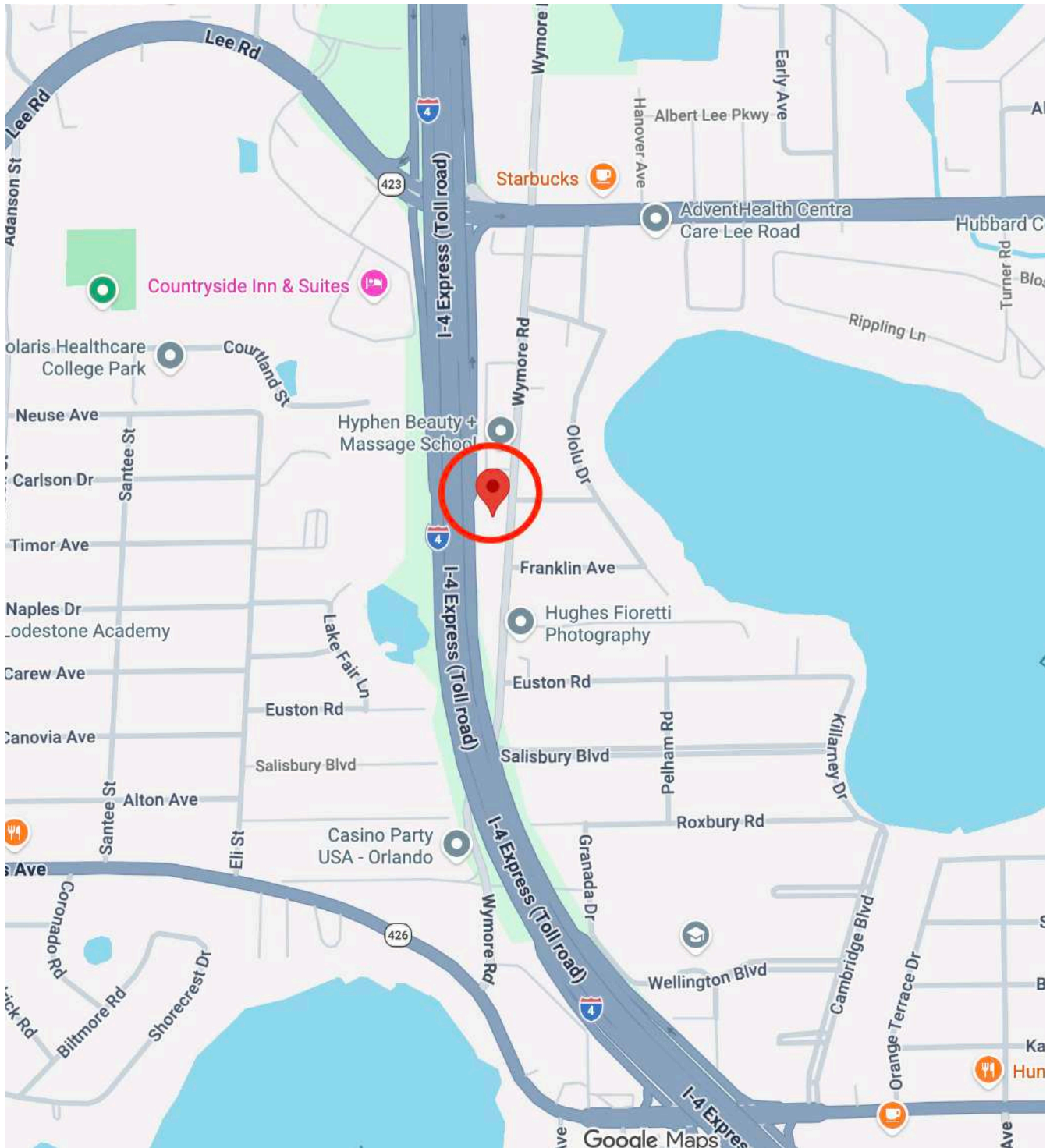


2nd Floor



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## Location Map



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