



EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

EVO

761 Garden Commerce Pkwy.,
Winter Garden, FL 34787

**1 UNIT
LEFT IN
PHASE
ONE**



FOR LEASE

Rates Starting at \$25 SF (NNN)

PROPERTY DETAILS:

ADDRESS	761 Garden Commerce Pkwy., Winter Garden, FL 34787
COUNTY	Orange
UNITS AVAILABLE	4
USE	Office/Warehouse
UNIT SIZE	1,440 - 19,011 sq ft
BUILDING SIZE	38,216 sq ft
PARKING SPACES	118



SHARON WILLIAMS



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Offer subject to withdrawal from the market, due to prior sale of cancellation without notice. All information contained herein is believed to be accurate but is not warranted.



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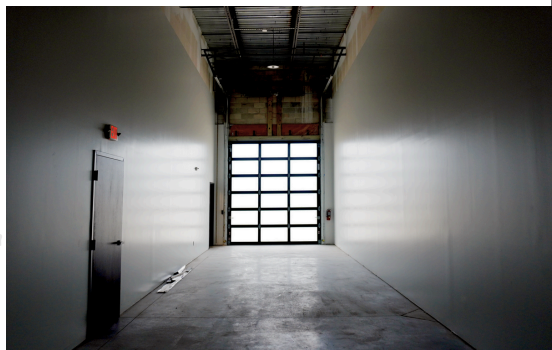
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Developed with a design forward philosophy, EVO merges the concept of aesthetically pleasing green space, natural light, architectural details, with a tenant's useful need for combined office and warehouse space. Flooding each space with natural light is an essential design element of this project, as a result each leaseable suite comes with a large automated, glass, front-facing roll up door and a matching rear fixed glass looking out to the meandering garden area.

PROPERTY HIGHLIGHTS:

- 1.2 Miles from Plant St. in Winter Garden
- Close to dozens of eateries and shopping boutiques
- Minutes from 429, E Colonial, 408, Turnpike
- Modern Design inspiring workplace campus featuring Natural Light, 11-17 ft Finished Ceilings, Central Air Conditioning, Exposed Ceiling, Bicycle Storage, and Kitchen spaces.



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AVAILABLE UNITS

BUILDING	UNIT	SQ FT	BUILDING TYPE	AVAILABILITY
1	1-4	5,628	Grey Shell	TBD
2	2	1,419 SF	Custom Build Out	Nov 2024
4	1	4,022sq SF*	Delivered as Shown	Q1 2025
4	3	1,782 SF	Delivered as Shown	Q1 2025
4	4	3,564 SF*	Delivered as Shown	Q1 2025

*Unit can be split in half in order to accommodate a smaller space.



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ABOUT THE AREA:

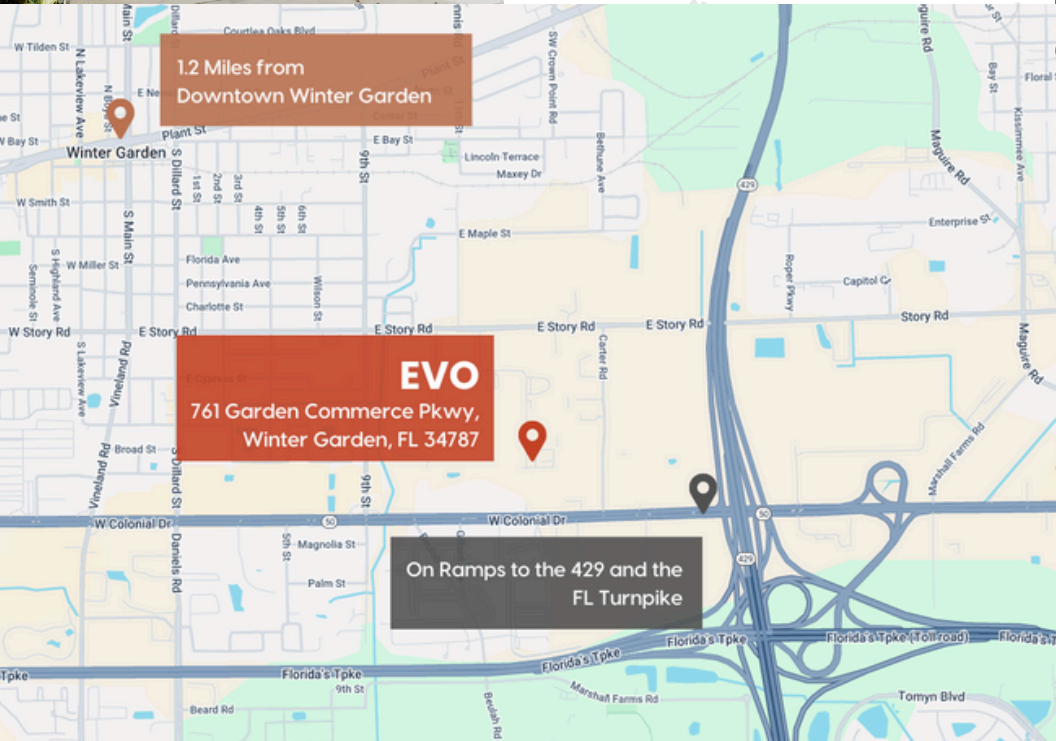
ROADWAY ACCESS

Currently, Garden Commerce Pkwy provides easy access, within minutes to Highway 50, the 429, and the FL Turnpike.

Additionally, Garden Commerce Pkwy is slated to have direct access to Highway 50 once the surrounding land is developed.

DEMOGRAPHICS:

	POPULATION	MEDIAN AGE	AVE. HH INCOME
2 MILE	31,245	37.4	\$108,800
5 MILE	152,426	37.2	\$104,722



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