



PARK AVE, WINTER PARK

Office/Retail Space Available for Lease

106 N Park Ave, 2nd Level, Winter Park, FL 32789



HIGHLIGHTS

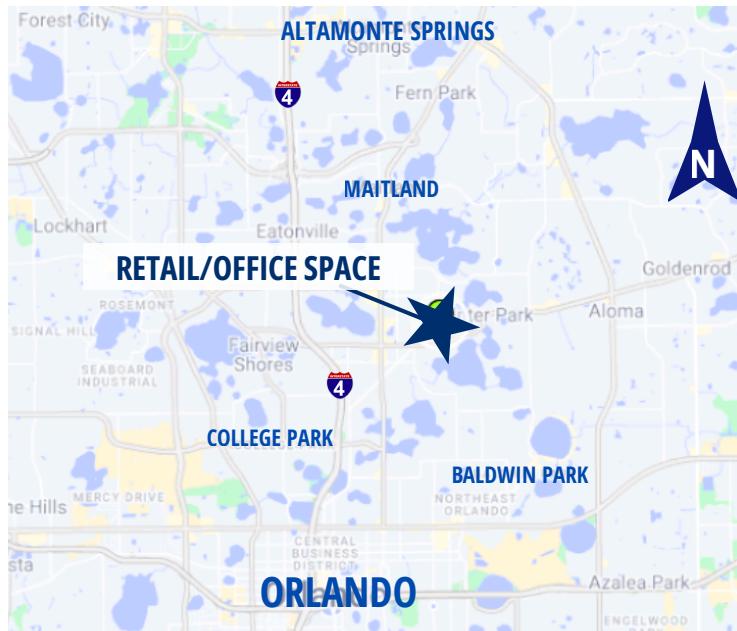
- **SUITE AVAILABLE at 1,800 SF | 2ND FLOOR SPACE**
- Vanilla shell: Early Q1 2026
- **Lease Rate:** \$40/sft. NNN plus CAM \$10/sft.
- Best address in Central Florida, across from Winter Park City Hall, walking distance to Rollins College, retail & restaurants
- Second floor space available - 1,800 SF located in prestigious Downtown Winter Park
- **Free parking** in the Winter Park Center Parking Lot
- Currently in a demo stage, customizable space
- Located on the southeast corner of South Park Avenue

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	7,980	60,712	223,570
Households	3,439	27,530	103,191
Avg. HH Income	\$212,283	\$170,653	\$133,094

*Source: ESRI (2025)

MAP



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CrossMarc Services, LLC
Licensed Real Estate Broker



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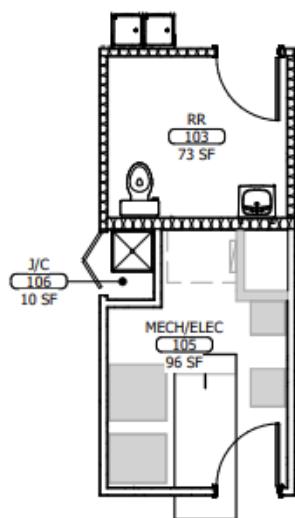
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OPEN OFFICE
SUITE 100
1,800 SF

STORAGE
101

EXISTING
TO REMAIN
NOT IN
SCOPE



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ESTABLISHMENTS ON PARK AVE

PRATO
WINTER PARK

Wine Room
ON PARK AVENUE

BARNIE'S
COFFEE & TEA CO.

lululemon

POTTERY BARN
Peterbrooke CHOCOLATIER
ESTABLISHED 1901
bluemercury

blu
on the avenue

BE ON PARK
Pannullo's
Italian Restaurant

Lilly Pulitzer
EILEEN FISHER

Panera BREAD
Forema
lifestyle for the happy family
boca

Gar & Fuss
EST. 2001
WINTER PARK, FLORIDA
FINE FOOD & GROCERY

PARK AVENUE TAVERN

Kilwins
FLORIDA FINE DESERTS

gospierous

WILLIAMS SONOMA

TALBOTS

J. MC LAUGHLIN



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