



WINTER PARK, FLORIDA

## 369 N New York Avenue

THIRD FLOOR

4,500 - 9,820 SF of Plug and Play Class A+  
Office Space for Sublease

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*Prime Office Space:  
Spacious, Stylish,  
Unmatched Opportunity.*

**STREAM**



# 369 N New York Avenue

## THIRD (TOP) FLOOR

- Full floor and top floor opportunity with impressive natural light
- Surface parking with reserved parking adjacent to Building
- Recently built out space with high end finishes and furniture throughout
- Ability to demise down to approximately 4,500 SF



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# 369 N New York Avenue

THIRD (TOP) FLOOR

9,820

SQUARE FEET

2

EXECUTIVE OFFICES

6

STANDARD OFFICES

5

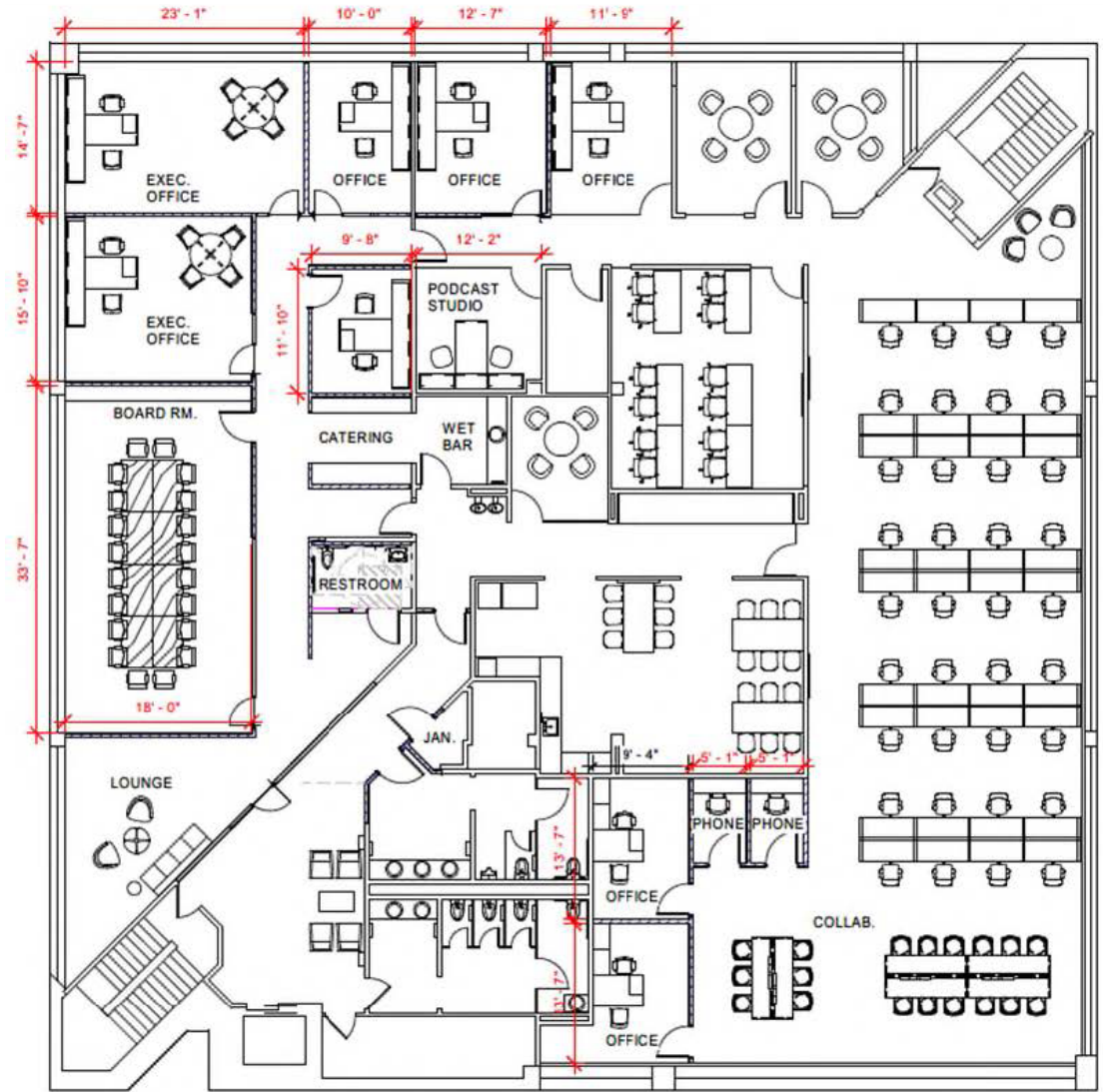
CONFERRING SPACES

3.5/1,000

PARKING RATIO

October 31, 2030

EXPIRATION DATE



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# Area Highlights



**Rollins**  
EST. 1885



WINTER PARK STATION

ORLANDO CBD  
5 miles from property

PARK AVENUE

**91**  
WALK SCORE  
WALKER'S PARADISE

369 N New York Avenue



# Area Highlights

## Rollins College

Over 3,200 students are enrolled at Rollins College, the prestigious private liberal arts school located only one-half mile from the Property. The school employs over 200 faculty members, offers 30 majors, and is consistently top-ranked among the nation. The U.S. News & World Report awarded Rollins College as the No. 1 regional university in the South after measuring the quality of academia, faculty, reputation, and graduation rates. Soon expanding “The Innovation Triangle” in Winter Park, Rollins College ranks No. 4 as the nation’s most innovative schools.



## Park Avenue

Winter Park is world-famous for Park Avenue, a signature shopping district which features more than 140 boutiques, sidewalk cafes, and museums, and plays host to seasonal art shows, concerts, exotic car shows, and fashion events. Park Avenue is the primary dining and shopping district for Orlando’s affluent residents and visitors alike. Park Avenue is home to Orlando’s only off-mall locations for Lululemon, Williams & Sonoma, and Pottery Barn, and Orlando’s only Restoration Hardware.



## Winter Park Connectivity

Located in the heart of Winter Park and only 4.6 miles north of Downtown Orlando, the Property is also a beneficiary of its positioning along the 49-mile commuter SunRail. Winter Park hosts a rail station which also accommodates Amtrack, providing connectivity to Central Florida’s largest demand drivers. The SunRail transports over one million riders annually and Winter Park is the 2nd busiest station.





## Let's Connect

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