

Executive Summary



OFFERING SUMMARY

Rate:	\$22 MG
Available:	1,170 SF
Zoning:	C-1 Org County
N Goldenrod	18K VPD
University	34K VPD
Zoning:	C-1 Orange County

PROPERTY OVERVIEW

Winter Park Professional Office Building
Intersection of University & Goldenrod

Professional tenants: physician, attorney, dentist, and nursing care
Lighted Marquis sign, includes two panels for each tenant
Separate exterior entrances for all tenant suites
Beyond ample front & rear parking
2 points of ingress & egress
Directly across from Publix University Plaza
Professional management company
Surrounding amenities of restaurants, fitness, and day care

SUITE #106 HIGHLIGHTS:

- End cap. Former training room
- TI Allowance to add private offices
- Lobby with double doors. High-end lighting.
- Direct suite entry from front & rear parking lots

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FOR LEASE

4063 N GOLDENROD RD | WINTER PARK, FL 32792

Photos

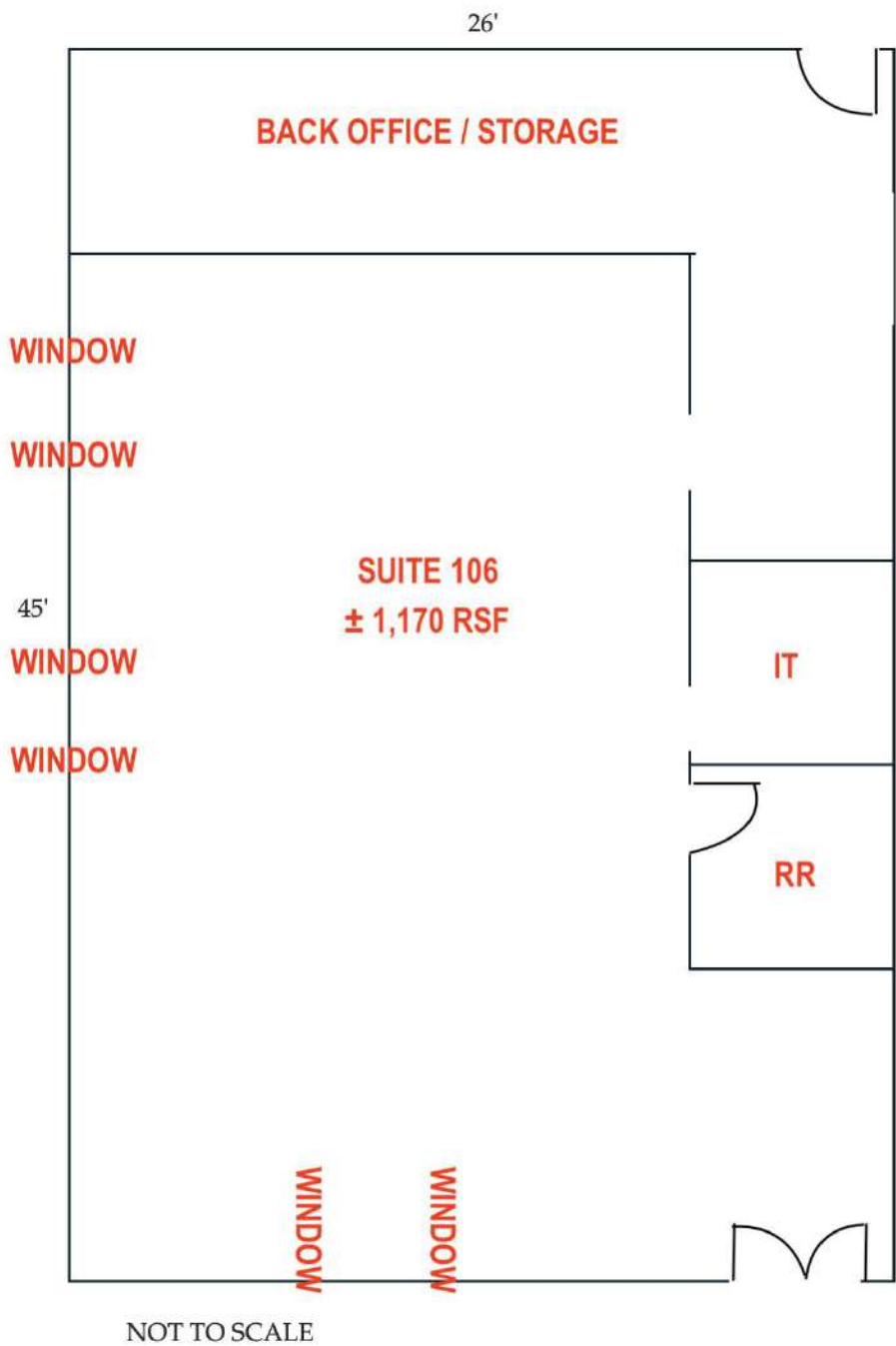


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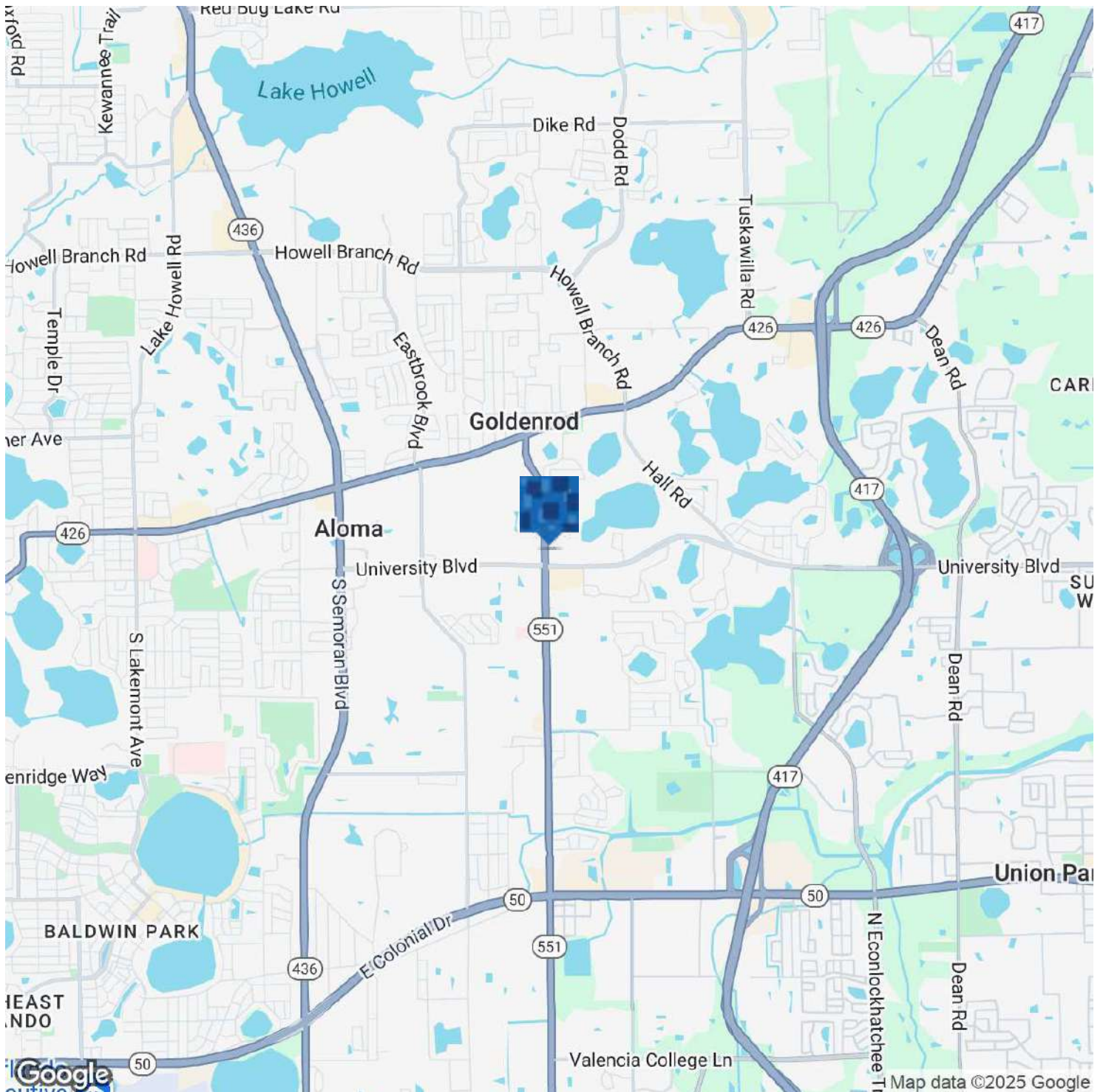
SPACE PLAN



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Location Map



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