



270 W. New England

OFFICE SPACE AVAILABLE FOR SUBLEASE

270 W. NEW ENGLAND AVENUE, WINTER PARK, FL 32789



Property Highlights

- Prime Winter Park location comprised of 1,757+/- RSF
- Two story prestigious class A office building with 9,344 RSF on tree canopied street
- Newly renovated office space with custom finishes
- Reserved and abundant unreserved surface parking including street parking
- Located in East Hannibal Square two blocks from Park Avenue
- Approximately five minute walk to Park Avenue retail and restaurants including SunRail
- Walking distance to The Alford Inn and Rollins College

Specifications

Size:	1,757+/- RSF
Rent:	\$49.00 MG
Availability:	Immediate
Sublease Term:	02/28/2027
FF&E	Negotiable

For information, please contact:

Dan Caligiuri

Executive Managing Director

t 321-316-3016

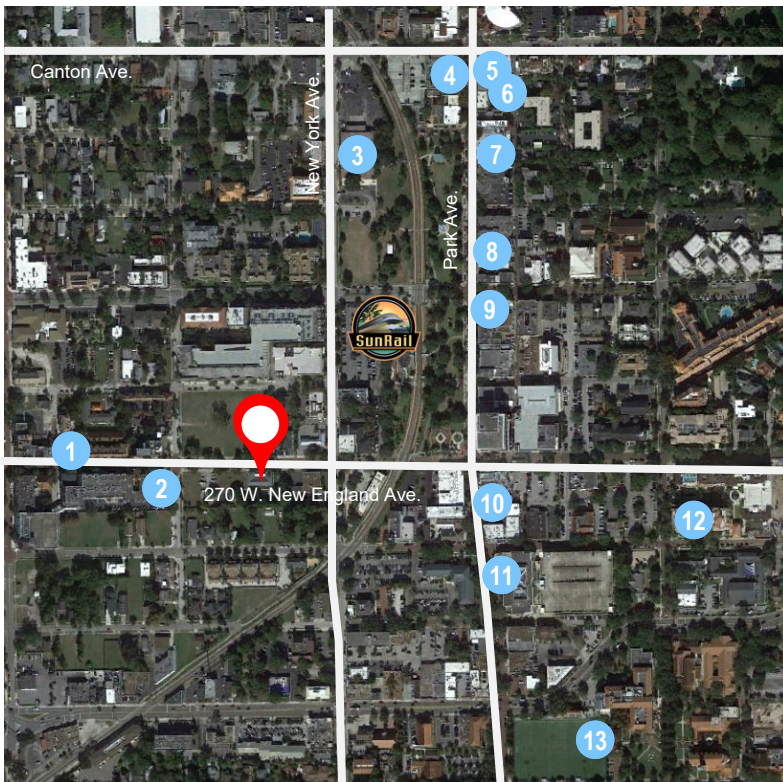
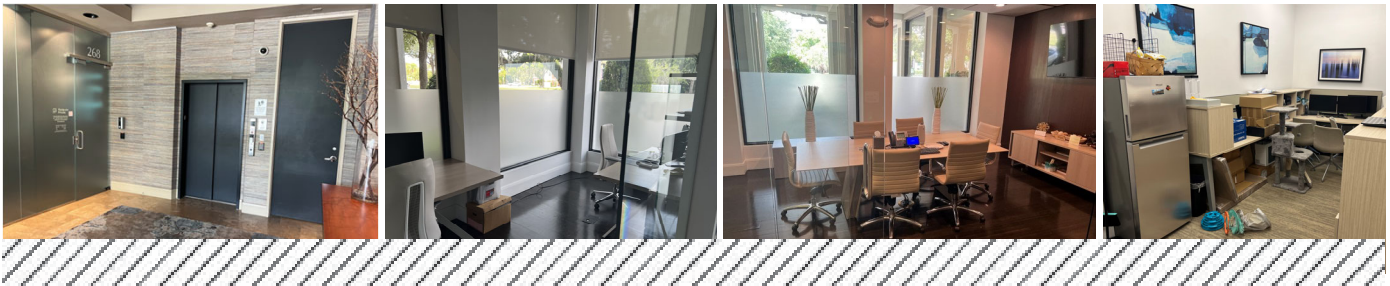
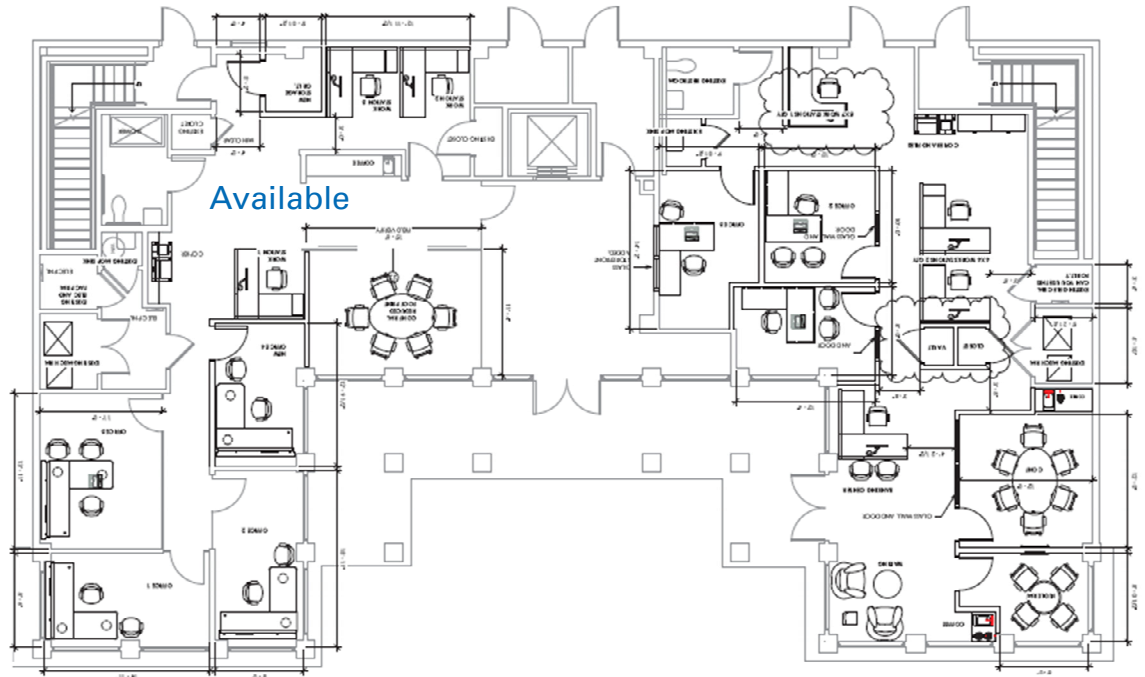
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NEWMARK

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FLOOR PLAN & PHOTOS



NEARBY RESTAURANTS/INSTITUTIONS

- | | |
|-------------------|--------------------|
| 1 Armandos | 8 Prato |
| 2 JAM Hot Chicken | 9 Bosphorous |
| 3 Post Office | 10 310 Park |
| 4 Panera | 11 Starbucks |
| 5 Boca | 12 The Alford Inn |
| 6 Garp & Fuss | 13 Rollins College |
| 7 Briarpatch | |

LOCATION OVERVIEW

- Two blocks to Park Avenue shopping and retail district
- Three blocks to The Alford Inn and Rollins college
- Approximately three miles to Maitland
- 5-8 minutes to Downtown Orlando
- One block to SunRail/ Amtrak station

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