

# OFFICE CONDO FOR LEASE

2265 Lee Rd Suite 100, Winter Park, FL 32789

Contact: Sherica Segre, MSRE  
Sales & Leasing Associate

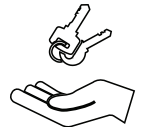
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**For Lease: \$26.00 / SF, MG**

± 1,250 SF Office Condo



**MOVE-IN READY**

First-floor ± 1,250 SF office condo featuring 3 private offices, conference room, kitchen, storage, and private restroom with 2 additional public restrooms in courtyard

Suite recently updated, providing a clean, modern space for new tenants

Located within the Lee Office Center, this professional two-story building offers ample surface parking for tenants and visitors, additional outdoor restrooms, and a peaceful central courtyard

Highly Visible Winter Park Location with prominent frontage along Lee Road, one of the area's busiest east-west corridors

Excellent accessibility with immediate access to I-4 on & off ramps (188,000 AADT)

Positioned in affluent Winter Park, this location is surrounded by top-tier amenities, including Winter Park Village, Whole Foods, and a variety of restaurants, coffee shops, and retail, alongside close proximity to high-end hospitality and residential neighborhoods

Tenant responsible for utilities & janitorial



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

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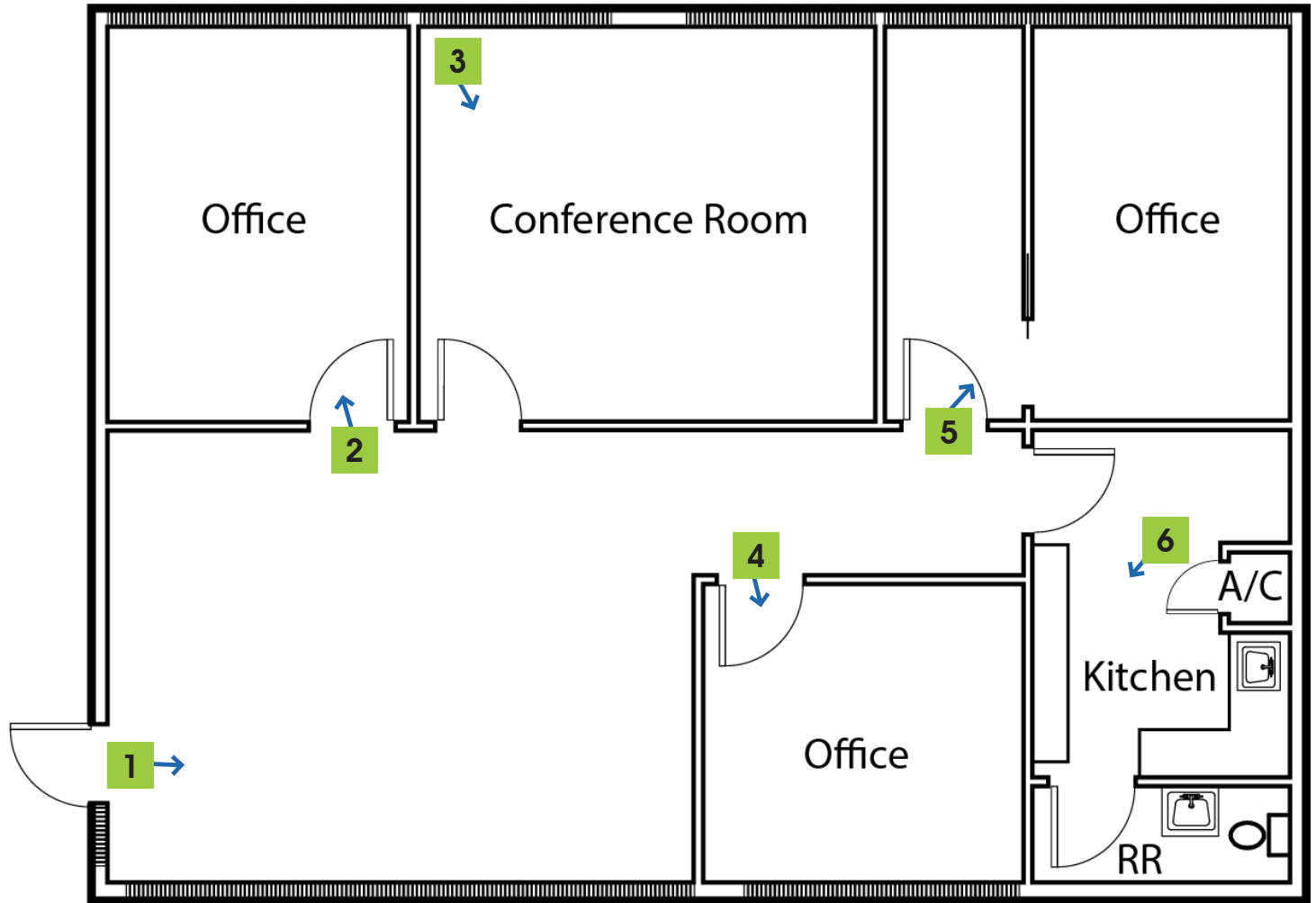
# FLOORPLAN



**TAKE A VIRTUAL TOUR  
VIA MATTERPORT**

Visit: <https://fcpbg.com/2265-lee-rd-office-condo/>

## Shared Courtyard



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# IMAGES



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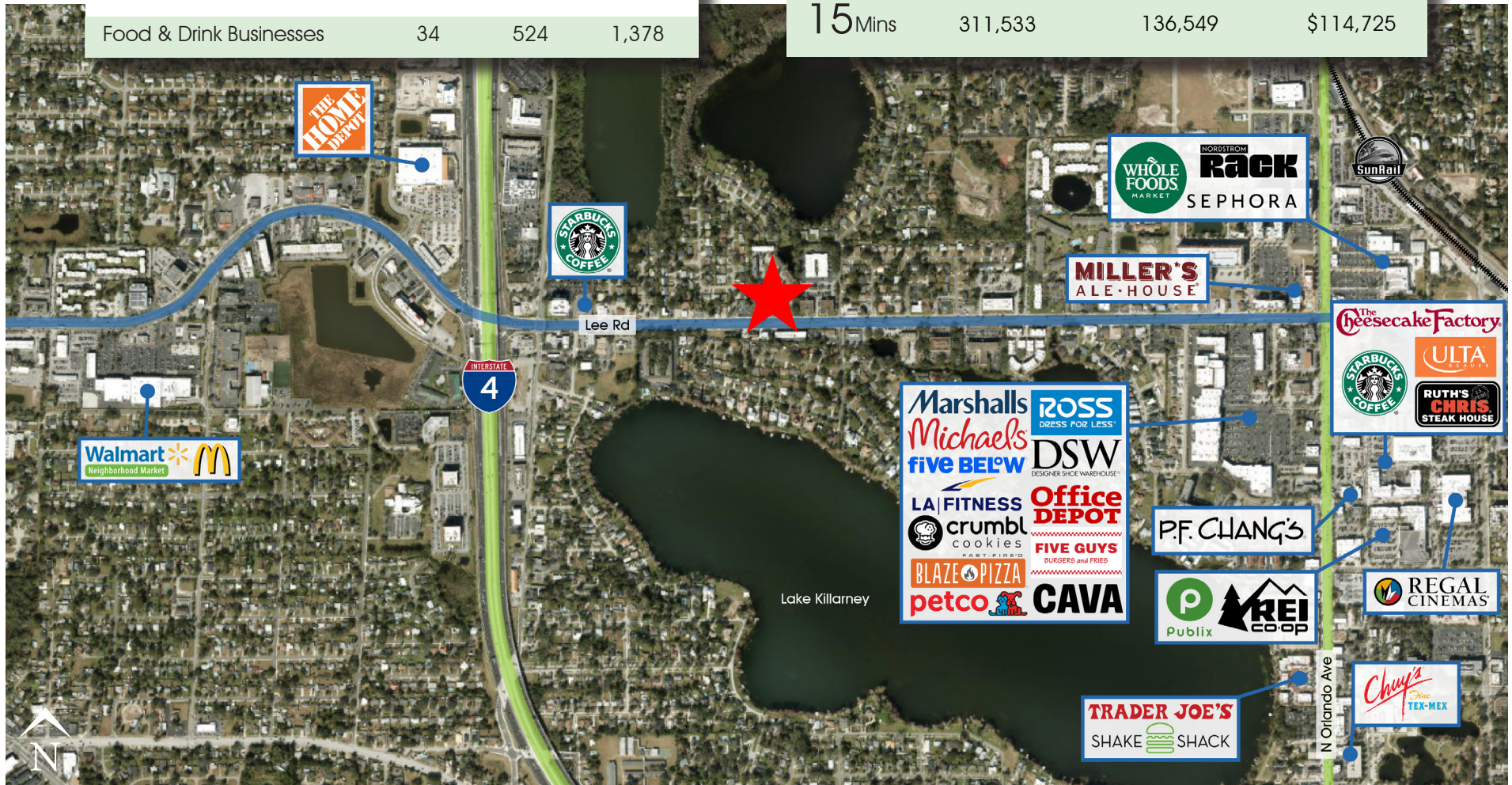
# THE NEIGHBORHOOD

## SURROUNDING BUSINESSES

2025	5 Mins	10 Mins	15 Mins
Retail Businesses	112	1,579	4,307
Food & Drink Businesses	34	524	1,378

## 2025 DEMOGRAPHICS

	 Total Population	 Total Households	 Average HH Income
5 Mins	6,638	3,036	\$109,008
10 Mins	93,228	44,318	\$117,848
15 Mins	311,533	136,549	\$114,725



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