

CONNEMARA OFFICE PORTFOLIO WINTER PARK, FL



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ALL PROPERTY TOURS ARE BY APPOINTMENT ONLY

FOR SALE

Connemara Office Portfolio

A Generational Asset – First Time Ever Offered

A rare opportunity to acquire a multi-building office campus in one of Winter Park's most established and supply-constrained corridors.

3 Building Portfolio | 21 tenants | 32,143 SF | 4.31 acres

1954, 1960 & 1964 Howell Branch Road | Winter Park, FL

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CONNEMARA OFFICE PORTFOLIO

Purchase Price	MARKET CONDITIONS
Property Type	Office
APN	33-21-30- 300-0190-0000
Total SF All Buildings	32,143 SF
Parcel Size	4.31 acres
Signage	Monument
Year Built	1985, 1989 & 1993. Block
Parking	5.6/1000 (approx 180 parks)

A Generational Asset – First Time Ever Offered

The Connemara Office Portfolio represents a rare opportunity to acquire a multi-building office campus in one of Winter Park's most established and supply-constrained corridors. Constructed between 1989 and 1995 and held under the same ownership for over 35 years, this offering marks the first time the property has ever been made available for sale—a true generational asset.

Strategically located along Howell Branch Road, the property sits approximately 2 miles east of US 17/92 and ½ mile west of SR 436, providing direct access to surrounding executive housing, high-end retail, dining, and services. The location benefits from strong surrounding demographics, proximity to major thoroughfares, and a deep base of nearby retail and service-oriented demand drivers. Winter Park's concentration of business owners and executives further enhances its appeal, supporting long-term tenant demand and owner-user desirability.

Three Investment Profiles

Owner-User

The "1960" Building, at 10K SF, provides a base for an "owner-user" building with short-term in-place income. This building was constructed with the possibility of adding an approximately 7K SF 2nd floor. The "1954" and "1964" buildings provide excellent investment income.

Passive Income Investor

The property is fully occupied, with suites separately metered for electric and served by individual HVAC systems, allowing for efficient management and expense control. By design, tenants are on a month-to-month basis, affording a buyer the ability to adjust rents to market conditions while maintaining in-place income.

Opportunistic Investor

Between below-market rents, the 4.31-acre site, and the layout of the buildings, there is flexibility to create value over time, including repositioning, lease-up strategy, or exploring a potential land-site condo structure.

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Property Overview & Physical Characteristics

The portfolio consists of 32,143 usable square feet across three buildings situated on 4.31 acres, featuring well-maintained, block construction with timeless Mediterranean/Spanish architectural elements, including courtyards, vaulted ceilings, balconies, fireplaces, and mature landscaping that create a differentiated tenant experience.

The asset is currently fully occupied with a professional mix of 21 tenants. By design, all tenants are on month-to-month leases. With below-market rental rates, it presents immediate and measurable upside.

Notably, the “1960” Building ($\pm 10,000$ SF – Available Q1 2027) provides a clear path for future occupancy.

Key attributes

1954 Building $\pm 7,480$ SF | 1960 Building $\pm 9,804$ SF | 1964 Building $\pm 14,859$ SF

- Individually demised suites with separate entrances
- Each suite: private restroom, separately metered for electric, and individual HVAC systems with the majority replaced < 5Y
- Flexible suite configurations for multi-tenant or owner-user occupancy
- Entire site is paved concrete (± 180 spaces @ 5.6/1000) with a mix of open, covered, and garage
- LED lighting, fire sprinklers and ADA accessibility features including in-place handicap lifts
- Monument signage and strong frontage presence
- OP Zoning with Future Land Use of Office

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The 1954 Building - Photo Gallery



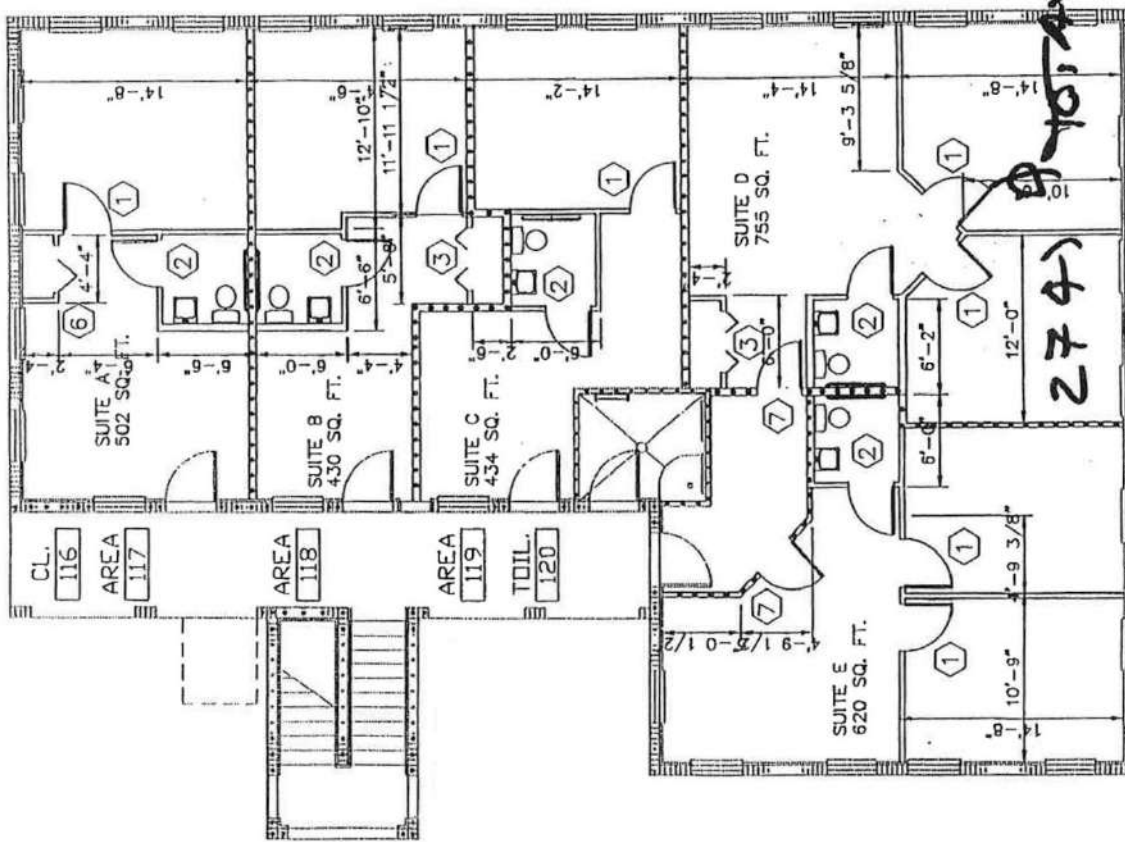
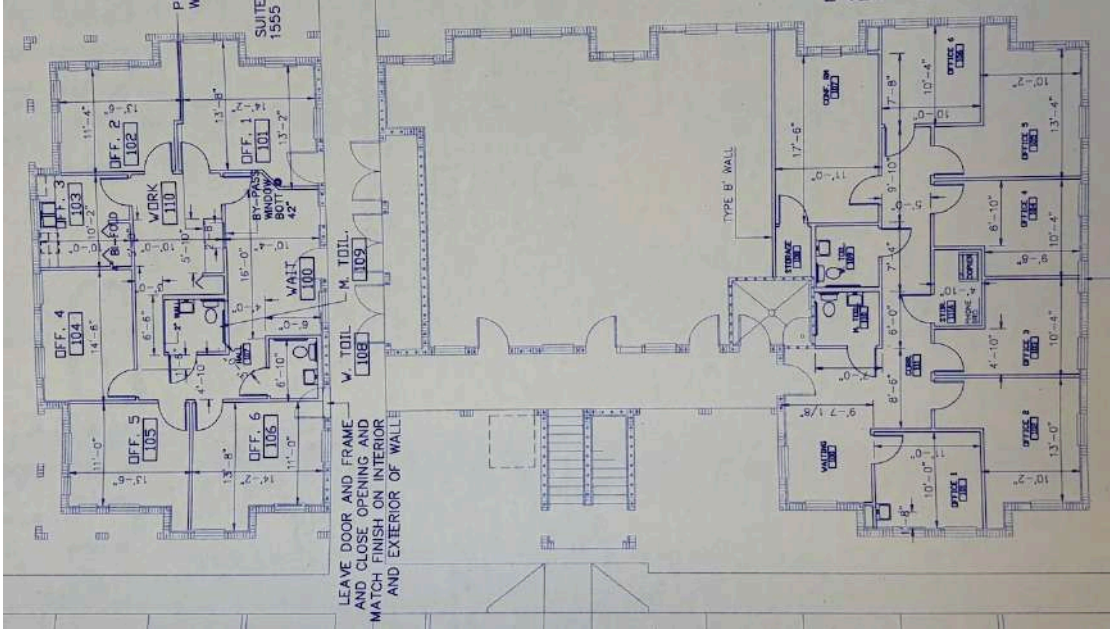
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The 1954 Building - Space Plans



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The 1960 Building - Photo Gallery



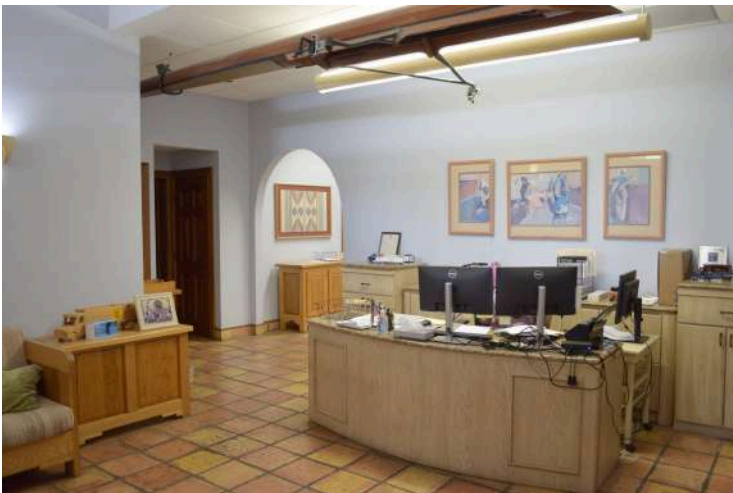
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The 1960 Building
Add'l Photos



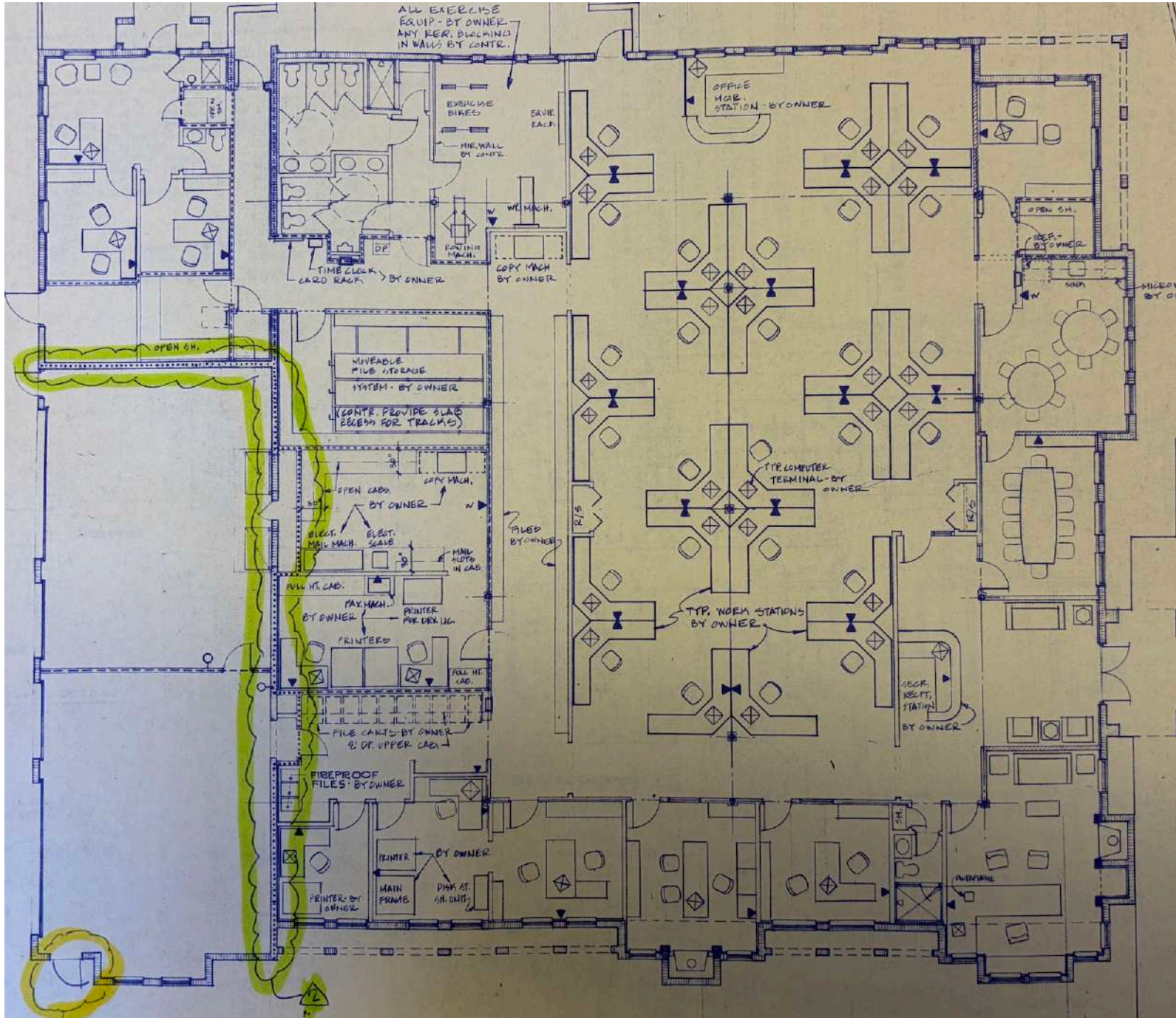
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The 1960 Building - Space Plan



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The 1964 Building - Photo Gallery



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The 1964 Building - Add'l Photos



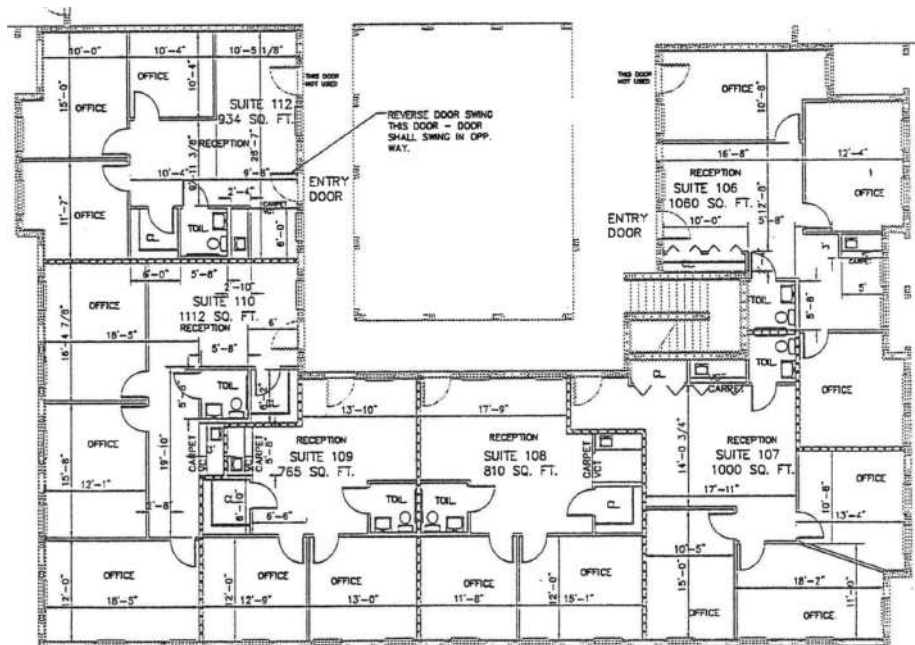
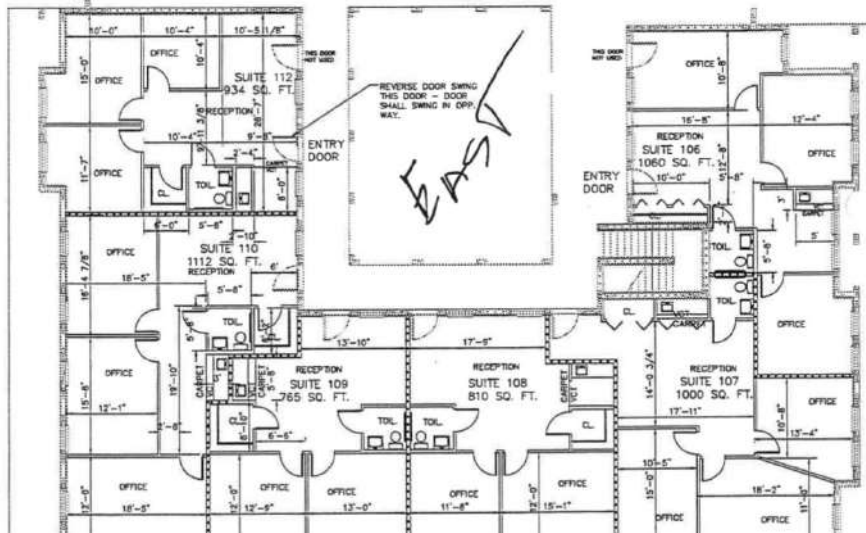
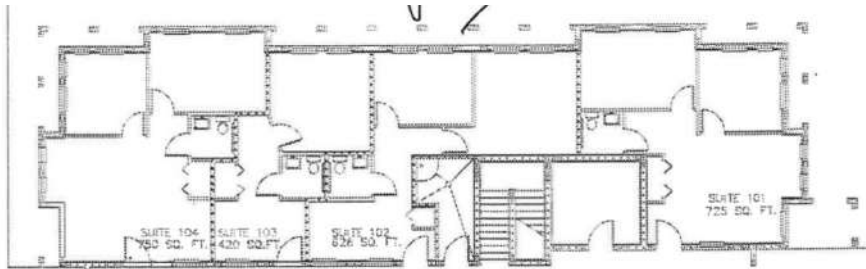
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The 1964 Building - Space Plans



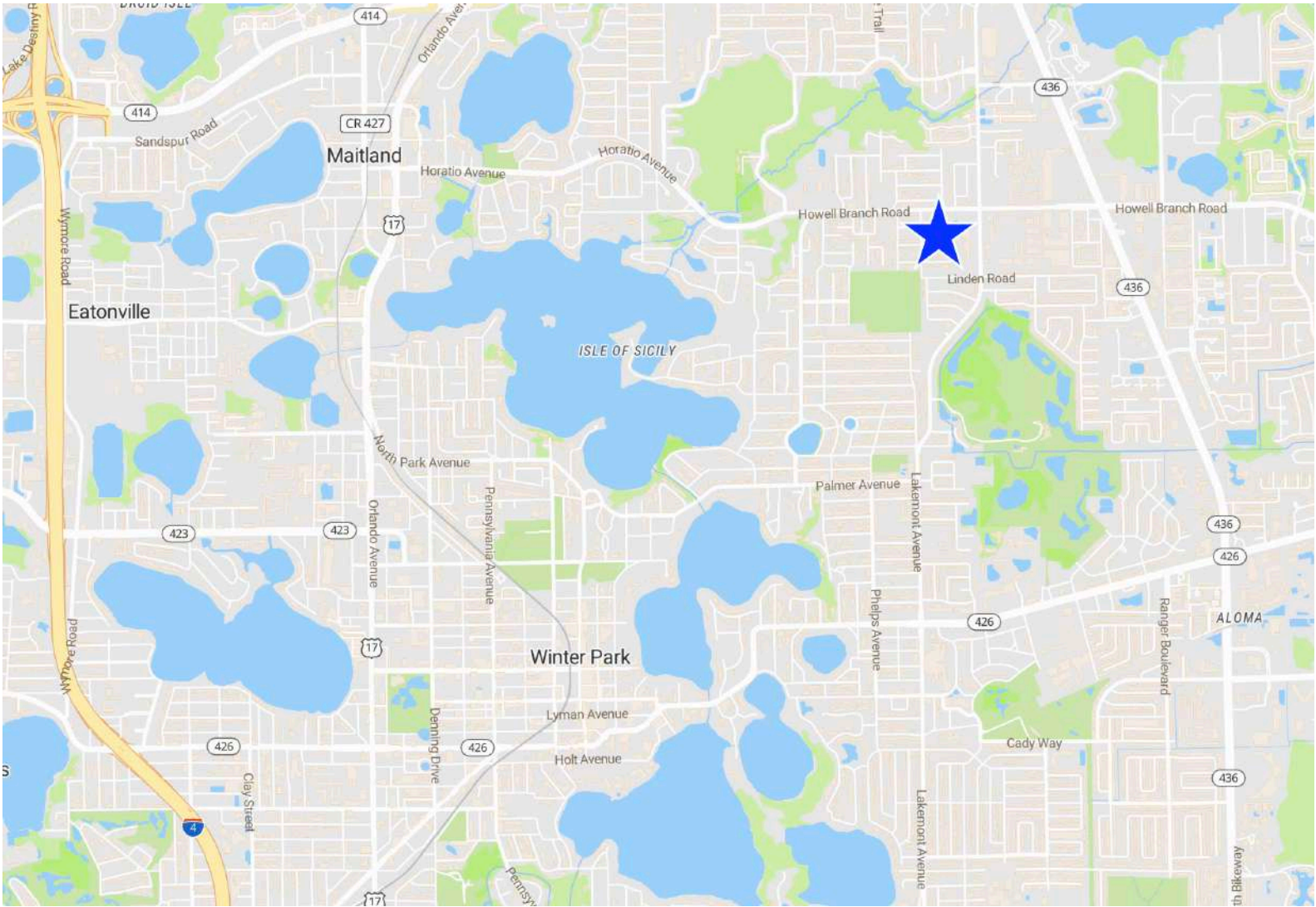
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Location Map



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