

# Prime Winter Park Office Building with Exceptional I-4 Frontage

**12,264** | **\$20.00** /yr  
SQUARE FEET RENT / SF  
**\$20,440.00**  
RENT

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**IR** INNOVATIVE  
REALTY LLC  
PROPERTY MANAGEMENT & REAL ESTATE

## PROPERTY ADDRESS

445 N. Wymore Rd.  
Winter Park, FL 32789

COMMERCIAL TYPE: Office

LEASE TYPE: Modified Gross      AVAILABLE: Now

## DESCRIPTION

Position your business in one of Central Florida's most visible and accessible office locations. This two-story office building situated on Wymore Road just South of Lee Road in the highly desirable Winter Park/Lee Road Submarket offers approximately 435 feet of prominent frontage along I-4.



Built in 1969 and set on 1.19 acres, the property totals 12,264 square feet and features a flexible layout well-suited for a variety of professional users. The building includes first and second floor lobbies, elevator service, and multiple access points either through the main first-floor lobby or from entrances at each end of the building. Each floor is equipped with two restrooms, and the building is fully sprinklered with new LED lighting throughout.

Formerly utilized as a middle and high school, the space is currently configured for institutional use but can be easily adapted to a professional office environment. The property can accommodate single-tenant occupancy, one floor per user (6,132 SF), or be divided into two suites per floor at approximately 3,066 SF each, offering excellent leasing flexibility.



Ample on-site parking is provided with 55 parking spaces. The building is professionally managed and rental rates include exterior and common area maintenance such as landscaping, dumpster service, parking lot upkeep, roof, HVAC, elevator, fire and sprinkler systems, and all major electrical and plumbing systems.



The location offers unmatched connectivity and just minutes from Downtown Winter Park, Downtown Orlando, Maitland, and major transportation corridors including I-4, SR 408, US-17/92, Maitland Boulevard, Lee Road, and Fairbanks Avenue. The property is also conveniently close to a wide range of shopping, dining, and entertainment options.

This highly visible and well-maintained office property presents a rare opportunity to secure space in one of Central Florida's most sought-after submarkets.



## Summary of Property Highlights

## RENTAL TERMS

Rent	\$20,440
Security Deposit	\$0
Application Fee	\$95

