



I-4 FRONTAGE
FOR
SALE or LEASE

445 N WYMORE ROAD
WINTER PARK, FL 32789



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445 N WYMORE ROAD

Winter Park Office / School Building fronting Interstate 4

First Time Ever Offered for Sale in over 50 Years

A rare opportunity to purchase or lease

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445 N WYMORE RD - PROFESSIONAL OFFICE or SCHOOL

Purchase Price	\$4,400,000
Lease Rate	\$20.00 Modified Gross
APN	02-22-29-0000-00-078
Total SF	± 12,264 USF
I-4 Traffic Count	± 170,000 VPD
Signage	Double Facade - facing I-4
Parking	4.5/1000 (approx 55 parks)

Prime Winter Park Office or School Building – Sale or Lease

- First-Time Available for Sale in over 50 years
- ± 12,264 USF | Two-story office building | ± .82 acres
- Perfect for professional office use (former school occupant)
- Elevator-served with first and second floor lobbies
- Multiple building access points
- Each floor separately metered
- Two restrooms per floor
- Fully fire sprinklered
- New LED lighting throughout
- 55 on-site parking spaces
- Ceiling height: 1st floor 11' and 2nd floor 12'
- Minutes from Downtown Winter Park and Downtown Orlando

Property Highlights

- 300' of Direct Interstate 4 Frontage - approx. 170,000 VPD
- Incredible signage - visible for both I-4 directions
- Located in between Fairbanks & Lee Rd exits
- Zoning: WP O-1
- Flexible configurations
- Full building — single user or tenant (12,264 SF)
- Approx. 6,132 SF per floor
- Note - does not include grass parcel to the south

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Photo Gallery



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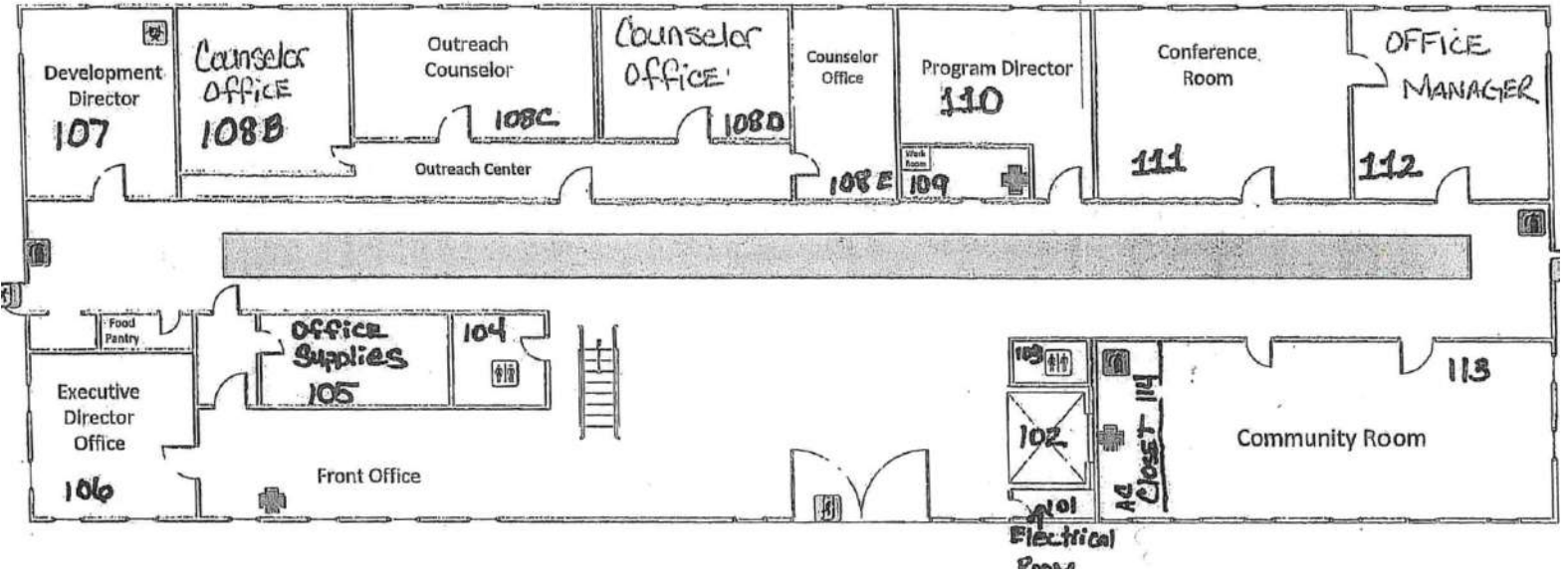
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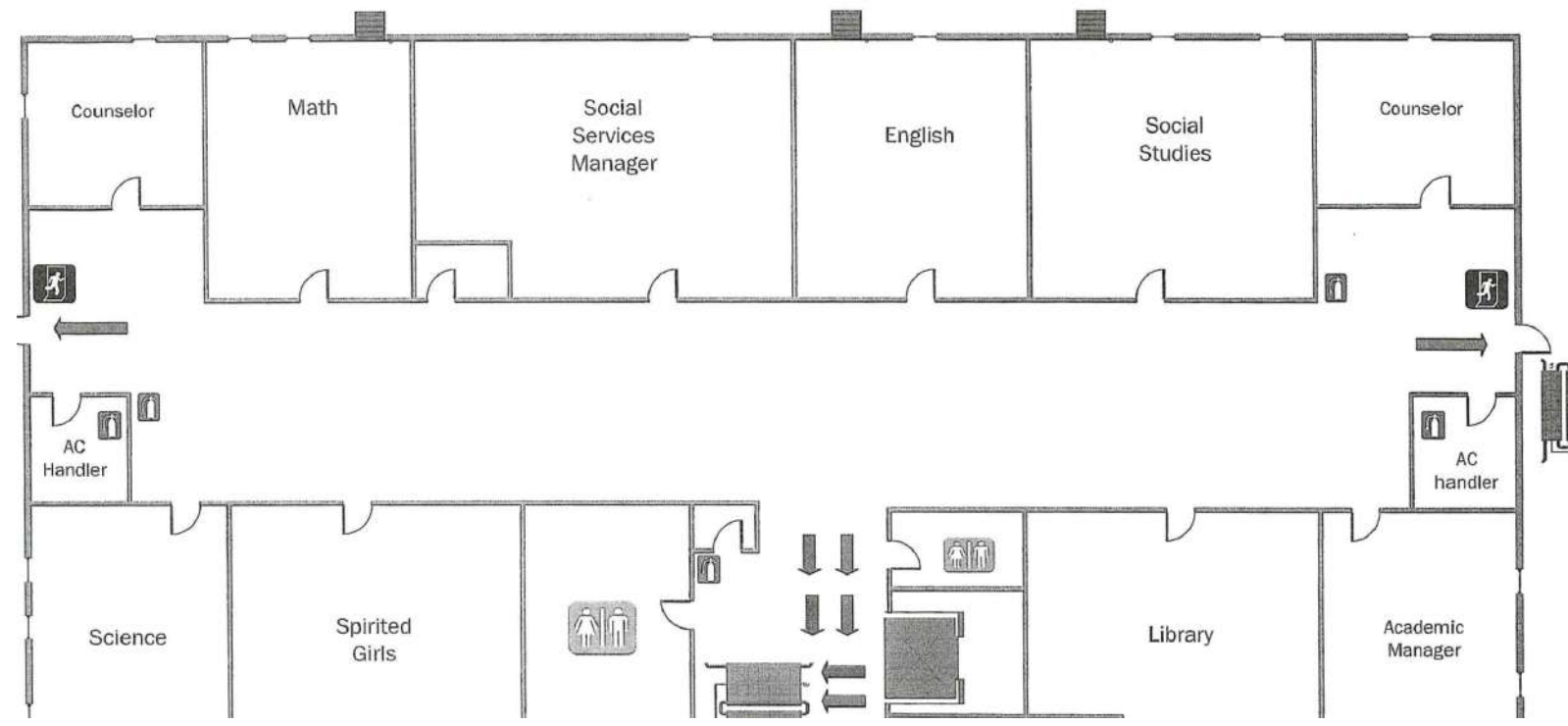


Evacuation Plan

1st Floor

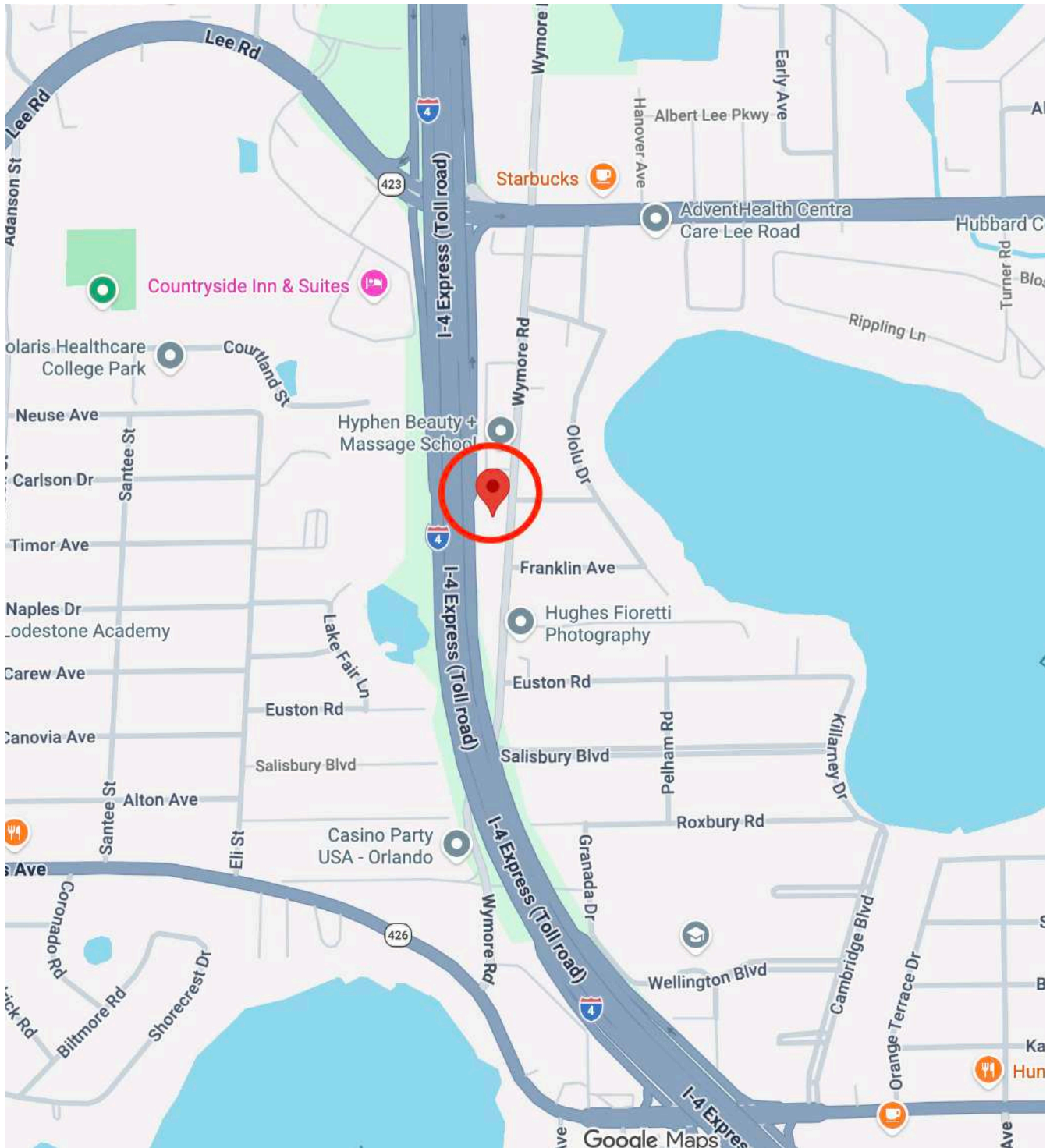


2nd Floor



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Location Map



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