

2699 BUILDING

WINTER PARK OFFICE SPACE FOR LEASE



BRAND NEW STARBUCKS NOW OPEN NEXT DOOR



2699 LEE ROAD, WINTER PARK, FL



THE GATEWAY TO **WINTER PARK**

The 2699 building is an iconic building in Winter Park. It is situated at one of the most prominent intersections that enables quick access with efficient commute times. With its location as a core value, Owens Realty offers modern renovations to compliment and contribute to the area's energetic productivity and vibrancy. The building, originally built in 1974, will be transformed into a Class A office building, spanning six floors providing 89,316 SF. It's 2,000 SF shared terrace not only acts as a connection to the outdoors but as a walkway to the future retail development. A total of 347 parking spaces are available onsite. From ground level offices, incredible visibility and optimal views- The 2699 Building works for everyone.



STARBUCKS



CENTER OF WINTER PARK



LAKESIDE SHOPPING CENTER



WINTER PARK SQUARE



WINTER PARK VILLAGE



PA AVE

DUBSDREAD GOLF COURSE

MEAD GARDEN

LAKE LILY PARK



CENTER OF WINTER PARK

Fleming's Prime	El Potro Mexican
Zoe's Kitchen	WaWa
Tropical Smoothie	Home Goods
Thai Place	Olive Garden
LA Fitness	CVS
Five Below	Ross
Blaze Pizza	Michaels
Marshall's	DSW
Petco	Office Depot
GNC	Tamarind Restaurant

WINTER PARK SQUARE

Whole Foods Market	Cafe Rio
Nordstrom Rack	Mexican Grill
Sephora	PNC Bank

WINTER PARK VILLAGE

Starbucks	P.F. Changs
Cheesecake Factory	Ruth's Chris Steak
Brio Tuscan Grille	House
Another Broken Egg	Ultra Beauty
Publix	Regal Cinemas
Menchie's	J. Jill
Hand & Stone	Sakari Sushi
Adjectives Market	Pier 1
Pizzeria Valdiano	Bar Louie
Clean Juice	Firefly Kitchen

LAKESIDE SHOPPING CENTER

Trader Joe's	Orange Theory
Shake Shack	Spa 810
Jillycakes	Guidewell

PARK AVENUE

Luma Restaurant	Burgerfi
Prato	Starbucks
Briarpatch	Orchid Thai
Wine Room	310 Park South
Bosphorous	Pannullo's Italian
Le Macaron	Boca Kitchen
Pottery Barn	Gap



MODERN LOBBY AND BUILDING
RENOVATIONS COMPLETE



Office space in this particular corridor has become homogenous. The ownership at 2699 aims to implement a modern and contemporary renovation to provide a luxury experience that is reflective of its Winter Park address. These improvements include new restrooms, hallways, lobby, refreshed elevator cabs, and welcoming LED lighting. In addition to substantially improving the interior of the building, ownership has acquired an adjacent land with plans to add new dynamic retail opportunities on site. Once finished, this office space is guaranteed to impress your clients, help you attract and retain the best talent in the area, while still maintaining a reasonable asking rate.

THE LOCATION & AMENITIES
YOUR COMPANY DESERVES





BRAND NEW STARBUCKS
RIGHT NEXT DOOR



30+ DINING OPTIONS
WITHIN 10 MINUTES



5 SHOPPING PLAZAS
WITHIN 10 MINUTES



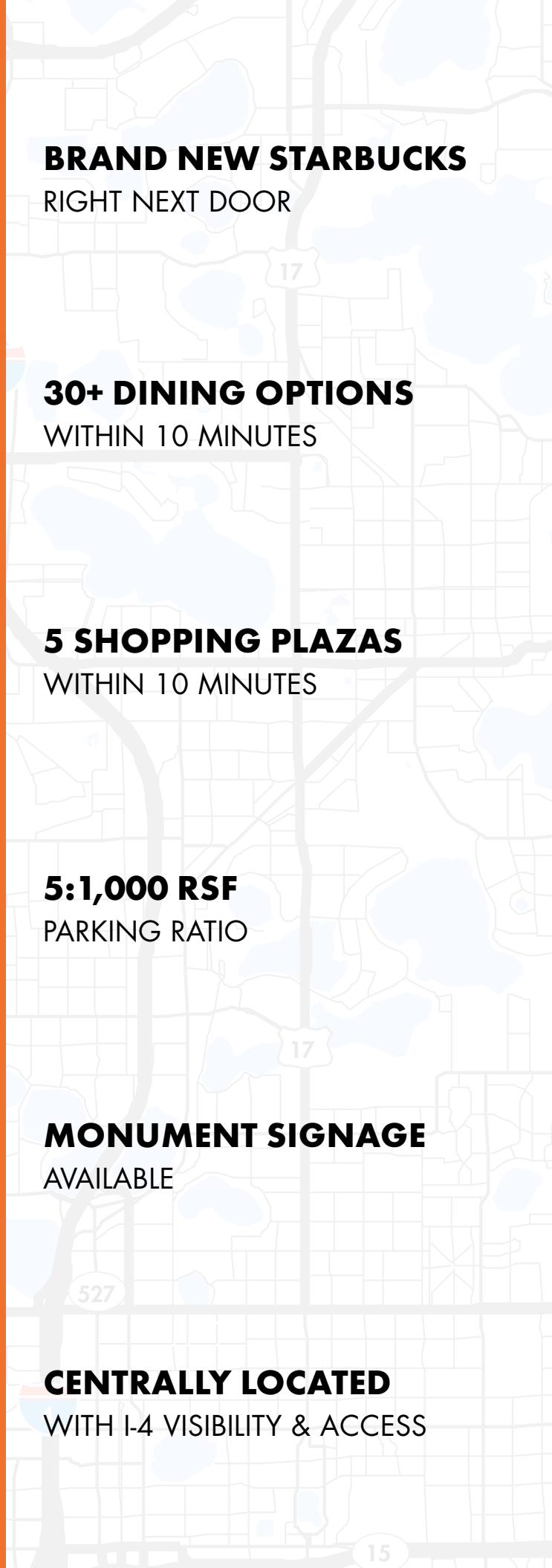
5:1,000 RSF
PARKING RATIO



MONUMENT SIGNAGE
AVAILABLE



CENTRALLY LOCATED
WITH I-4 VISIBILITY & ACCESS





AVAILABILITY

SUITE	RSF
200	15,190
302	4,260
400	5,442
500	2,000 - 11,457



FOR MORE INFORMATION:

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