



**FOR LEASE**  
**WINDING HOLLOW OFFICE CENTER**  
**WINTER SPRINGS | 1,750 SF TO 10,488 SF +/- | CLASS A**

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## OFFERING DETAILS

A detailed description of the available space for lease along with floor plans and positioning in the Center.

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## PROPERTY PHOTOS

Some representative photos of the building's interior and exterior.

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## LOCATION

An overview of the excellent placement of the BMO Harris Building.

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## CONTACT INFO

Contact the Listing Broker for more information or to schedule a showing.

FOR MORE INFORMATION, CONTACT:

**COSTEL VANATORU**

Lic. Real Estate Broker

407-403-5775

Costel@VanWald.com

Vanwald & Associates LLC •

6000 Metrowest BLVD, STE 101, Orlando, FL 32835





**LEASE OFFERING MEMORANDUM**  
**1,750 SF TO 10,488 SF +/- | CLASS A**

## PROPERTY SNAPSHOT

Address	243 Winding Hollow BLVD, Winter Springs, FL 32708
County	Seminole
Type	Office Building
Building Class	A
Year Built	2018
Suitable Uses	Medical or Professional Office
Buildings	Three (3)
Area per Building	3,500 SF +/-
Total Available For Lease	Up to 10,488 SF
Minimum Divisible	1,750 SF +/-
Maximum Contiguous	3,500 SF +/-
Parking	Shared
Lease Rates	Starting at \$8/SF/YR NNN
Lease Term	Negotiable
Zoning	Commercial/Office
Special Notes	CAN SIZE & BUILD TO SUIT
Incentives	Please call for current incentives.

## BRIEF

Vanwald & Associates is pleased to present the opportunity to lease office space in the heart of Winter Springs, in a Class A building center located at 243 Winding Hollow BLVD, Winter Springs, FL 32708.

## Class A ✓

There are three (3) buildings in the center, each measuring about 3,500 SF. The buildings can be split into smaller suites of about 1,750 SF, with each having a private bathroom and break room with sink.

## ATTRACTIVE ARCHITECTURE ✓

The buildings benefit of very attractive architecture and are placed in a quiet setting. The center was built in 2018, so all the major components are in like-new condition.

Each office and area has access to natural light and the center could accommodate a tenant up to 10,500 SF in between all three buildings.

## MOVE IN INCENTIVES ✓

Call listing broker for current incentives or build to suit options.

# KEY METRICS

## *Property*

### **WINDING HOLLOW OFFICE CENTER**

243 Winding Hollow BLVD,  
Winter Springs, FL 32708

## *Square Feet*

**1,750 TO 10,488**

AVAILABLE FOR LEASE

## *Class* **A**

CLASS A OFFICE SUITES

## *Rates from* **\$8**

PER SF/YEAR NNN

## *Buildings* **3**

THREE FREE STANDING BUILDINGS  
ABOUT 3,500 SF EACH

## *Use*

### **MEDICAL OR PROFESSIONAL OFFICE**

CAN SIZE & BUILD TO SUIT

# LANDLORD CAN BUILD & SIZE TO SUIT

## 243 Winding Hollow, Buildings 1 to 3

Suite	Status	Square Feet (+/-)	Min. Divisible (+/-)	Max. Contiguous (+/-)	Lease Rate/SF/YR	Lease Type
1000	AVAILABLE	1,750	1,750	3,500 SF	\$8-\$12 /SF/YR	NNN
1050	AVAILABLE	1,750	1,750	10,500 SF	\$8-\$12/SF/YR	NNN





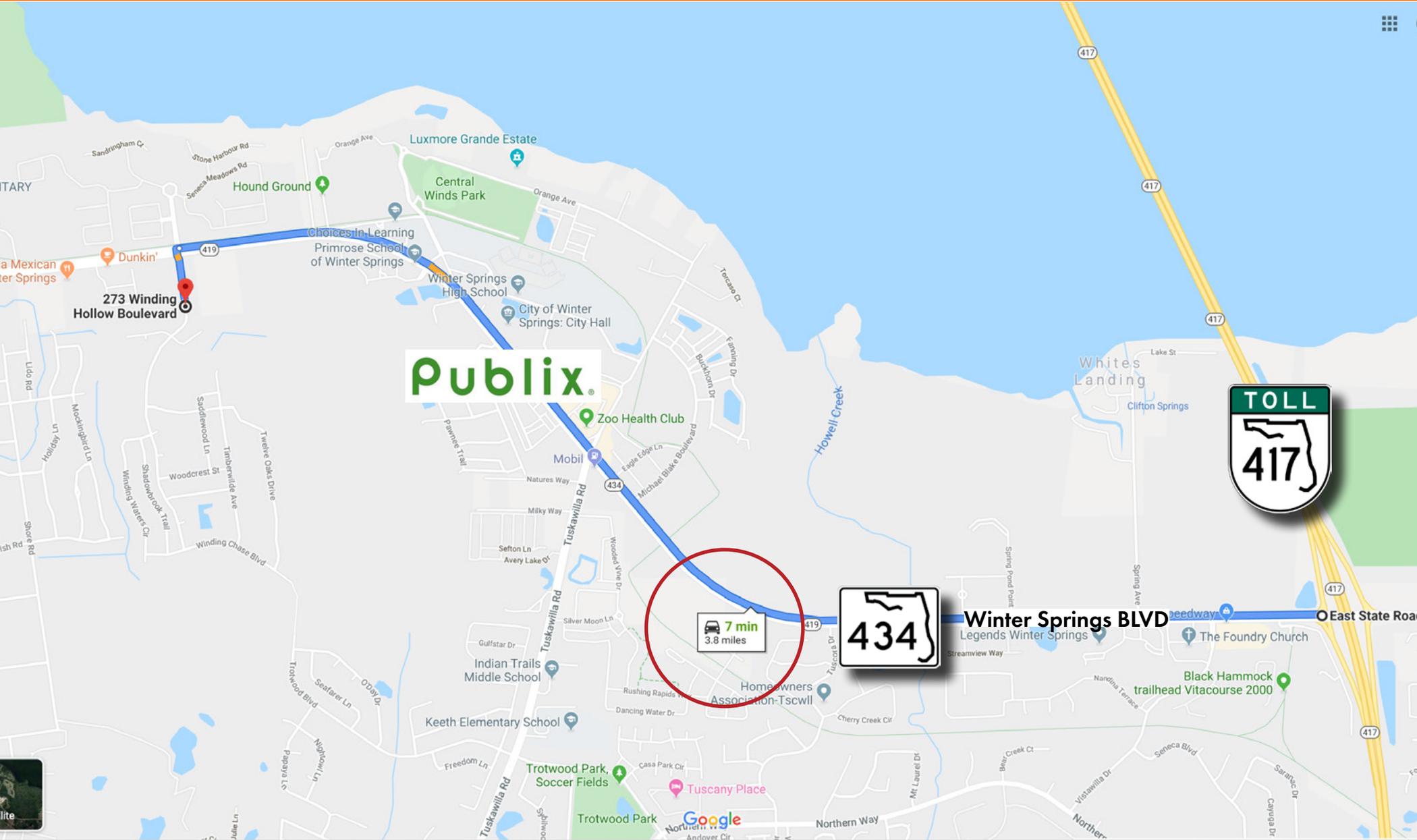


7 min  
to 417

3 min  
to  
City Hall

7 min  
to 17-92

17 min  
to I-4



# HIGH DENSITY & HIGH NET WORTH AREA



Winter Springs BLVD



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