



## 2ND FLOOR OFFICE SPACE FOR LEASE

124 E Welbourne Ave, Winter Park, FL 32789

Ideally Located Office Space in the Heart of Winter Park

### PROPERTY HIGHLIGHTS

- 2nd floor office space with conference room
- Located in the core of downtown Winter Park
- Access to surface parking in close proximity
- Frontage along Welbourne Avenue - a notable side street
- One block from Park Avenue and the park



#### ASKING RATE:

Call for Details



#### AVAILABLE SPACE:

**2nd Floor:** 1,480± SF



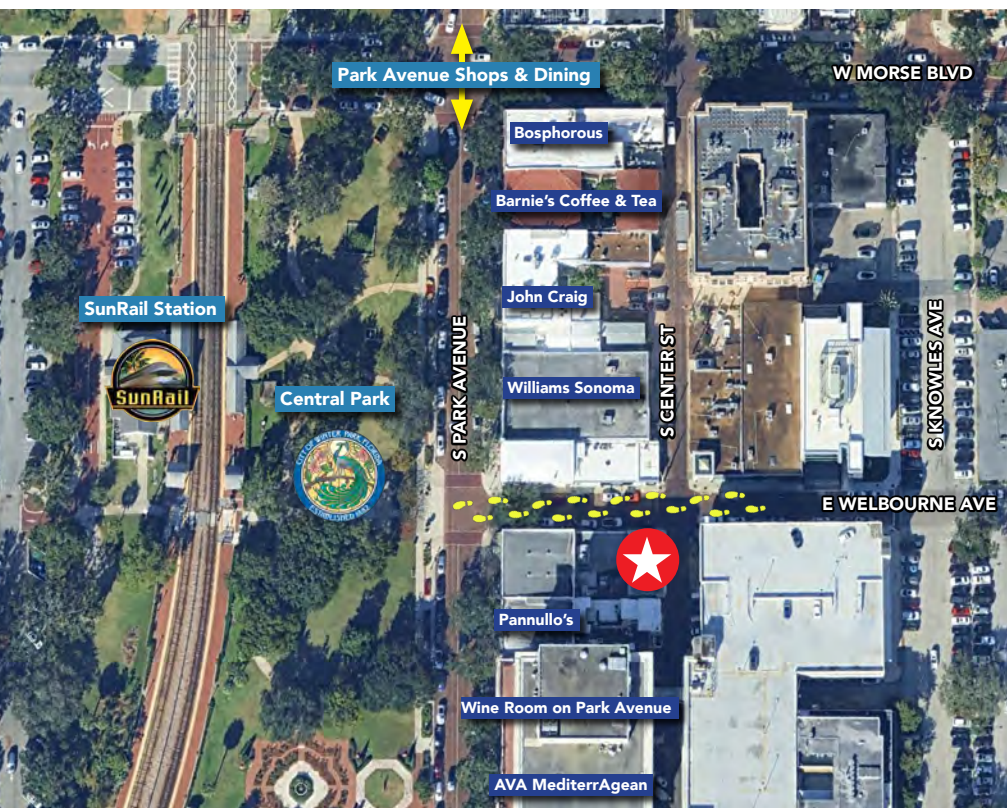
#### ZONING:

C-2



#### YEAR BUILT:

1964



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

dmadsen@harbertrealty.com | 407.256.2844

**JOSH SMITH, SIOR**

jsmith@harbertrealty.com | 407.739.8602

**For More Information: HarbertRealty.com**

400 S Park Ave, Suite 225, Winter Park, FL 32789

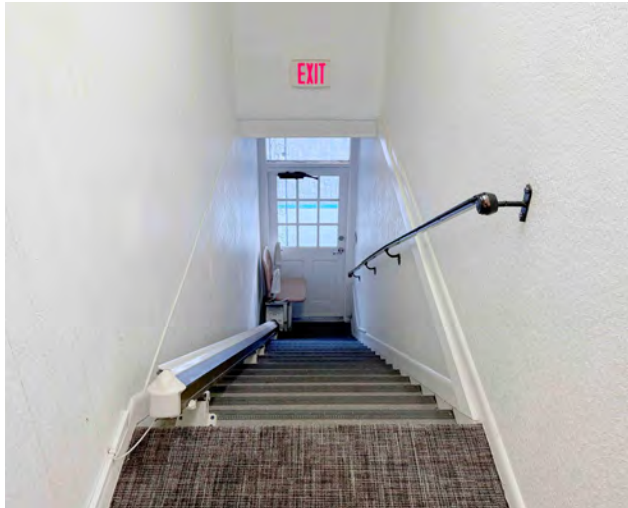
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



# 2ND FLOOR OFFICE SPACE FOR LEASE

124 E Welbourne Ave, Winter Park, FL 32789

PHOTOS



**DAMIEN MADSEN**  
dmadsen@harbertrealty.com | 407.256.2844

**JOSH SMITH, SIOR**  
jsmith@harbertrealty.com | 407.739.8602

**For More Information: [HarbertRealty.com](http://HarbertRealty.com)**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

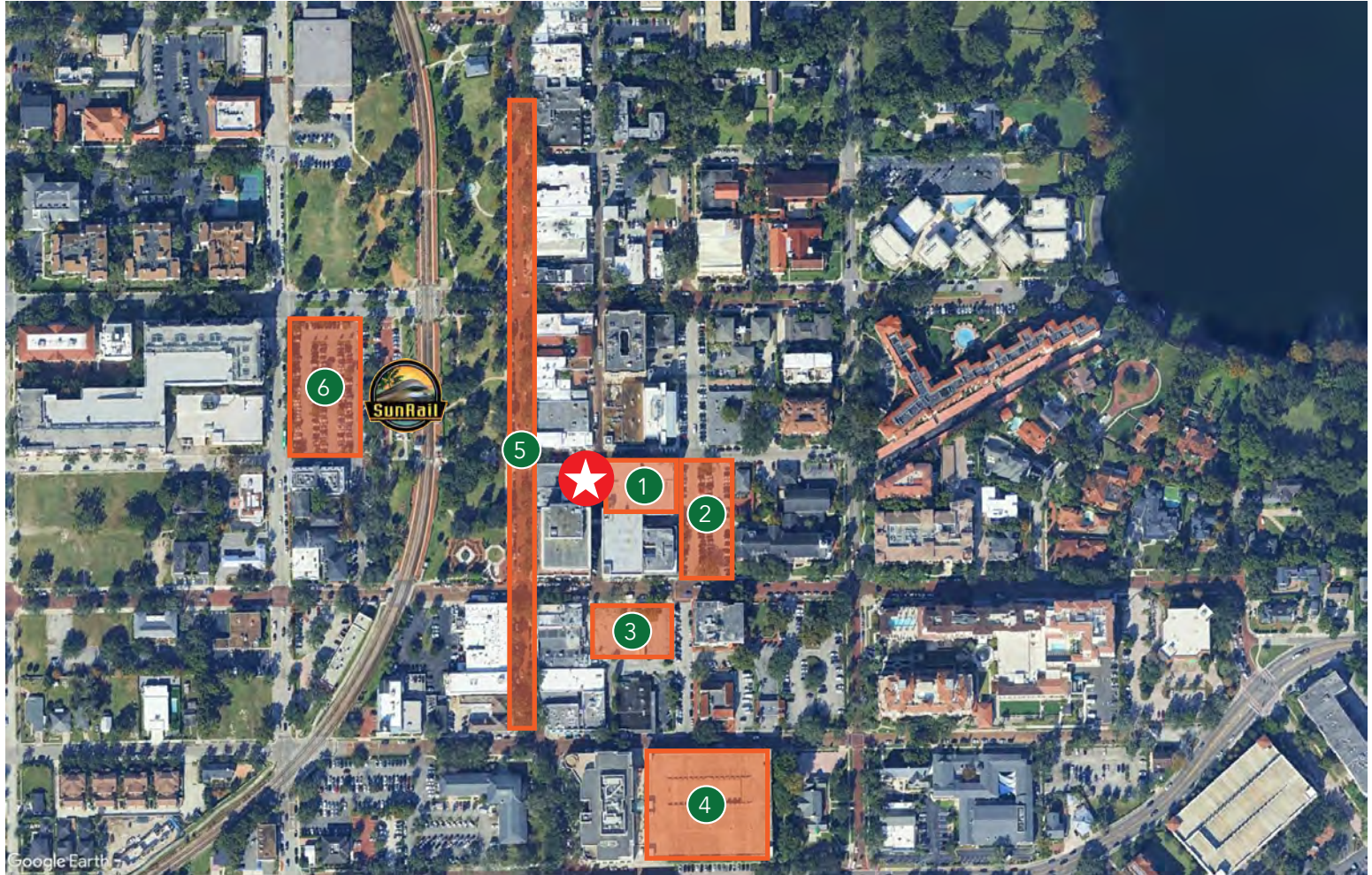


# 2ND FLOOR OFFICE SPACE FOR LEASE

124 E Welbourne Ave, Winter Park, FL 32789

PARKING

CONVENIENT FREE & PAID PARKING ACCESS IN CLOSE PROXIMITY



1. Bank of America Parking Garage

2. Free Public Parking

3. Free Public Parking

4. Truist Parking Garage

5. Park Avenue Public Street Parking

6. Winter Park SunRail Parking Lot



DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR

jsmith@harbertrealty.com | 407.739.8602

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



# 2ND FLOOR OFFICE SPACE FOR LEASE

124 E Welbourne Ave, Winter Park, FL 32789

## AREA OVERVIEW



### SIGNIFICANT DRIVE TIMES

9 minutes ..... to US 17-92 (N Orlando Ave)

12 minutes ..... to I-4

19 minutes ..... to Orlando Executive Airport

15 minutes ..... Downtown Orlando

32 minutes ..... to Orlando International Airport (MCO)

### 1,3,5 MILE DEMOGRAPHICS

#### POPULATION

1 Mile	3 Miles	5 Miles
8,886	106,475	294,149

#### EMPLOYEES

1 Mile	3 Miles	5 Miles
20,014	84,256	241,359

#### AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$209,711	\$156,228	\$124,573



**DAMIEN MADSEN**  
dmadsen@harbertrealty.com | 407.256.2844

**JOSH SMITH, SIOR**  
jsmith@harbertrealty.com | 407.739.8602

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