



# OFFICE SPACE FOR LEASE

201 W Canton Ave, Winter Park, FL 32789

Executive Office Space in  
Close Proximity to Park  
Avenue

- Freestanding 2,000± SF office building
- Prominent location on New York & Canton Ave
- Private break room and common area
- Within walking distance to Winter Park Farmer's Market, Park Avenue, The Alford Inn and Rollins College
- Excellent exposure and signage opportunity



## AVAILABLE SPACE:

2,000± SF  
Office Space



## PARKING:

Ample parking

## TRAFFIC COUNTS:

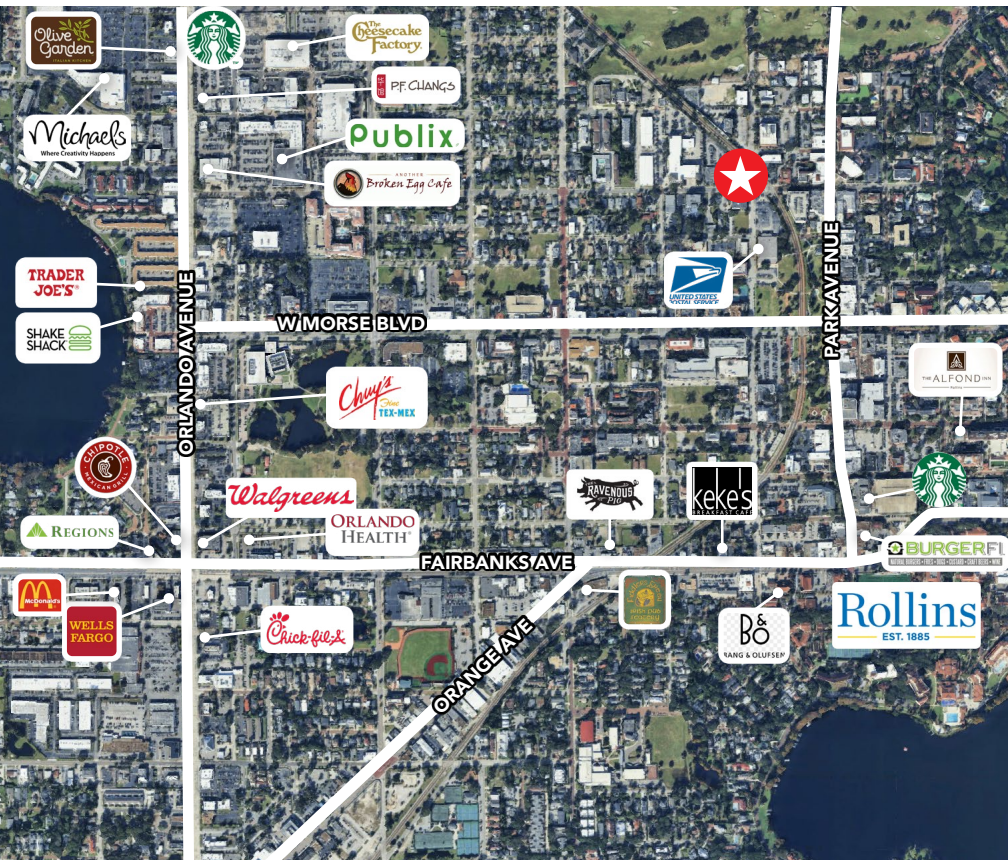


On Canton Ave:  
2,236± vehicles/day  
On N New York Ave:  
5,200± vehicles/day



## YEAR BUILT:

1970 / Ren 1979



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

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For More Information: [HarbertRealty.com](http://HarbertRealty.com)  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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# FLOOR PLAN

**Suite 100**  
**2,000± SF**



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