



MORSE & PENN

550 W MORSE BOULEVARD, WINTER PARK, FL 32789

ONE-OF-A-KIND BOUTIQUE OWNERSHIP/LEASING
OPPORTUNITIES RANGING FROM
4,000 SF - 10,000 SF



550 WEST MORSE BLVD

A VIBRANT MIXED-USED HUB IN DOWNTOWN WINTER PARK

New design-driven development featuring 60,000+ sq ft of prime commercial and residential space in the heart of Winter Park. Set on one of the area's most visible and prominent intersections, this bespoke, ground-up development by Z Properties offers business owners the rare opportunity to own a custom-designed space reflective of their vision and brand.

HIGHLY-TAILORED, BUILD-TO-SUIT OPPORTUNITIES

- More than 60,000+ sq ft of new commercial and residential space
- Ideal for retail, hospitality, creative, professional, & service-oriented businesses
- Mixed-use flexibility with opportunities to purchase and scale modular spaces
- Near-limitless opportunities for customization

EXCEPTIONAL DESIGN WITH LASTING INTENTION

- Architecture & interiors thoughtfully-designed for scale and longevity
- Superior-quality materials, detailing, and finishes throughout the site
- Conceived, designed, and developed by the celebrated team at Z Properties
- Trusted partners in local and regional real estate development excellence
- Near-limitless opportunities for customization





PROJECT OVERVIEW

AN INSPIRED, DESIGN-DRIVEN HUB

Morse & Penn is a limited collection of boutique commercial spaces designed for business owners who value location, vitality, and long-term ownership. Thoughtfully planned for retail, hospitality, creative, professional, and service-oriented uses, the project is conceived as a vibrant, walkable hub rather than a conventional office or retail center.

Situated on one of Winter Park's most prominent crossroads, Morse & Penn offers a rare opportunity to establish a presence in a rapidly growing, design-forward corridor.

Developed by Z Properties—building on the success of the Louisiana Project completed in 2024 and the Palmetto Project completed in 2025—the project combines a cohesive architectural vision, flexible spaces tailored to each owner, and a desirable corner location to create a destination with lasting appeal.

PROPERTY HIGHLIGHTS

± 7

BUILDINGS

45,000 SF

OF OFFICE/COMMERCIAL SPACE

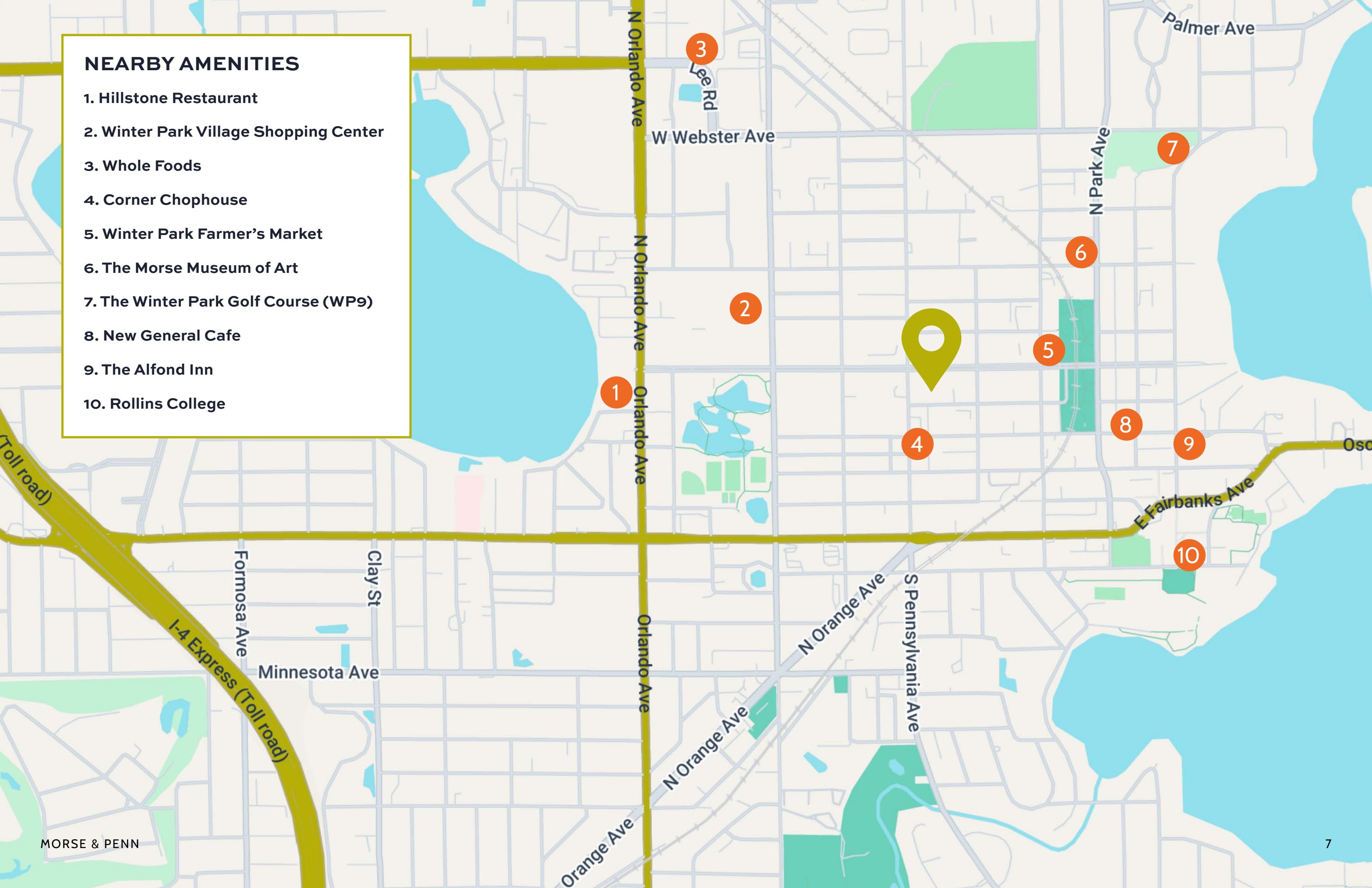
3.5/1,000

PARKING RATIO



NEARBY AMENITIES

1. Hillstone Restaurant
2. Winter Park Village Shopping Center
3. Whole Foods
4. Corner Chophouse
5. Winter Park Farmer's Market
6. The Morse Museum of Art
7. The Winter Park Golf Course (WP9)
8. New General Cafe
9. The Alfond Inn
10. Rollins College



WINTER PARK OVERVIEW

There's a certain rhythm to Winter Park. Tree-lined streets, sun filtering through the canopy, lakeviews delighting around many corners. It's a place where mornings start slowly, afternoons unfold at sidewalk cafés, and details — architecture, storefronts, landscaping — are noticed and cared for. The town has long been known for its refinement, and increasingly, it's also known for its point of view.

Morse & Penn sits at the heart of this everyday beauty, at the intersection of two of Winter Park's most active commercial corridors. The surrounding community is highly educated, design-minded, and deeply loyal to the businesses it supports. With strong discretionary spending, steady foot traffic, and year-round activity driven by both residents and visitors, the area offers rare consistency in an otherwise competitive market.

Winter Park's limited commercial availability for Class A space, combined with a civic commitment to aesthetics, walkability, and the local experience, makes presence here both meaningful and enduring. For business owners drawn to thoughtful design, long-term ownership, and a true sense of place, Morse & Penn offers an opportunity to become part of the town's evolving story — not just its scenery.



DIRECTLY ADJACENT TO HANNIBAL SQUARE & PARK AVENUE

- **Steps from Park Avenue** – Winter Park’s historic downtown, with upscale retail, award-winning restaurants, sidewalk cafés, and the weekly Farmers’ Market at Central Park
- **Bordering historic Hannibal Square** – Surrounded by local dining, galleries, boutique shops, and several of the area’s most anticipated new restaurant openings
- **A truly walkable setting** – Daily life unfolds easily on foot, beneath heritage oak trees and along brick-lined streets
- **A rare balance of character and refinement** – The warmth and revitalized energy of Hannibal Square paired with the quiet elegance of Park Avenue



DROP US A LINE. EXPLORE OWNERSHIP OPTIONS:

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