



OFFICE CONDO FOR SALE OR FOR LEASE

807 W Morse Blvd, Winter Park, FL 32789

Prominent two-story office building located in Winter Park's desirable downtown core

PROPERTY HIGHLIGHTS

- May be leased or purchased
- Iconic presence inside the core of Winter Park's downtown area
- Excellent surface parking in a market with limited parking opportunities
- Well managed and maintained
- Well suited for the long-term investor seeking rent growth and a Winter Park address
- Potential for owner/user occupant



ASKING PRICE:

Contact broker for details



SQUARE FOOTAGE:

Unit 1: 7,011± RSF



PARKING:

100± surface spaces



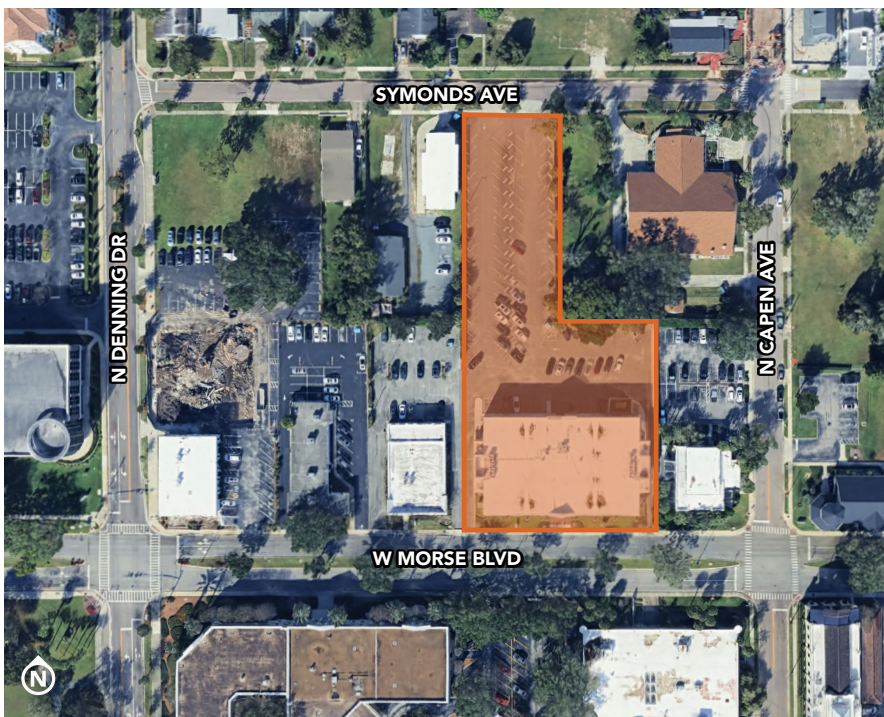
ZONING:

Office-1



LOCATION:

Close proximity to abundant surrounding dining and retail
Convenient access to I-4



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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JOSH SMITH

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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



AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$159,959	\$167,798	\$122,025

POPULATION		
1 Mile	3 Miles	5 Miles
11,887	94,891	299,332

EMPLOYEES		
1 Mile	3 Miles	5 Miles
26,559	85,269	249,654



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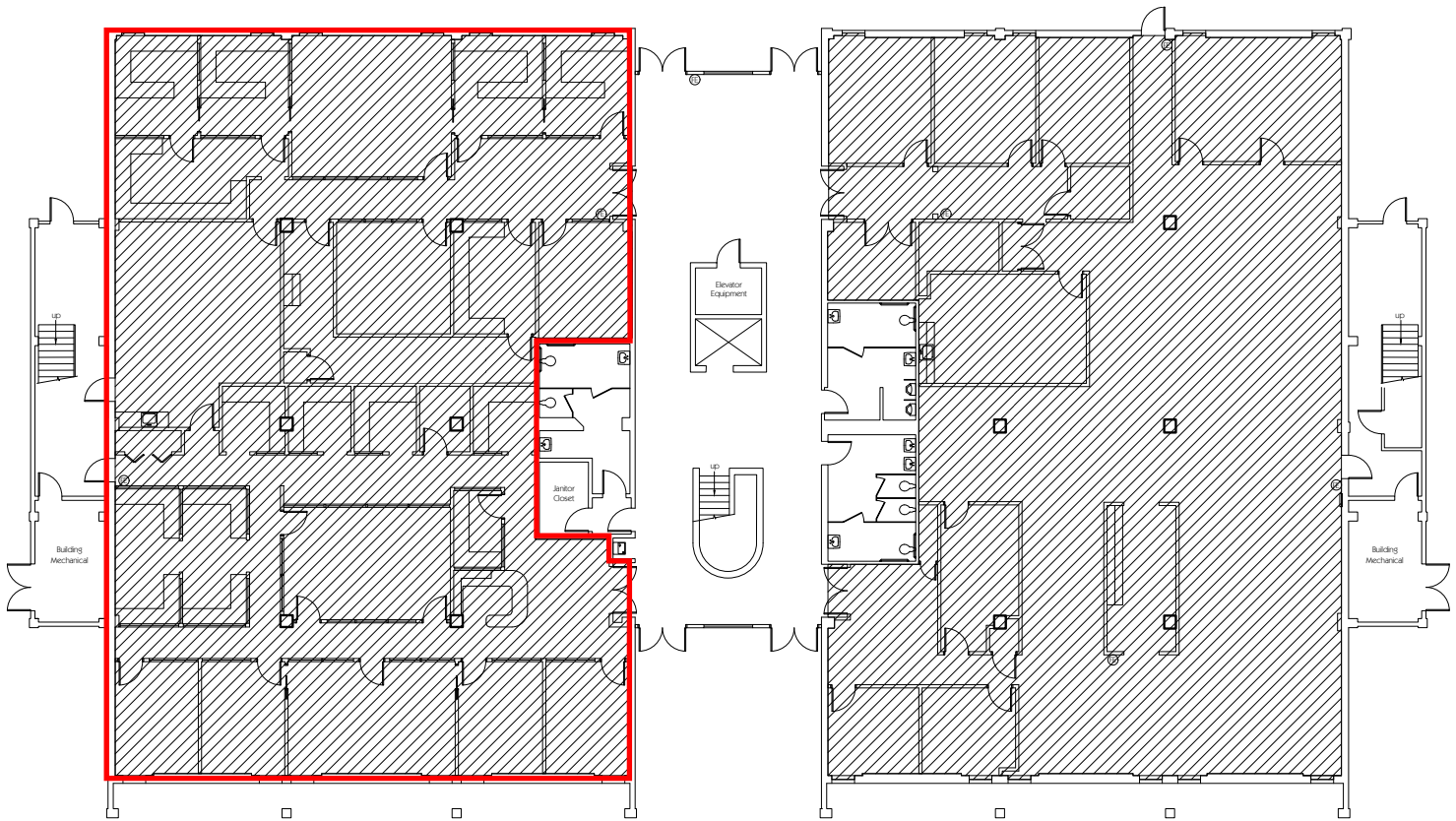
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Floor Plan

First Floor

Unit 1: ± 7,011 RSF



(Owner occupied, but willing to lease back or vacate)



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