

# 201N

---

## NEW YORK AVE

NOVEMBER 2024

201 N NEW YORK AVE, WINTER PARK, FL 32789



# NEWMARK

400 S. PARK AVE., SUITE 220, WINTER PARK, FL 32789  
1111 BRICKELL AVE., SUITE 2000, MIAMI, FL 33131

I N D E X

1 INTRODUCTION

2 EXECUTIVE SUMMARY

3 PROPERTY DESCRIPTION

4 LOCATION OVERVIEW


5 AREA OVERVIEW

6 TEAM



## 1

## INTRODUCTION



*Newmark is pleased to offer a Class A stand-alone office building located in Winter Park, Florida; a high-demand and exclusive market with limited competition. This rare and unique opportunity in this high barrier to entry market ensures an Owner/User sustainable ownership property value growth and a compelling long-term investment opportunity while also providing the opportunity to showcase its business.*

# 2 EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

### CLASS A DESIGNATION

The asset is of superior quality featuring high-end finishes, Mizner styled architecture and state-of-the-art systems. The asset offers amenities such as high-speed internet, newly upgraded energy-efficient HVAC systems and elevators. A flexible expansionable first floor provides additional scale.

### STAND-ALONE STRUCTURE

The asset is a single-user/multiple user building providing ownership/tenants with exclusive branding opportunities, privacy and enhanced security. The stand-alone nature allows for easier control over building maintenance and management and is widely appealing to a variety of corporate occupiers.

### STRATEGIC LOCATION

Situated in a Winter Park, one of Florida's most exclusive work-live communities, an area with substantial barriers to entry, the property benefits from limited competition and high demand for premium office space. In Downtown Winter Park zoning restrictions, scarcity of developable land, and high construction costs make it challenging for new competitors to enter the market.

### ACCESSIBILITY AND VISIBILITY

With views of Winter Park's canopied Central Park, the building offers excellent access to major transportation routes and public transit including a nearby SunRail Station making it convenient for employees and clients. The building is also highly visible enhancing its potential for tenant branding and promotion.

### HIGH DEMAND MARKET

The property is located in a market where Class A office space is in limited supply historically driving higher rental rates and the lowest vacancy levels within the Orlando MSA. The demand is fueled by the area's thriving business environment, affluent demographics and proximity to key business districts and technology hubs.

### INVESTMENT POTENTIAL

The building presents a strong investment opportunity due to its location, quality and tenant appeal. The high barriers to entry protect against over development, supporting long term appreciation in property values and inflationary cash flows. The property is fully leased within Orlando's strongest rental rate and lowest vacancy submarket with significant rent growth potential.



# 3 PROPERTY DESCRIPTION

PROPERTY ADDRESS	201 N New York Ave. Winter Park, FL 32789
BUILDING TYPE	Class A
BUILDING TENANCY	Multi
YEAR BUILT	1985
RBA	29,828 Sf
STORIES	3
TYPICAL FLOOR	9,943 Sf
LAND ACRES	1.14 Ac
ZONING	01
PARCELS	05-2230-9400-25-030
PARKING	82 Available (Surface);Ratio Of 2.75/1,000 Sf 30+/- spaces on New York Avenue
AIRPORT	29 Min. Drive To Orlando International Airport 18 Min. Drive to Orlando Executive Airport
















 **93** WALK SCORE

 **41** TRANSIT SCORE

# 3 PROPERTY DESCRIPTION

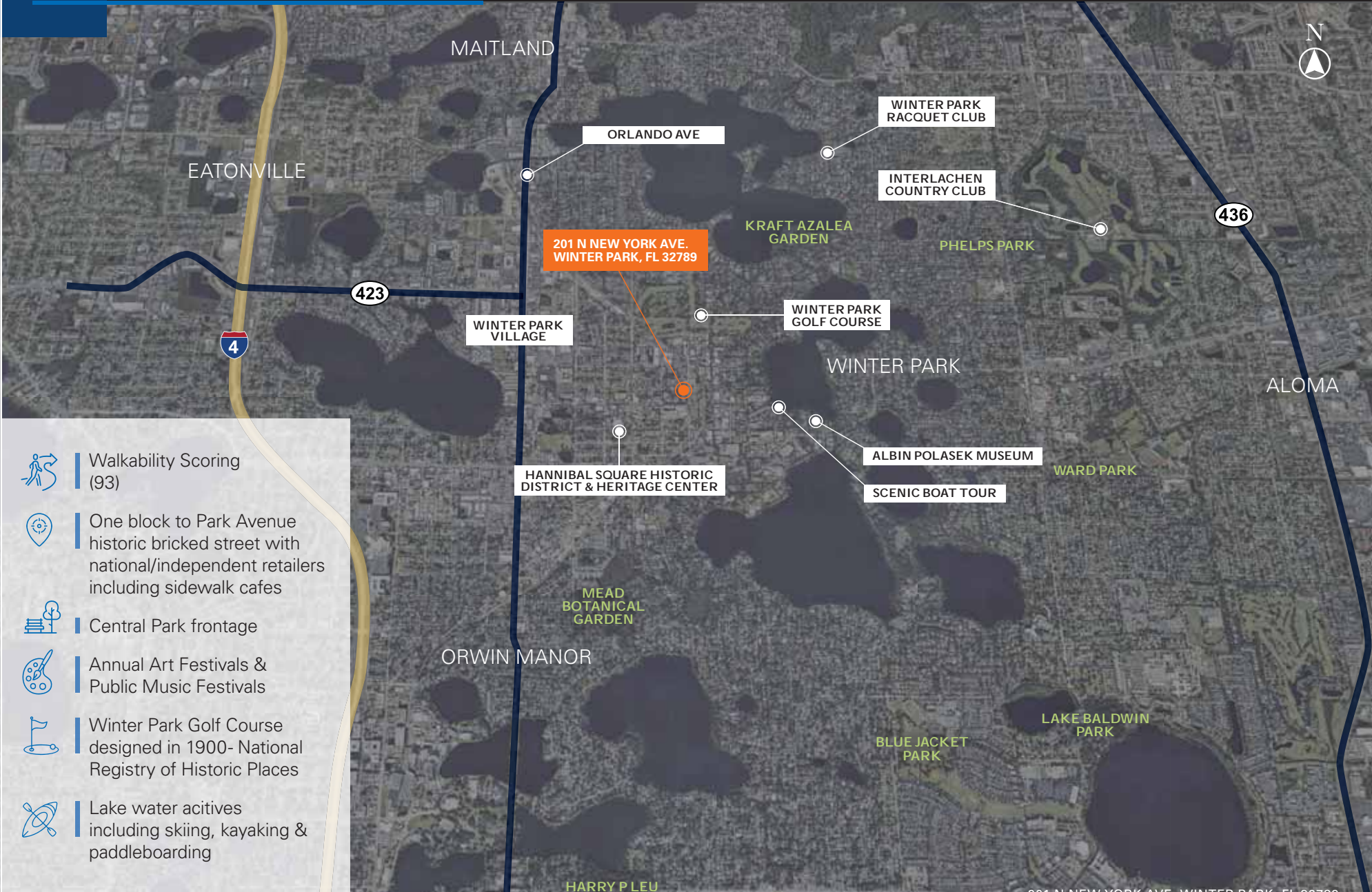


## BUILDING AMENITIES

-  24 HOUR ACCESS
-  ACCENT LIGHTING
-  AIR CONDITIONING
-  CENTRAL HEATING
-  COMMUTER RAIL
-  CONTROLLED ACCESS
-  FULLY CARPETED
-  KITCHEN
-  MONUMENT SIGNAGE
-  NATURAL LIGHT
-  PARTITIONED OFFICES
-  RECEPTION
-  SECURE STORAGE
-  SECURITY SYSTEM
-  SIGNAGE
-  WI-FI

# 4

# LOCATION OVERVIEW



Walkability Scoring (93)



One block to Park Avenue historic bricked street with national/independent retailers including sidewalk cafes



Central Park frontage



Annual Art Festivals & Public Music Festivals



Winter Park Golf Course designed in 1900- National Registry of Historic Places



Lake water activities including skiing, kayaking & paddleboarding

201 N NEW YORK AVE.  
WINTER PARK, FL 32789

201 N NEW YORK AVE. WINTER PARK, FL 32789

# AMENITY MAP PARK AVE

201 N NEW YORK AVE.  
WINTER PARK, FL 32789





# 5 AREA OVERVIEW

## WINTER PARK, FLORIDA: CITY OF CULTURE & HERITAGE

Located just three miles north of Orlando in Orange County, Winter Park is a quaint and affluent city consisting of 10-square miles with more than 30,000 residents. Winter Park is known for its Old World charm, elegant homes, quaint bricked streets, extensive tree canopy, magnificent lakes, premier first-class shopping and dining experiences, world-class museums and Rollins College.

Winter Park is not only known for its abundance of upscale shopping and unique restaurants, but also its historic Hannibal Square district, Alford Inn, Park Plaza Garden Hotel, Winter Park Village and nationally ranked schools which include Winter Park High School, Rollins College and Valencia State College. With four museums, The Charles Hosmer Morse Museum of American Art, Cornell Fine Arts Museum at Rollins College, Albin Polasek Museum & Sculpture Gardens and Winter Park Historical Museum, Winter Park is a mecca for those interested in world-class art and rich cultural experiences.

Winter Park is also home to a nature preserve that houses over 30 peacocks. The peacock is the official seal and a species protected by the community. Currently under formation is the Seven Oaks Park Project a 1.45 acre greenspace with village-style outdoor dining area designed to foster pedestrian connectivity. Winter Park is also home to Mead Botanical Gardens, a tranquil green space with flowering gardens, wildlife habitats and pavillions. The City's exceptional walkability and copious amenities are irrefutable both nationally known and enjoyed.

## HISTORIC DOWNTOWN

The Downtown Winter Park Historic District is listed on the National Register of Historic Places, representing the official list of the nation's most historic areas worthy of preservation. The district, which runs along Park Avenue, was deemed significant in the areas of early settlement, architecture, community planning, commerce and transportation. Eight buildings in Historical Places, including the Albin Polasek Museum & Sculpture Gardens, All Saints Episcopal Church, Annie Russell Theatre, Comstock-Harris House, Edward Hill Brewer House – 'The Palms,' Knowles Memorial Chapel at Rollins College, Winter Park Country Club Clubhouse and The Woman's Club of Winter Park.



# 6 NEWMARK TEAM

## BROKERAGE SERVICES



### DAN CALIGIURI - EXECUTIVE MANAGING DIRECTOR

Dan Caligiuri serves as executive managing director for Newmark Central Florida, where he focuses on tenant/landlord advisory real estate services. As the lead tenant advisor in the Orlando market, Mr. Caligiuri performs strategic real estate and economic incentive negotiation services. Mr. Caligiuri brings to his position more than 40 years of corporate business development/brokerage experience both nationally and internationally in a variety of professional services sectors, including architectural and engineering, law, technology, healthcare including specialty pharmaceuticals, home builders and financial services, with closings in excess of 6 million square feet and an aggregate value in excess of \$1.1 billion.



### ALAN H. LONG - MANAGING DIRECTOR

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on office, medical, land property and industrial dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over \$1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.



### HAMILTON LONG - ASSOCIATE

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company's South Florida, office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

# 201N

---

## NEW YORK AVE

**DAN CALIGIURI**  
*Executive Managing Director*

[dan.caligiuri@nmrk.com](mailto:dan.caligiuri@nmrk.com)  
407-832-5545

**ALAN H. LONG**  
*Managing Director*

[alan.long@nmrk.com](mailto:alan.long@nmrk.com)  
561-693-9994

**HAMILTON LONG**  
*Associate*

[hamilton.long@nmrk.com](mailto:hamilton.long@nmrk.com)  
561-315-8322

## NEWMARK

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [nmrk.com/insights](http://nmrk.com/insights).

All information contained in this publication is derived from sources that are deemed to be reliable. However, Newmark has not verified any such information, and the same constitutes the statements and representations only of the source thereof and not of Newmark. Any recipient of this publication should independently verify such information and all other information that may be material to any decision the recipient may make in response to this publication and should consult with professionals of the recipient's choice with regard to all aspects of that decision, including its legal, financial and tax aspects and implications. Any recipient of this publication may not, without the prior written approval of Newmark, distribute, disseminate, publish, transmit, copy, broadcast, upload, download or in any other way reproduce this publication or any of the information it contains. This document is intended for informational purposes only, and none of the content is intended to advise or otherwise recommend a specific strategy. It is not to be relied upon in any way to predict market movement, investment in securities, transactions, investment strategies or any other matter.