For Lease

Lee World Center

650 - 1,147 SF | $25.50 / SF

1850 Lee Road

Winter Park, Florida 32789

Property Highlights

- 136,747± SF, three-story office building with 2 elevators
- Full-service building with ample parking: 242 spaces on 3.14± acre site
- 24-hour access with evening building attendant
- Great location midway between I-4 and US Hwy 17-92; only 2 minutes to I-4 on-ramp
- Very close to Winter Park Village and downtown Winter Park
- Close to restaurants, banks and shopping
- Zoning: O-1 (Office)
- Easy access to Lee Road, I-4, US Hwy 17-92, Morse Blvd, Fairbanks Avenue and Orange Avenue

Lease Rate: $25.50/SF Full Service

AVAILABLE SPACES

Space	Size (RSF)
Suite 111	650
Suite 309	1,111
Suite 324/325	841
Suite 347	1,147

For more information

Jeffrey Bloom, CCIM

O: 407 949 0709

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12.31.24

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Property Photos

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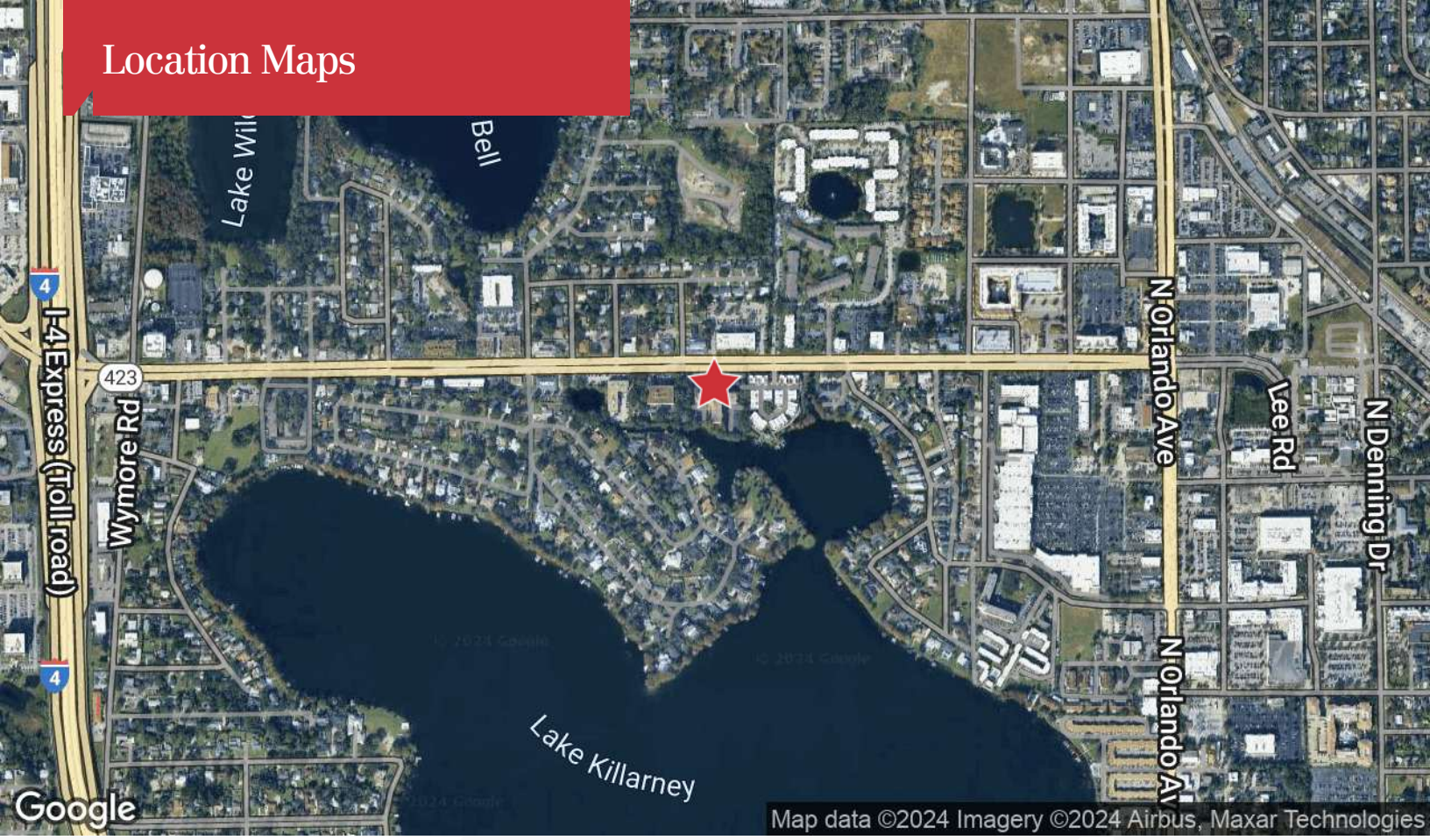
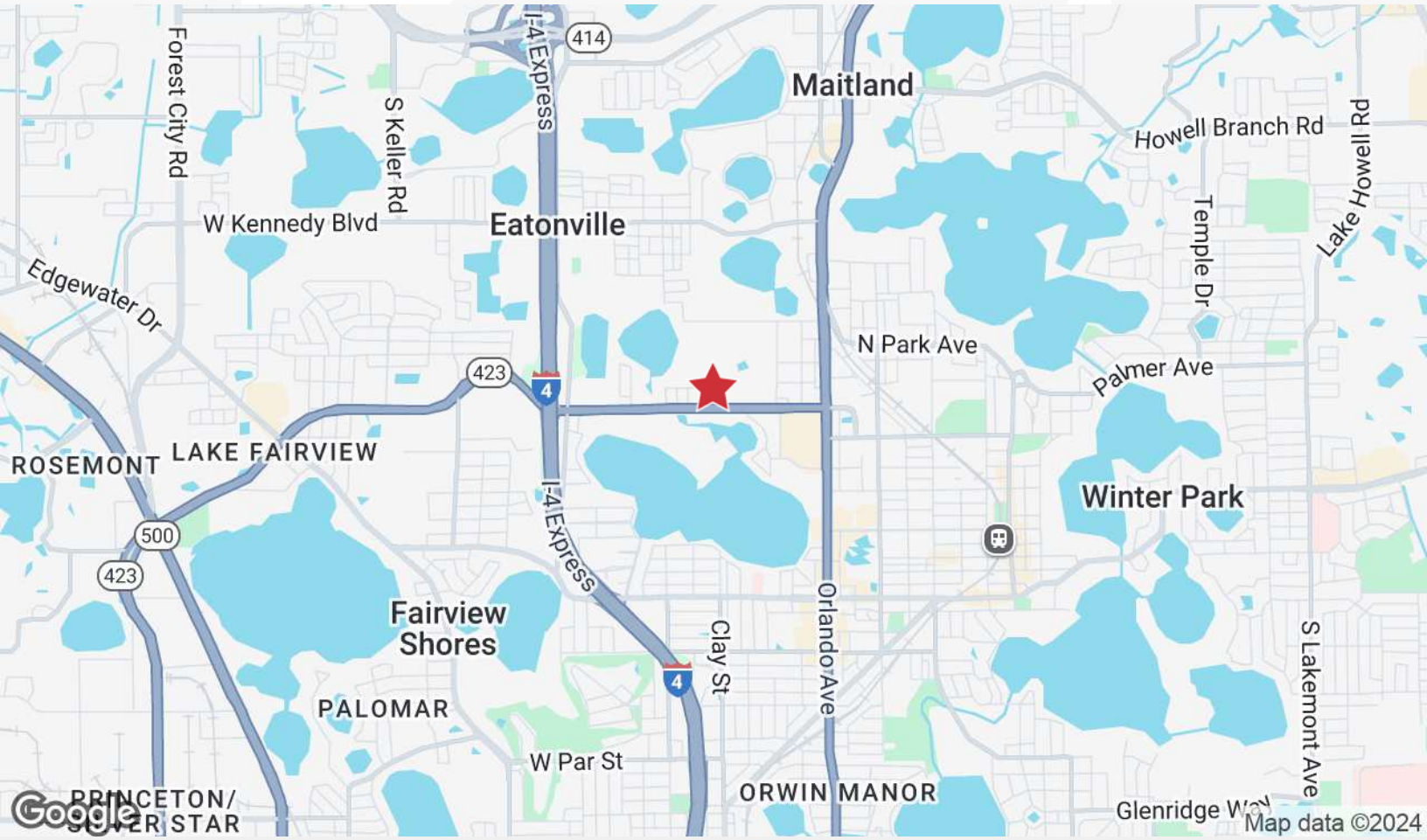
Location Maps





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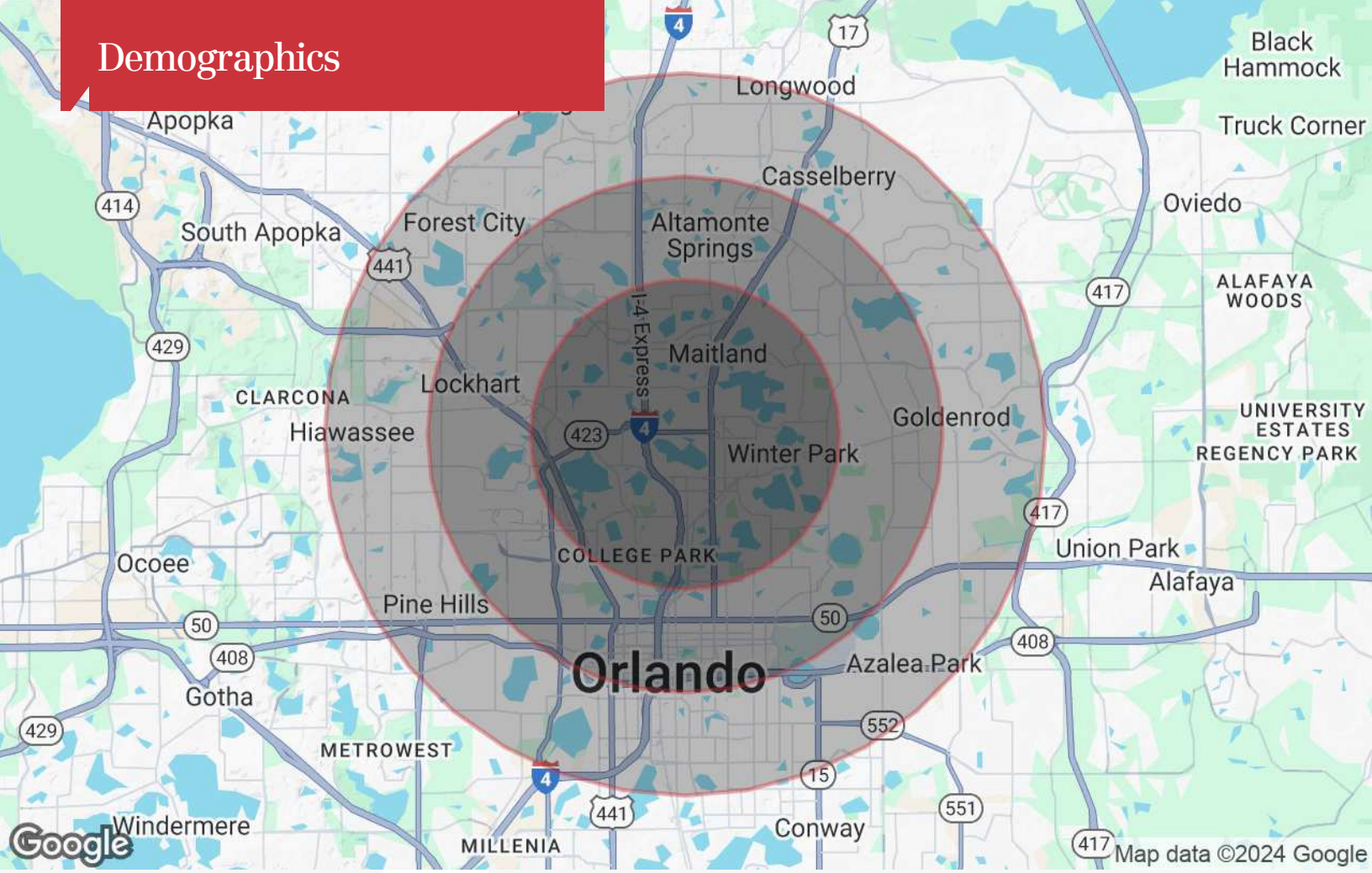
Demographics



Population	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	80,793	275,550	552,635
MEDIAN AGE	42	41	41
MEDIAN AGE (MALE)	41	40	39
MEDIAN AGE (FEMALE)	43	42	42

Households & Income	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	35,980	122,499	227,080
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	$132,782	$107,373	$94,609
AVERAGE HOUSE VALUE	$615,943	$486,886	$412,694

** Demographic data derived from 2020 ACS - US Census*

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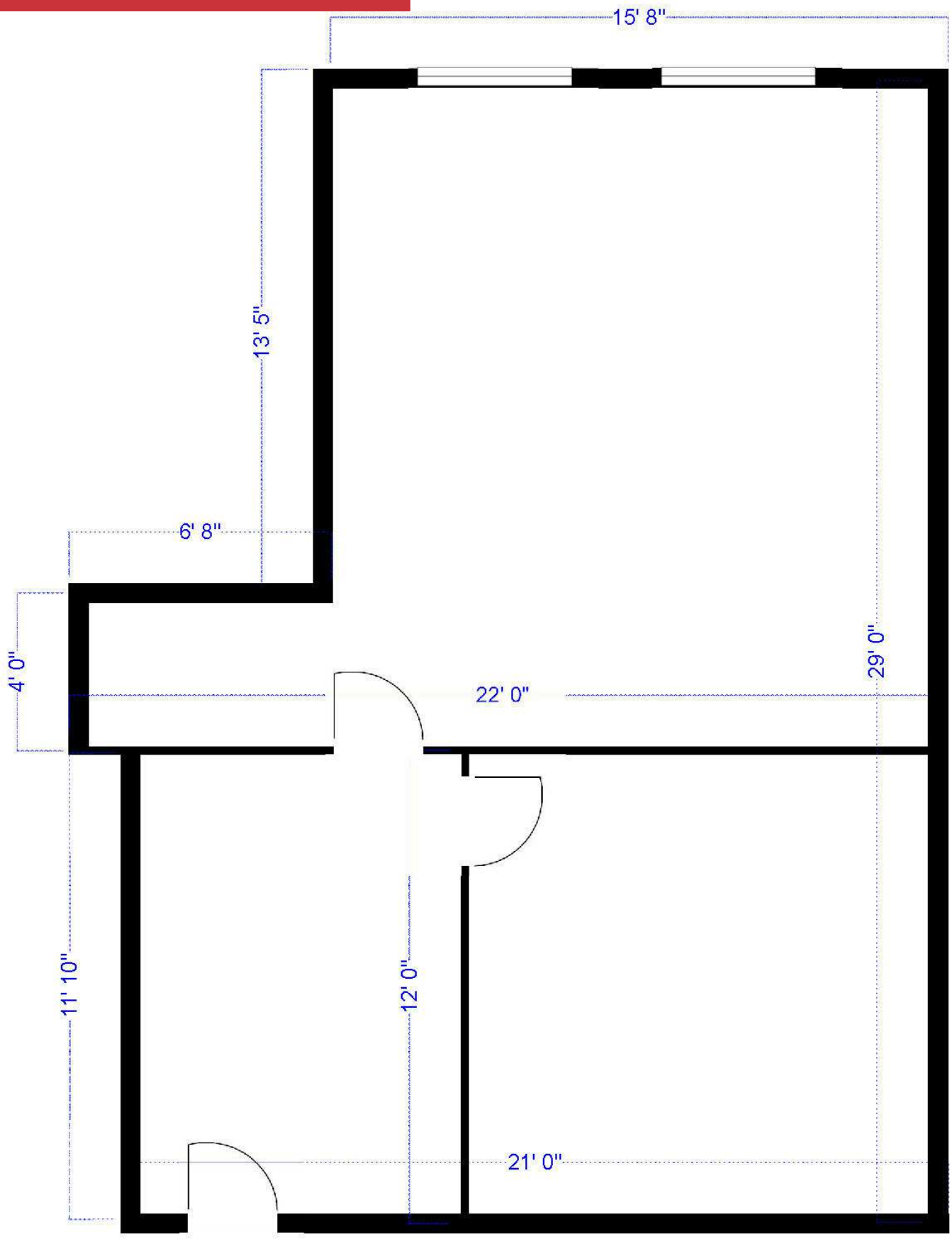
Suite 111 - 650± RSF



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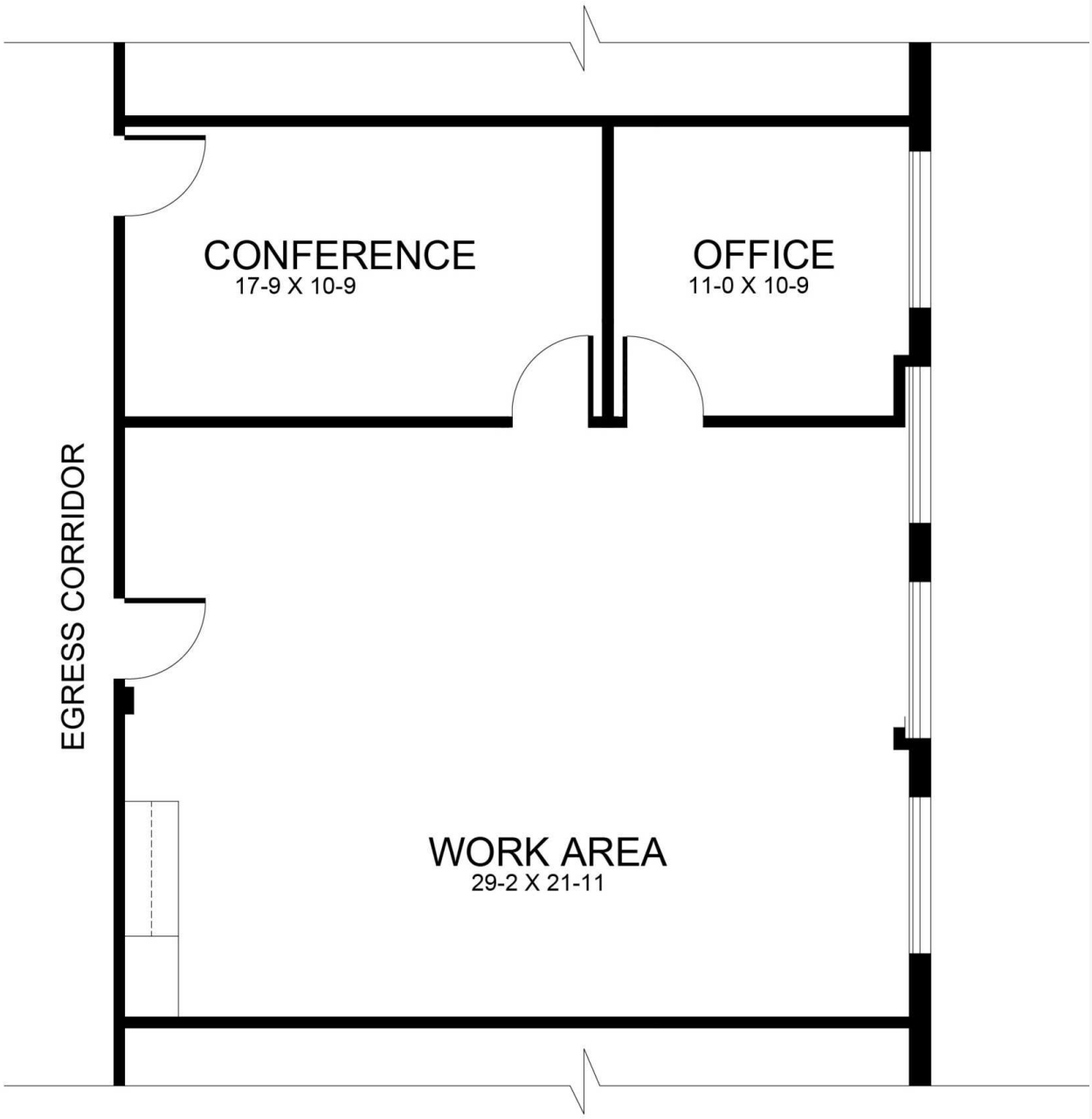
Suite 309 - 1,111± RSF



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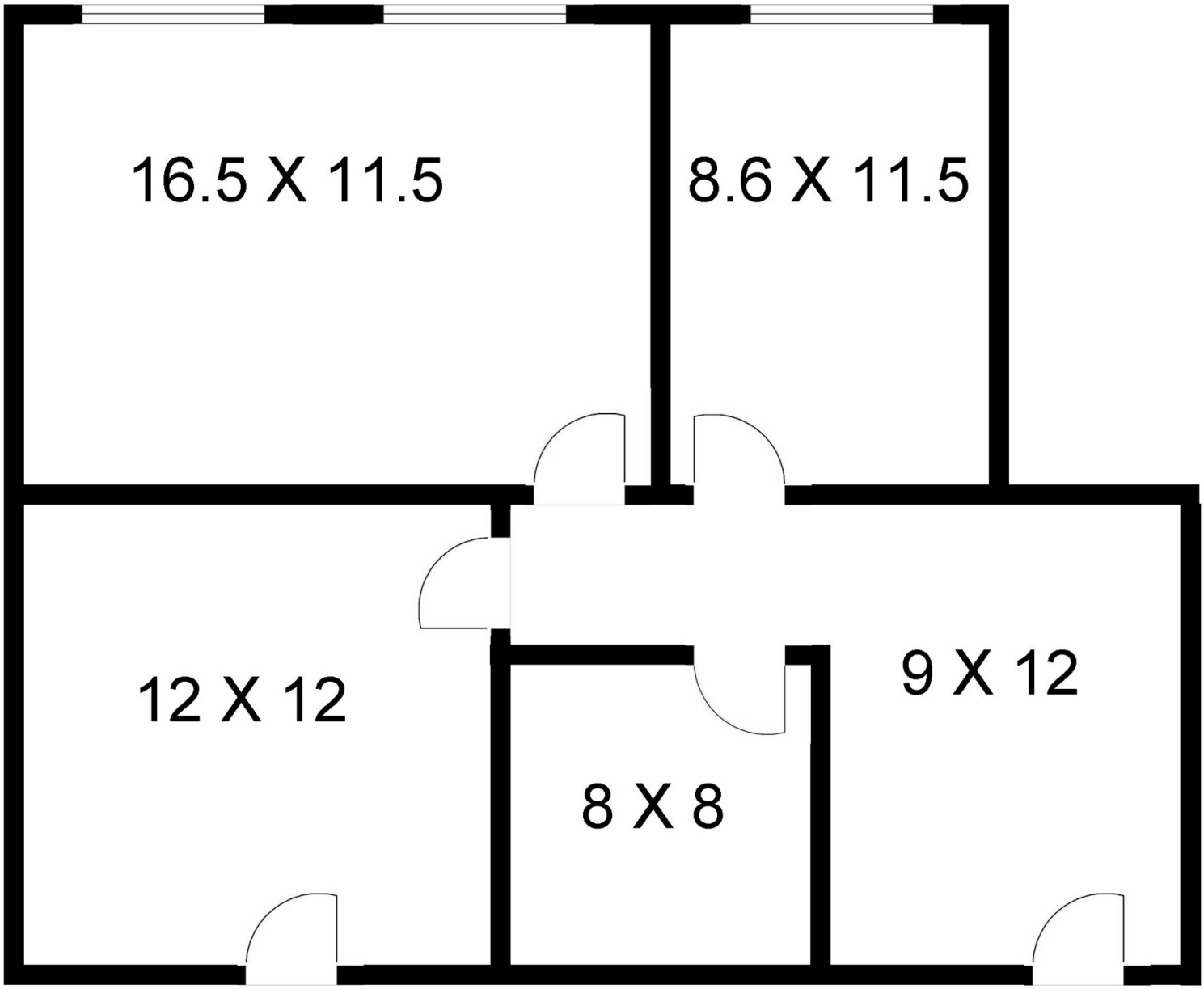
Suite 324/325 - 841± RSF



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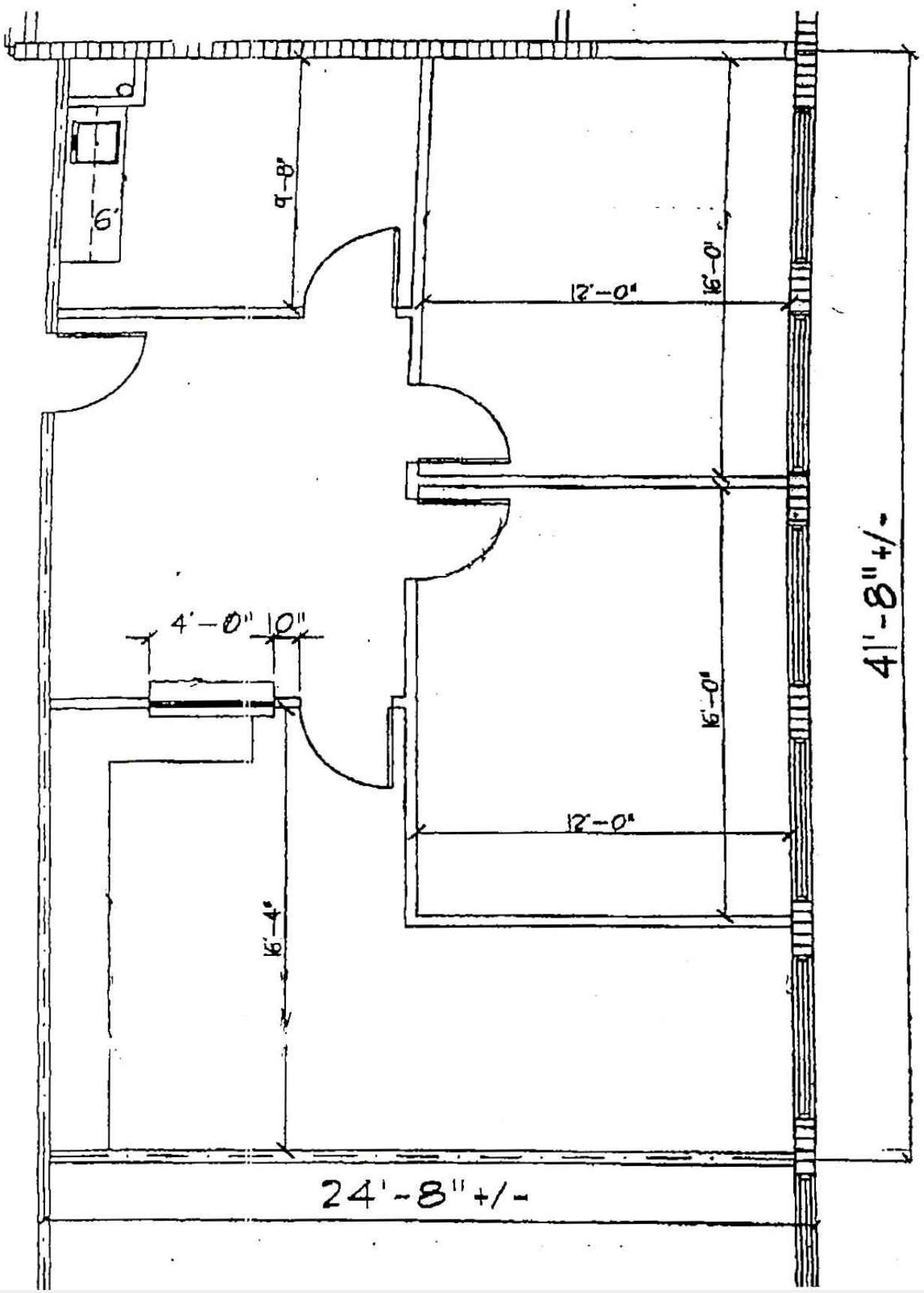
Suite 347 - 1,147± SF



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