

DOUGLAS

GRAND

101 S NEW YORK AVENUE | WINTER PARK, FLORIDA

± 5,559 SF

Turn-key Fully Furnished Class-A Office Space for Sale or Lease

One block off Park Avenue with views from space
overlooking Park Ave

FOUNDRY
COMMERCIAL



Class-A Office for Sale or Lease

LOCATION IS KEY

Douglas Grand offers users the rare chance to lease an office in prestigious Winter Park. The location provides easy access to the Park Avenue district as well as ample amenities within walking distance.

EXCELLENT VISIBILITY

Sitting at the corner of West Morse Boulevard and New York Avenue, Douglas Grand provides unmatched visibility for businesses.

CONVENIENT & SAFE PARKING

Parking for team members and visitors is made easy with a secured parking garage that provides easy access.

ONE OF A KIND AMENITIES

Being located steps away from Park Avenue and just across from Central Park makes for a one of a kind team experience. Dozens of restaurants and shops enhance workplace cultures that embrace work/life balance.



Office Space for Sale or Lease



Covered Parking Garage



Excellent Visibility



Steps Away from Park Avenue



Street-Level Retail & Office Space



Adjacent to Central Park

overview

ONE BLOCK FROM
PARK AVENUE!

PARK AVENUE

PARKING GARAGE

RESTAURANTS

- 1 The Wine Room
- 2 Pannulo's Italian
- 3 Bosphorous
- 4 Prato
- 5 Cocina 214
- 6 Croissant Gourmet Bakery
- 7 New General
- 8 Briarpatch
- 9 The Bridge

FITNESS + WELLBEING

- 9 Central Park
- 10 Barre3
- 11 Bombshell Fitness

LODGING

- 12 Park Avenue Hotel

TRANSPORTATION

- 13 SunRail Station

SHOPPING

- 14 Williams Sonoma
- 15 Woof Gang Bakery
- 16 Talbots
- 17 Lululemon
- 18 Ocean Blue Gallery
- 19 Leonardo 5th Avenue
- 20 Harriett's Closet
- 21 The Lash Lounge

CONVENIENCE

- 22 Truist ATM
- 23 Wells Fargo
- 24 U.S. Post Office



Class-A Office Winter Park Office for Sale or Lease

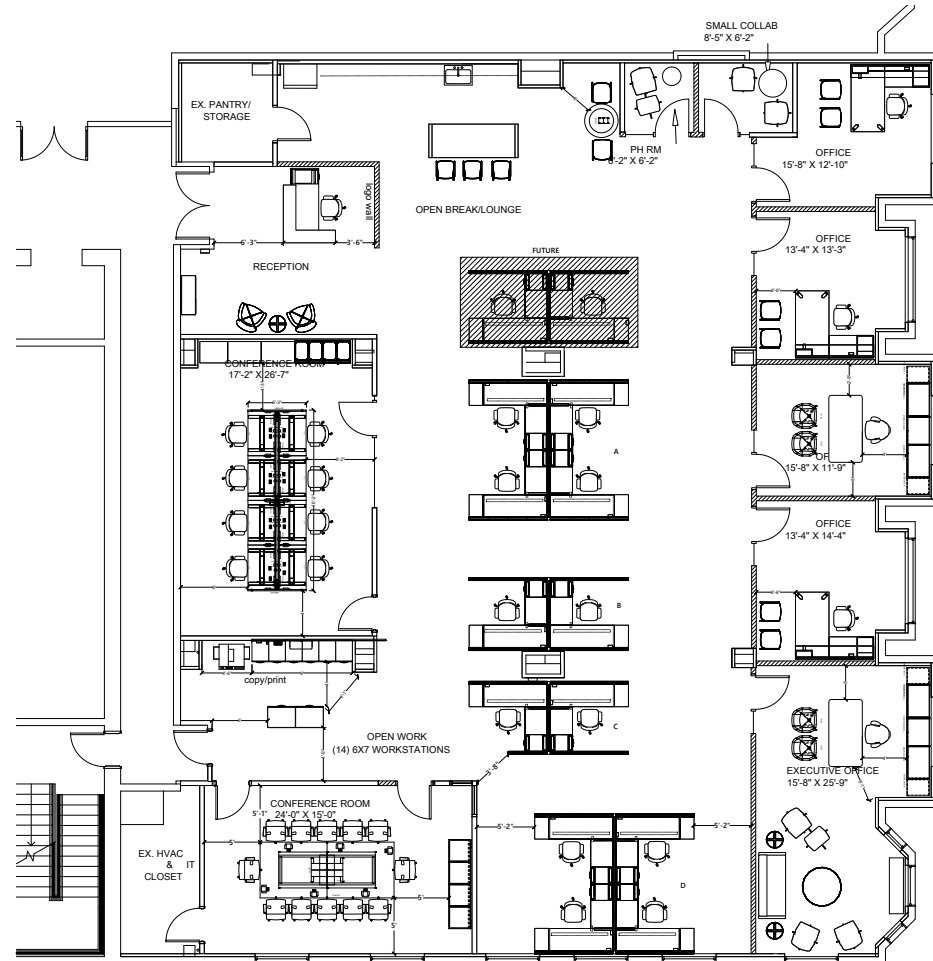
101 S New York Avenue | Winter Park, Florida



Available Suite - Second Floor

5,559 RSF AVAILABLE 10/1/2026

ASKING \$61 PSF



DOUGLAS

GRAND

101 S NEW YORK AVENUE | WINTER PARK, FLORIDA

John Pietkiewicz

PARTNER

407.540.2793

john.pietkiewicz@foundrycommercial.com

FOUNDRY
COMMERCIAL

