



OFFICE FOR LEASE IN HANNIBAL SQUARE

222 S Pennsylvania Ave, Winter Park, FL 32789

Ideally located **FIRST FLOOR** office for lease in Winter Park's desirable Hannibal Square

PROPERTY HIGHLIGHTS

- Iconic presence inside the core of Winter Park's downtown area
- Well managed and maintained building
- Spacious & functional ground-floor office suite features a professional and efficient layout designed to support a range of business needs.
- Convenient location in the heart of Winter Park with excellent walkability to nearby retail, restaurants, parks, and community centers



ASKING RATE:

\$40/SF Full Service



AVAILABLE SPACE:

First Floor: 2,100 ± RSF

Available January 1, 2026



PARKING:

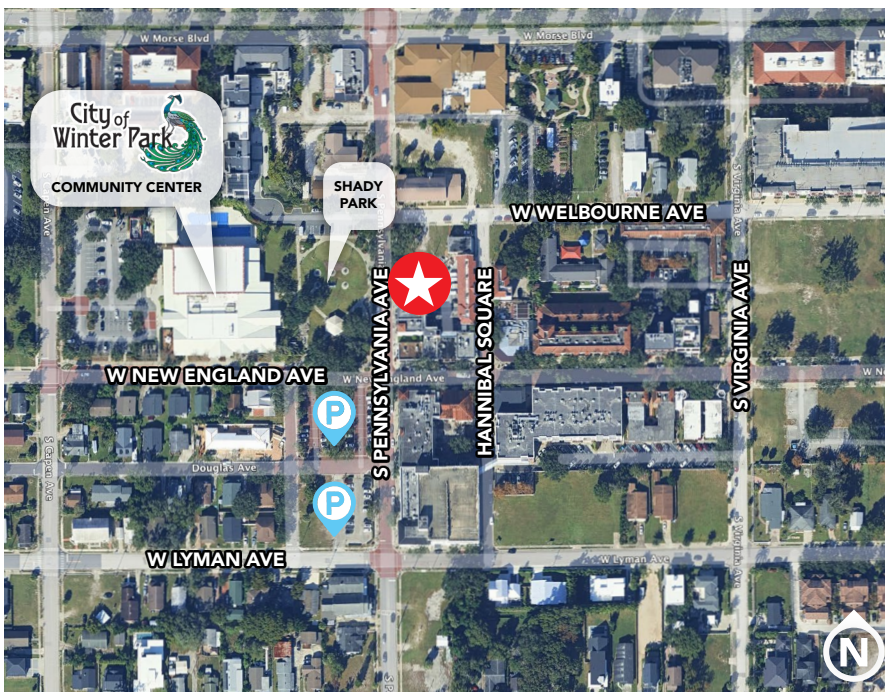
Free street parking and public parking in abundance



LOCATION:

Close proximity to abundant surrounding dining and retail in Hannibal Square

Convenient access to I-4



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For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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Location Overview



IDEALLY POSITIONED IN HANNIBAL SQUARE

Hannibal Square, a historic neighborhood in Winter Park, Florida, was established in 1881 as a community for African-American families. Its rich heritage is celebrated and preserved at the Hannibal Square Heritage Center. The area is considered a highly sought-after mixed-use district, known for its picturesque brick streets, Mediterranean-style architecture, and a diverse mix of residential and commercial spaces. Compared to the bustling Park Avenue, Hannibal Square offers a more relaxed, community-oriented atmosphere while maintaining the same high-end amenities and walkability that make Winter Park so desirable.

POPULATION			EMPLOYEES			AVG HH INCOME		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
9,959	101,310	298,720	25,735	87,988	248,385	\$189,913	\$164,257	\$122,636



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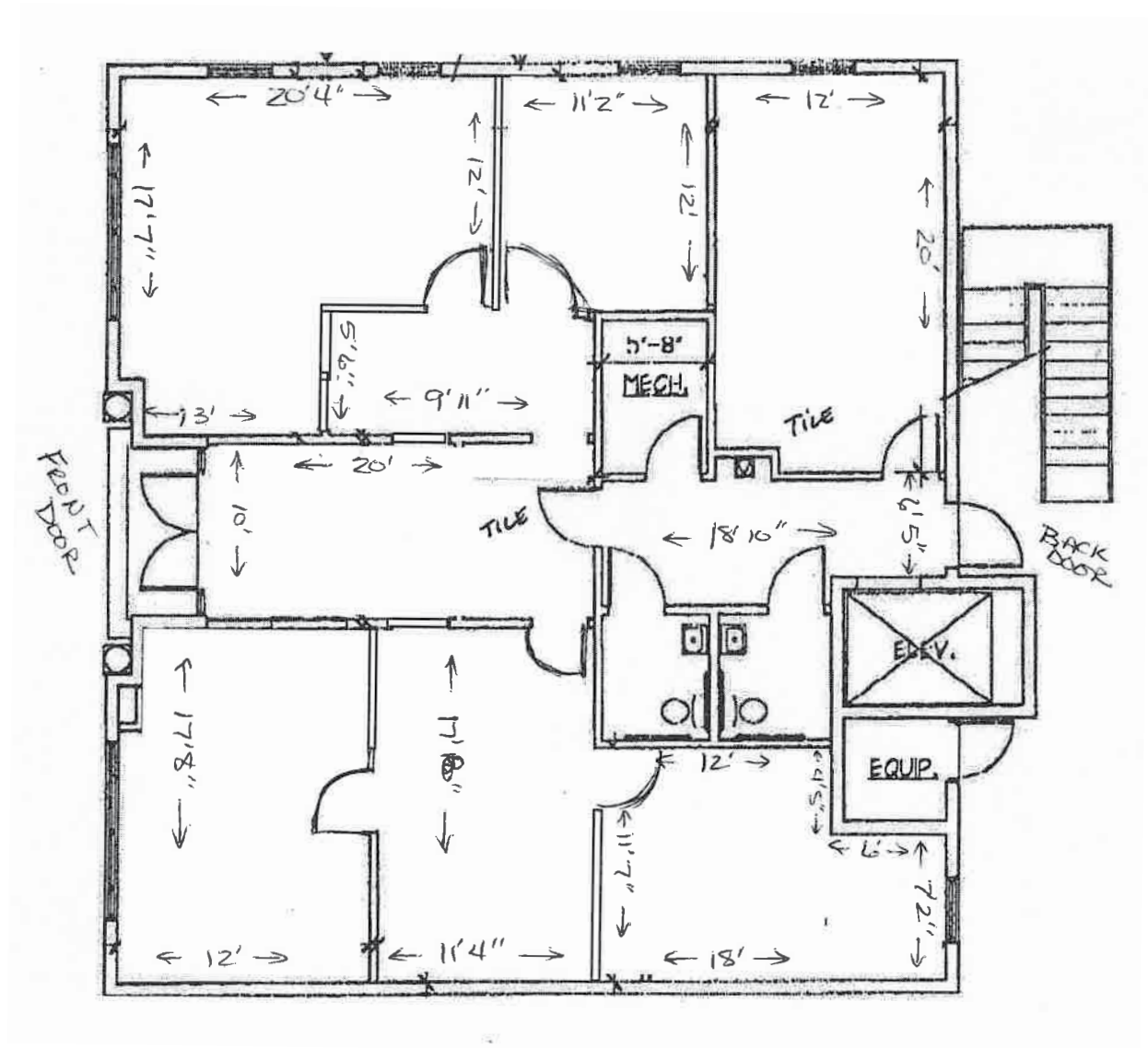
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Floor Plan

First Floor

2,100± RSF

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H A R B E R T
REALTY SERVICES

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