

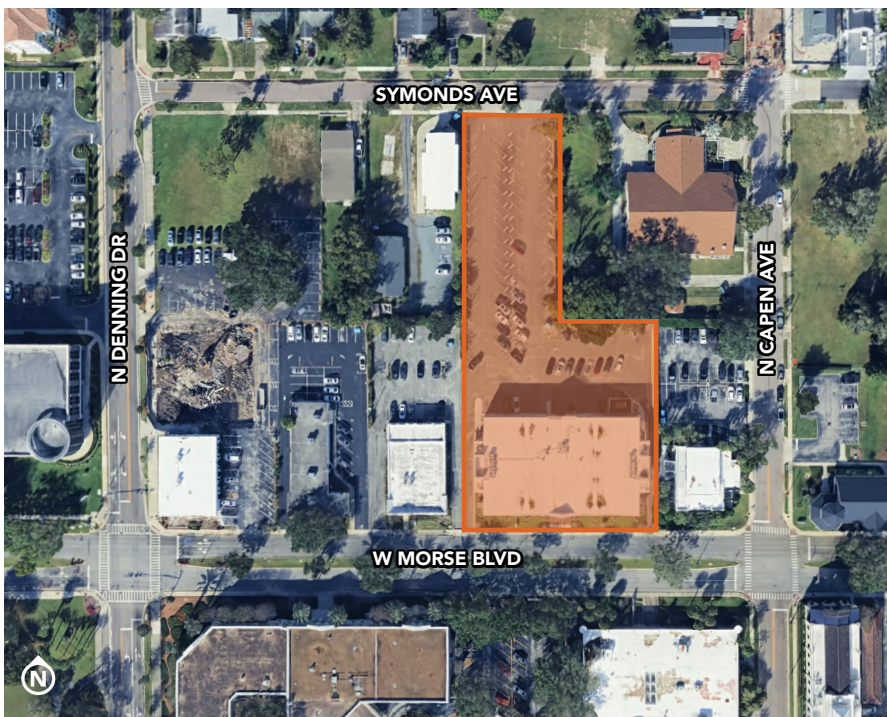
OFFICE CONDOS FOR SALE OR FOR LEASE

807 W Morse Blvd, Winter Park, FL 32789

Prominent two-story office building located in Winter Park's desirable downtown core

PROPERTY HIGHLIGHTS

- May be leased or purchased; together or separately
- Iconic presence inside the core of Winter Park's downtown area
- Excellent surface parking in a market with limited parking opportunities
- Well managed and maintained
- Well suited for the long-term investor seeking rent growth and a Winter Park address
- Potential for owner/user occupant



ASKING PRICE:

Contact broker for details



SQUARE FOOTAGE:

Unit 1: 8,000 ± SF

Unit 2: 8,000 ± SF

Unit 3: 8,000 ± SF

Total Available: 24,000 ± RSF



PARKING:

100± surface spaces



ZONING:

Office-1



LOCATION:

Close proximity to abundant surrounding dining and retail

Convenient access to I-4



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmdansen@harbertrealty.com | 407.256.2844

JOSH SMITH

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For More Information: HarbertRealty.com

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

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Location Overview



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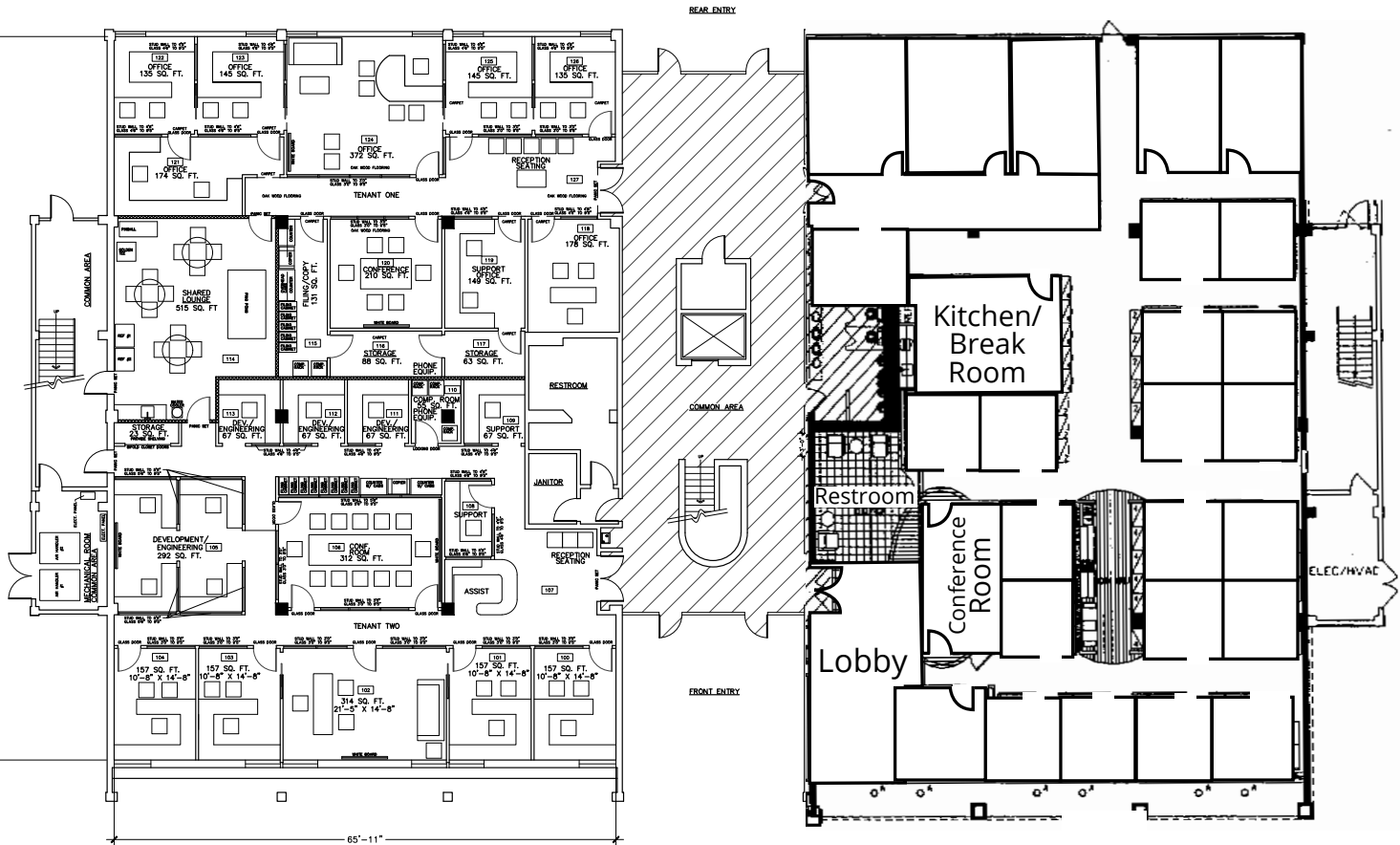
First Floor

*May be sold or leased; together or separately

PARKING LOT

± 8,000 SF

± 8,000 SF



(Owner occupied, but willing to lease back or vacate)

(Vacant)



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Floor Plan

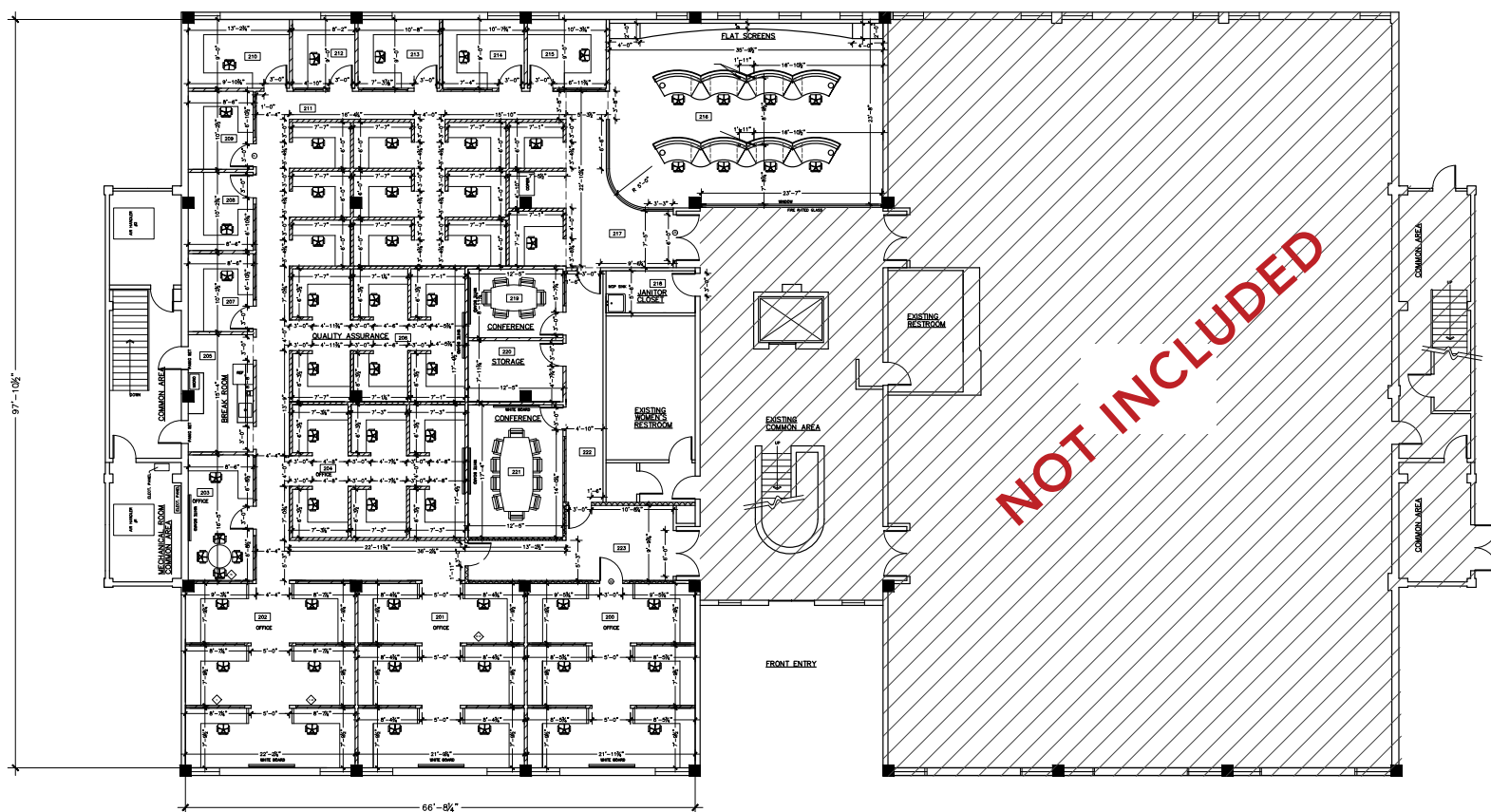
Second Floor

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PARKING LOT



± 8,000 SF



(Vacant)



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