



OFFICE SPACE FOR LEASE IN WINTER PARK

2699 Lee Road, Winter Park, FL 32789

Six Story First-Class Office Building Located at Winter Park's Western Gateway Near I-4

PROPERTY HIGHLIGHTS

- Iconic location and presence at the gateway to Winter Park, renovated in 2023
- Winter Park's moderately priced office option
- Great surface parking (5/1000 ratio) and access to Interstate 4
- Flexible space sizes available
- Recently renovated throughout and directly adjacent to Winter Park's newest Starbucks
- Full floor and top of building signage available
- Visible to almost 200,000 vehicles per day along Interstate 4
- Five minutes to the Golden Corridor retail and amenities of Winter Park

ASKING RATE:

Contact broker for details

AVAILABLE SPACE:

2 nd	2 nd Full Floor – Up to 15,190 RSF
	Suite 200 – 4,557 RSF
	Suite 201 – 5,620 RSF
	Suite 202 – 5,013 RSF
	Suites can be demised to suit
3 rd	Suite 302 – 4,260 RSF
	Suite 401 – 5,875 RSF
4 th	Suite 411 – 5,442 RSF
	5 th Floor – Up to 10,261 RSF
5 th	Suite 510 – 3,780 RSF
	Suite 511 – 2,425 RSF
	Suite 512 – 2,501 RSF
	Suite 525 – 1,555 RSF
	Suites can be demised to suit
6 th	Suite 650 – 5,261 RSF



DAMIEN MADSEN

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For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)

400 S Park Ave, Suite 225, Winter Park, FL 32789

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Building Exterior



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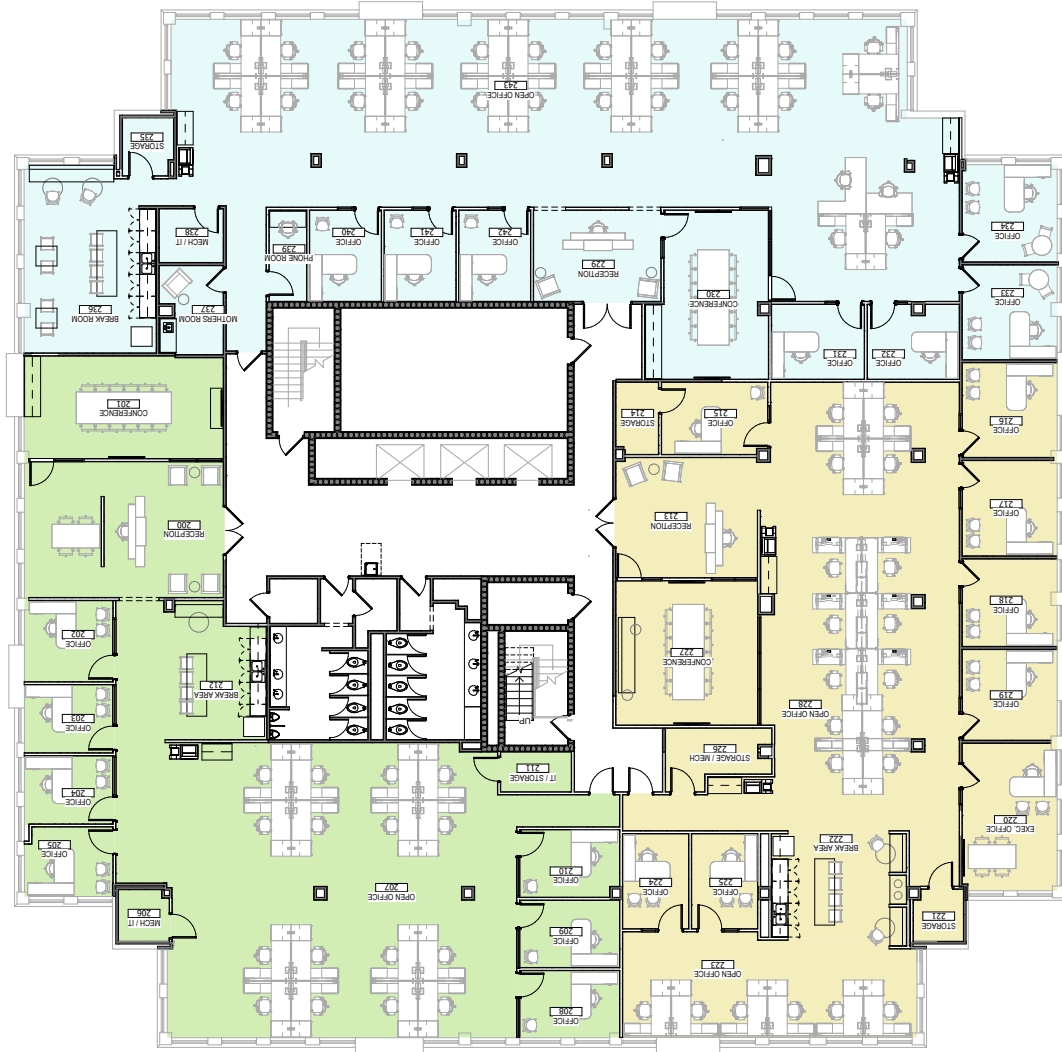
Floor Plan | 2nd Floor

Suite 200 Full Floor - Up to 15,190 RSF

Conceptual Plan

Demising lines are conceptual and for reference only.

*****Suites can be demised to suit.*****



Suite 200 – 4,557 RSF

Suite 201 – 5,620 RSF

Suite 202 – 5,013 RSF



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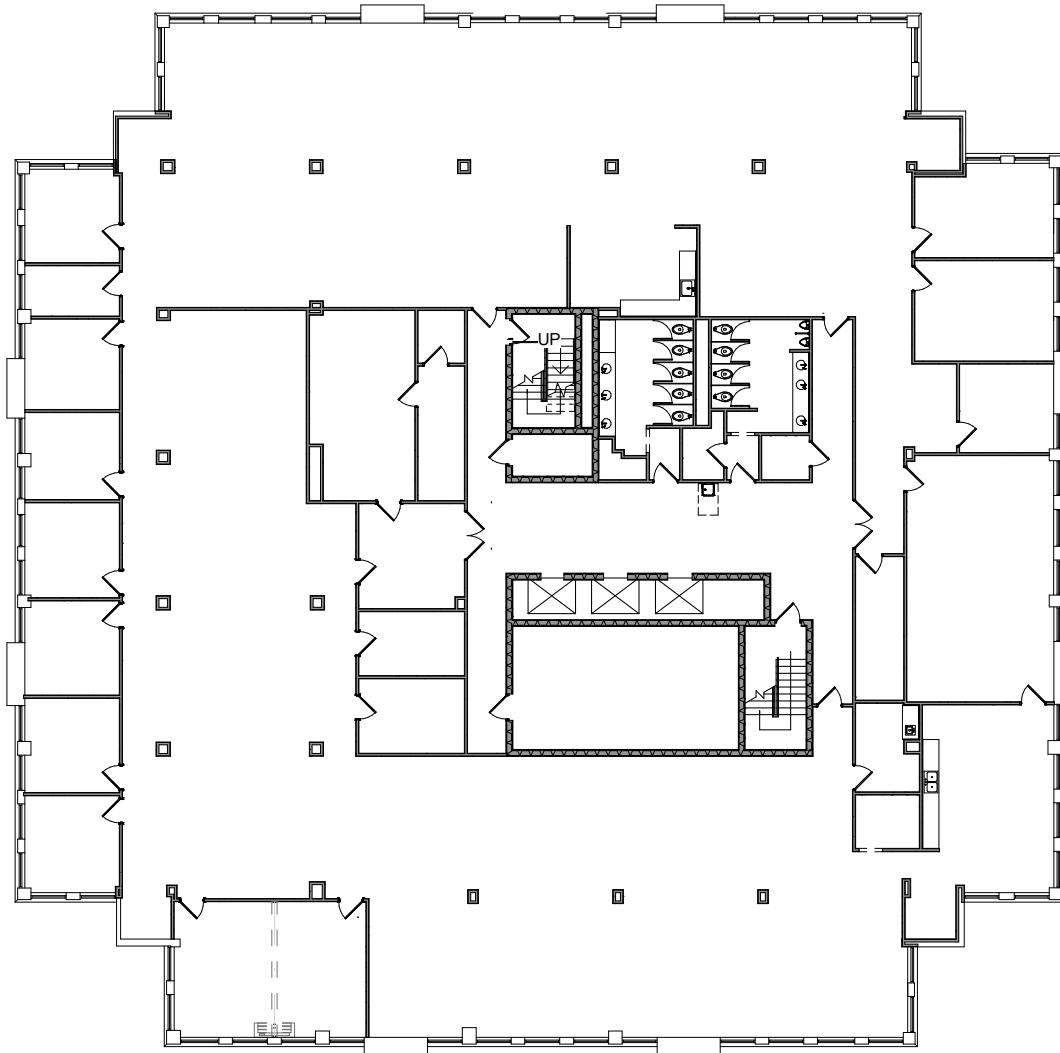
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Floor Plan | 2nd Floor

Suite 200 Full Floor - Up to 15,190 RSF *As Built Plan*



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Photos | 2nd Floor



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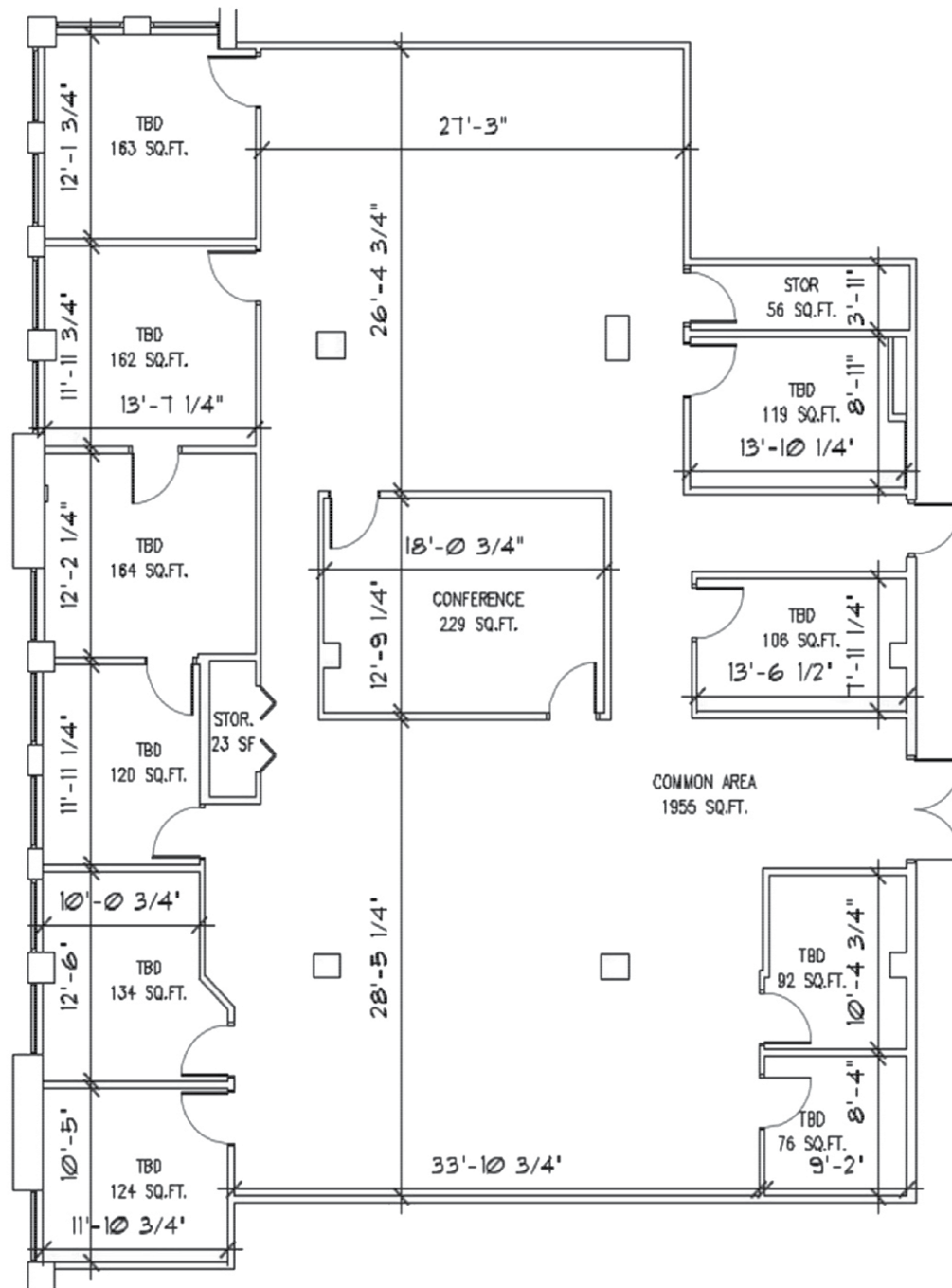
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OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 3rd Floor

Suite 302 4,260 RSF



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Photos | Suite 302



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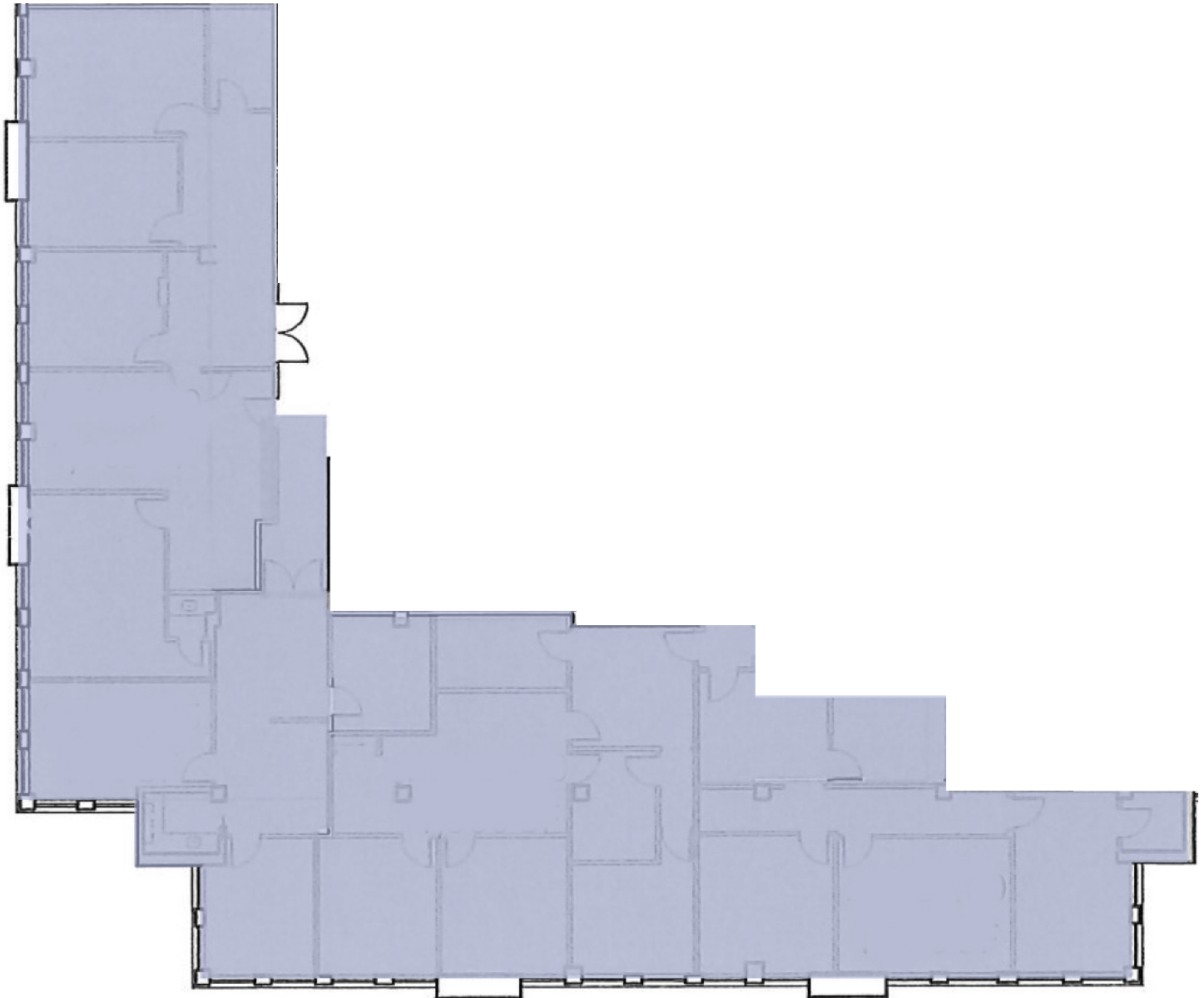
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OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 4th Floor

Suite 401
5,875 RSF



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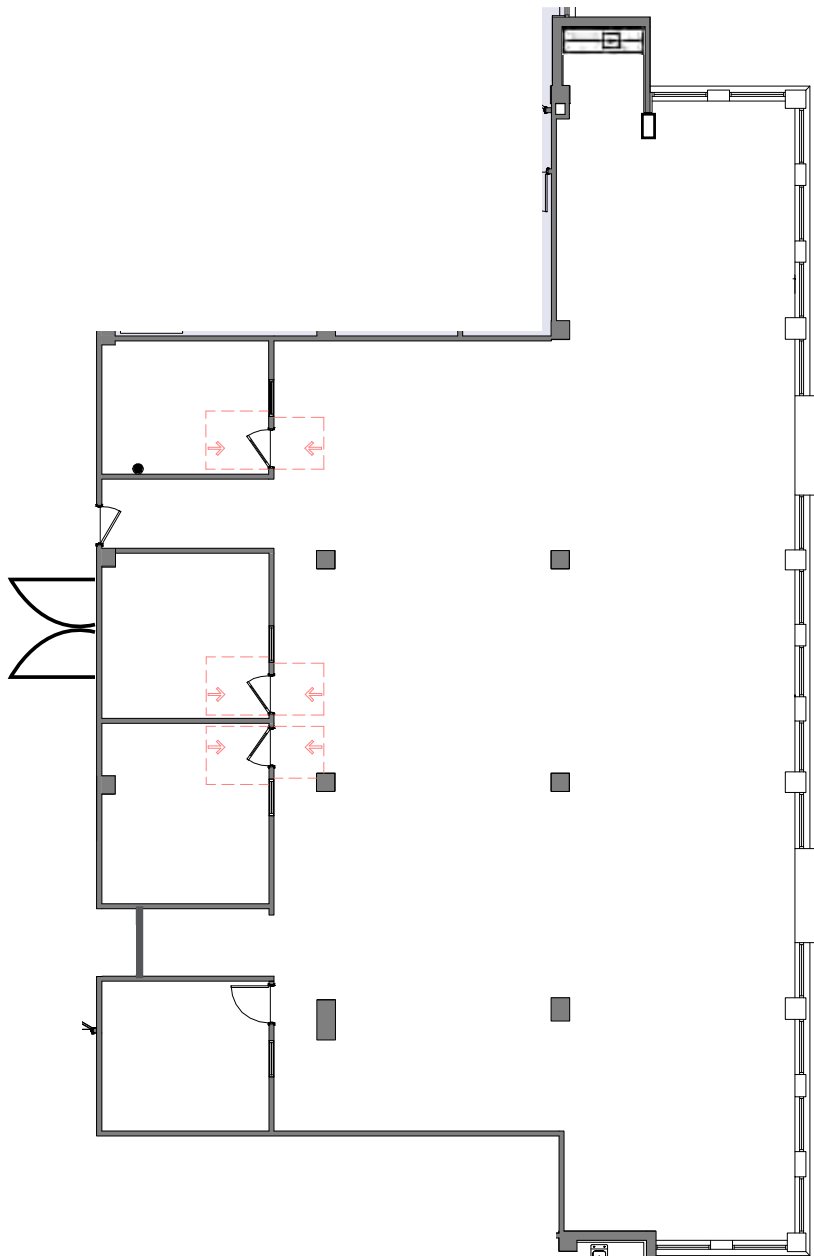
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OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 4th Floor

Suite 411 5,442 RSF



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OFFICE SPACE FOR LEASE

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Photos | Suite 411



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OFFICE SPACE FOR LEASE

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Floor Plan | 5th Floor

Fifth Floor 1,555 - 10,261 RSF

Suites 510–512 (Contiguous)

Demising lines are conceptual and for reference only. Suites may be demised to suit.

Suite 525

May be combined with Suites 510–512.



- Suite 510 – 3,780 RSF
- Suite 511 – 2,425 RSF
- Suite 512 – 2,501 RSF
- Suite 525 – 1,555 RSF



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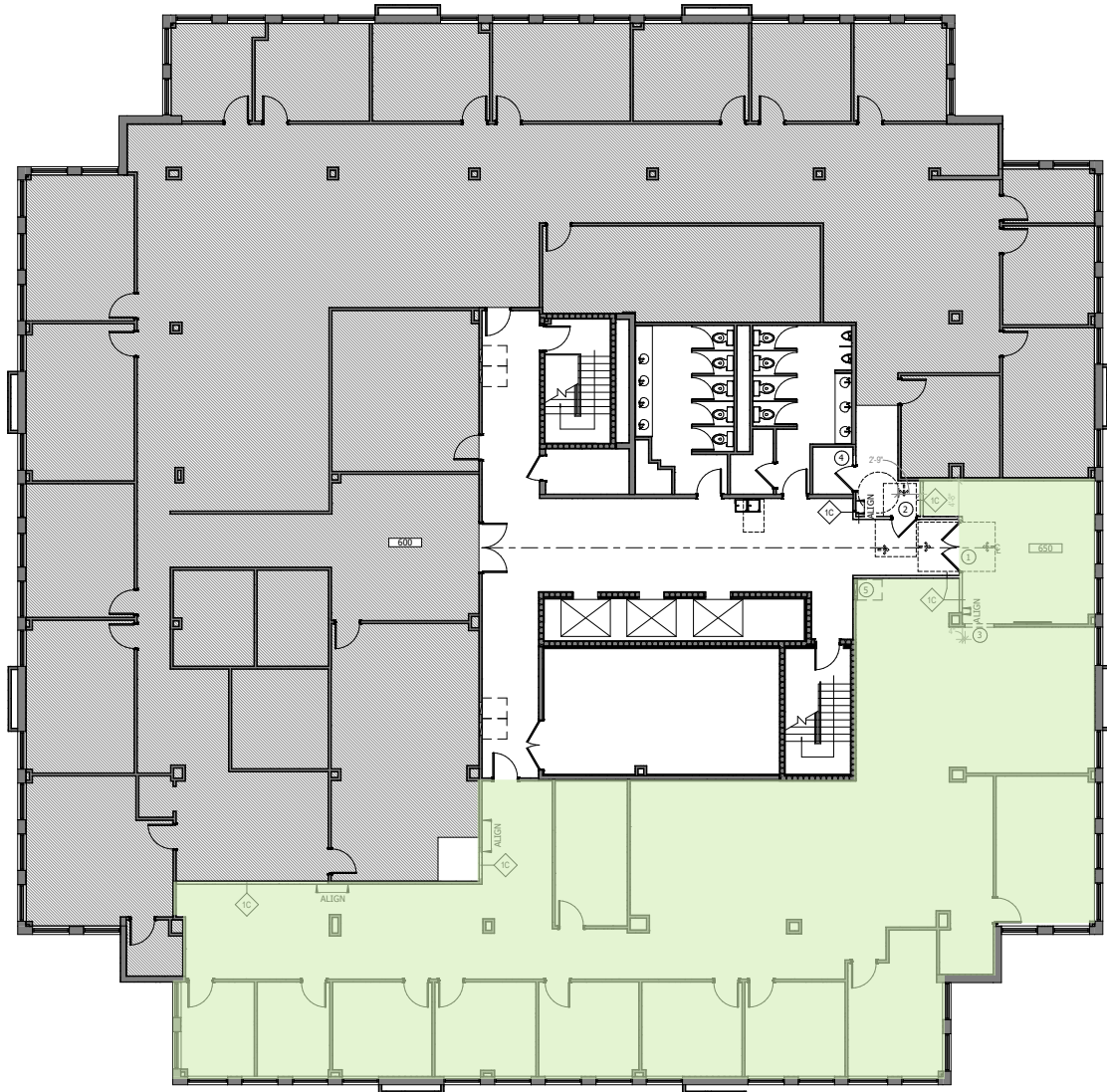
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Floor Plan | 5th Floor

■ Suite 650
5,261 RSF



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Access

DRIVE TIMES

1 minute

to Interstate 4

4 minutes

to US 17-92 Retail

10 minutes

to Park Ave

11 minutes

to Downtown Orlando

22 minutes

to Orlando Executive Airport

27 minutes

to MCO International Airport



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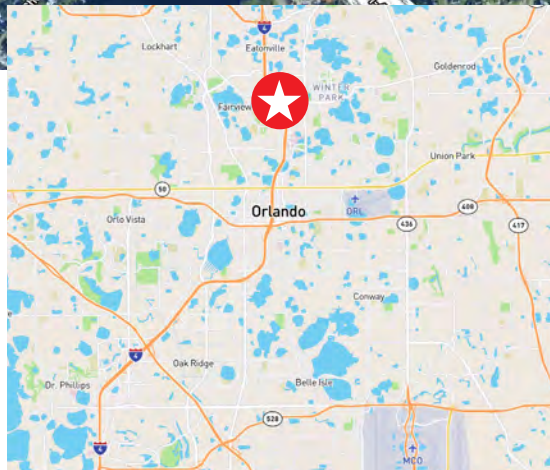
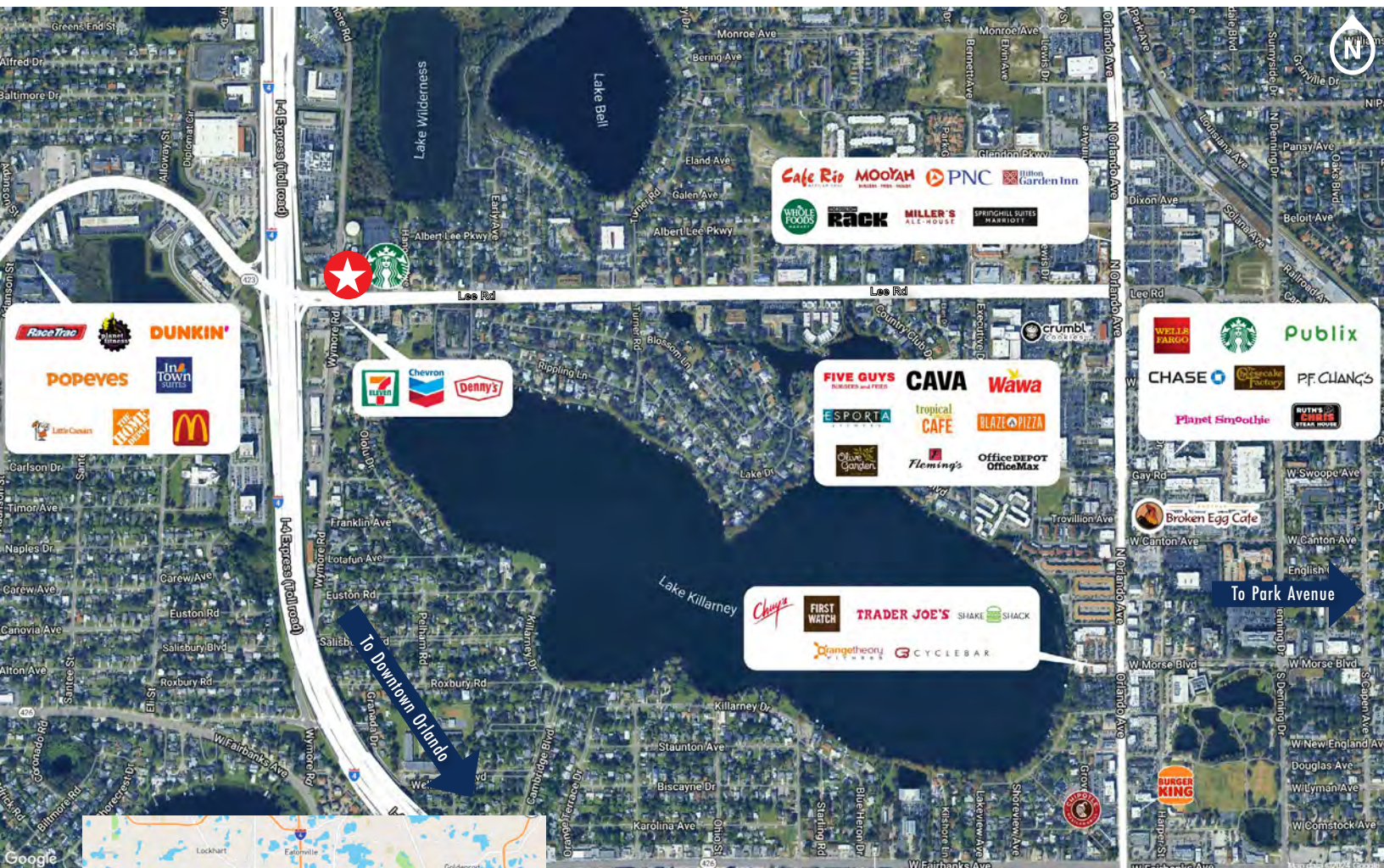
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Area Overview

Quick & Easy Connectivity to Winter Park and Greater Orlando



1,3,5 MILE DEMOGRAPHICS

POPULATION

1 Mile	3 Miles	5 Miles
10,483	90,881	309,262

EMPLOYEES

1 Mile	3 Miles	5 Miles
9,266	103,280	244,973

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$89,631	\$137,556	\$121,183

BUSINESSES

1 Mile	3 Miles	5 Miles
1,269	13,060	34,610



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