



OFFICE SPACE FOR LEASE IN WINTER PARK

2699 Lee Road, Winter Park, FL 32789

Six Story First-Class Office Building Located at Winter Park's Western Gateway Near I-4

PROPERTY HIGHLIGHTS

- Iconic location and presence at the gateway to Winter Park
- Winter Park's moderately priced office option
- Great surface parking and access to Interstate 4
- Flexible space sizes available
- Recently renovated throughout and directly adjacent to Winter Park's newest Starbucks
- Full floor and top of building signage available
- Visible to almost 200,000 vehicles per day along Interstate 4
- Five minutes to the Golden Corridor retail and amenities of Winter Park



ASKING RATE:

Contact broker for details



SQUARE FOOTAGE:

90,000 ± rsf



TOTAL LAND AREA:

3.5 ± AC



PARKING:

5/1,000



ZONING:

C-3



YEAR BUILT:

1974 / Renovated 2023



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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JOSH SMITH

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For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

OFFICE SPACE FOR LEASE

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Building Exterior



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Building Interior



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OFFICE SPACE FOR LEASE

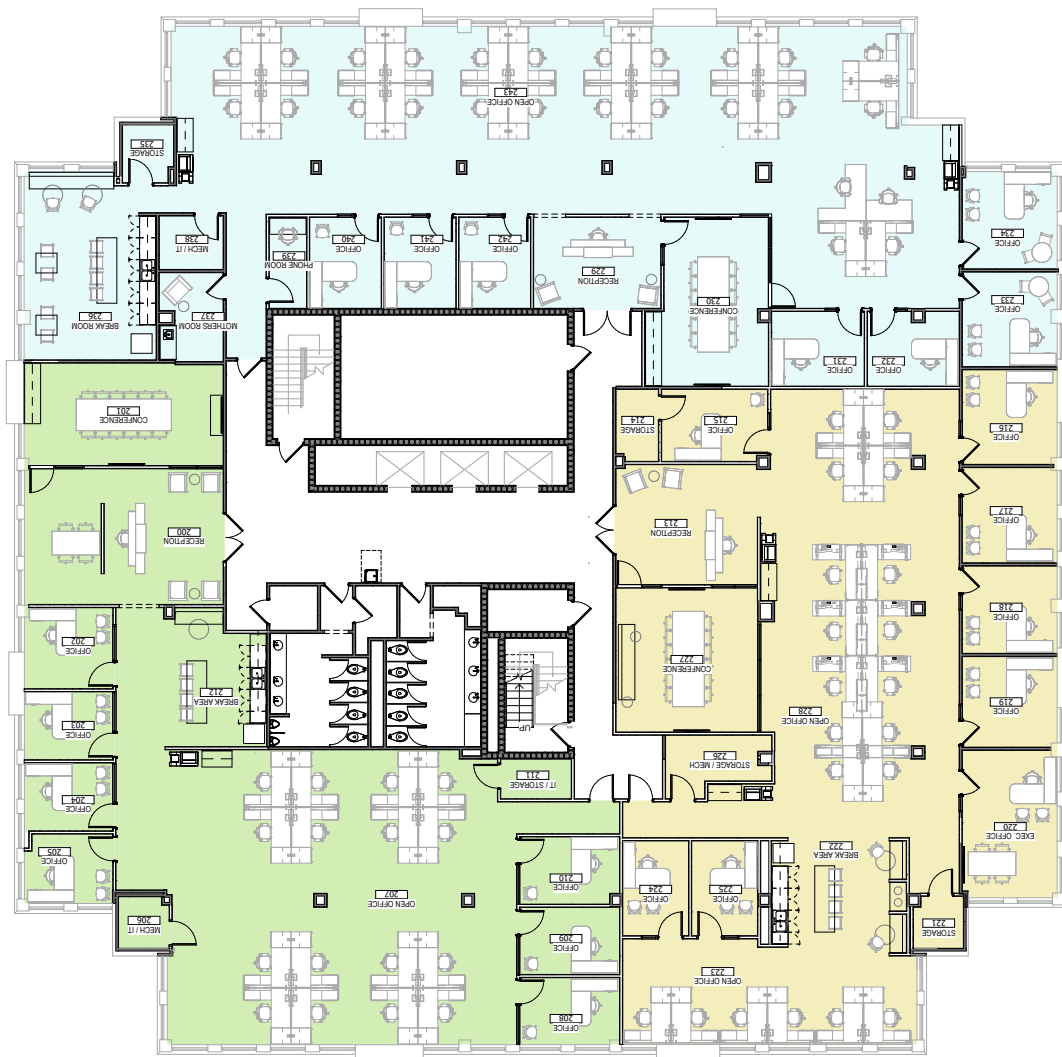
2699 Lee Road, Winter Park, FL 32789

Floor Plan | 2nd Floor

Suite 200 Full Floor - Up to 15,190 RSF

****Demising lines are conceptual and for reference only.**

Suites can be demised to suit.**



Suite 200 – 4,557 RSF

Suite 201 – 5,620 RSF

Suite 202 – 5,013 RSF



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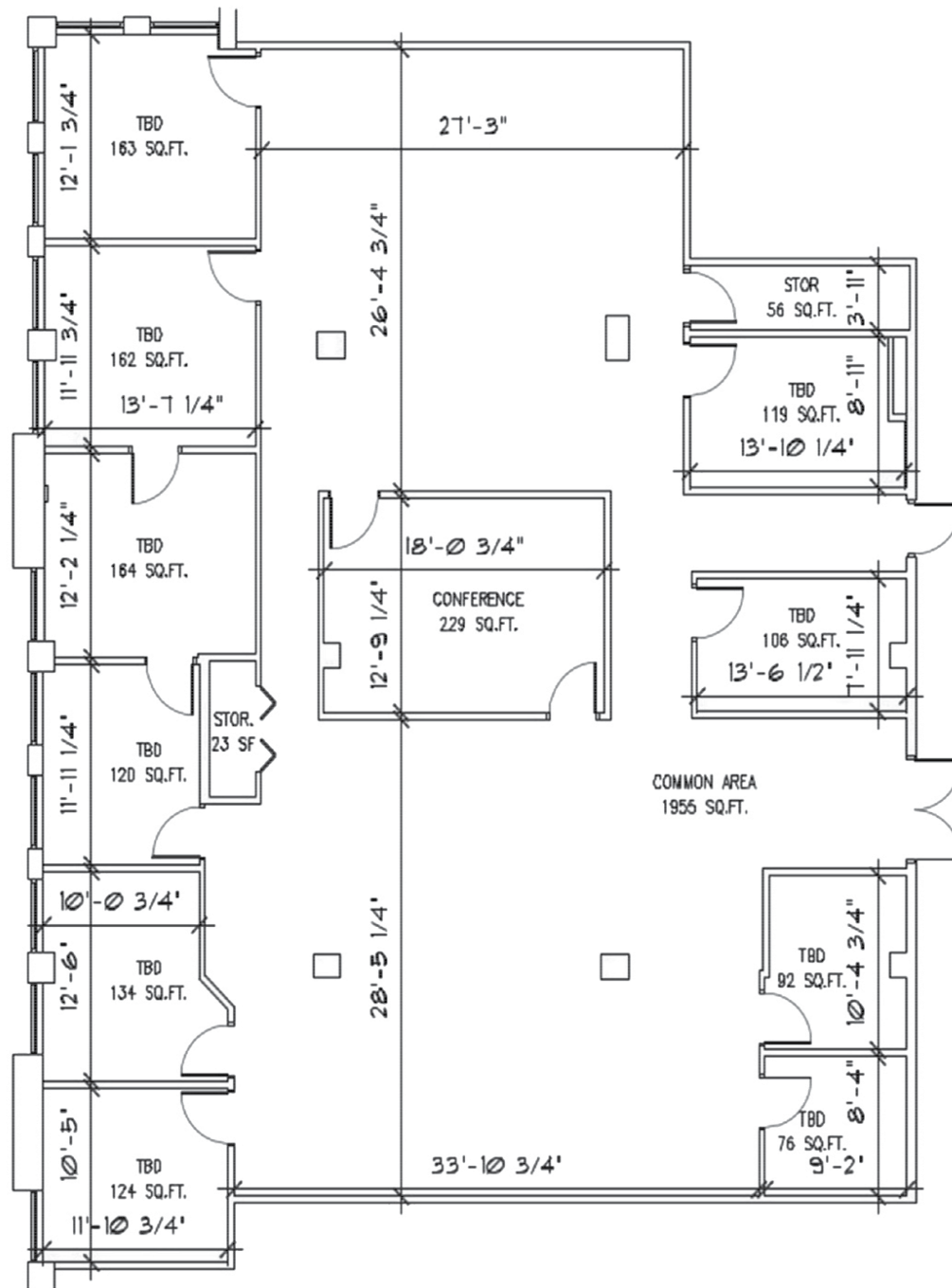
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OFFICE SPACE FOR LEASE

2699 Lee Road, Winter Park, FL 32789

Floor Plan | 3rd Floor

Suite 302 4,260 RSF



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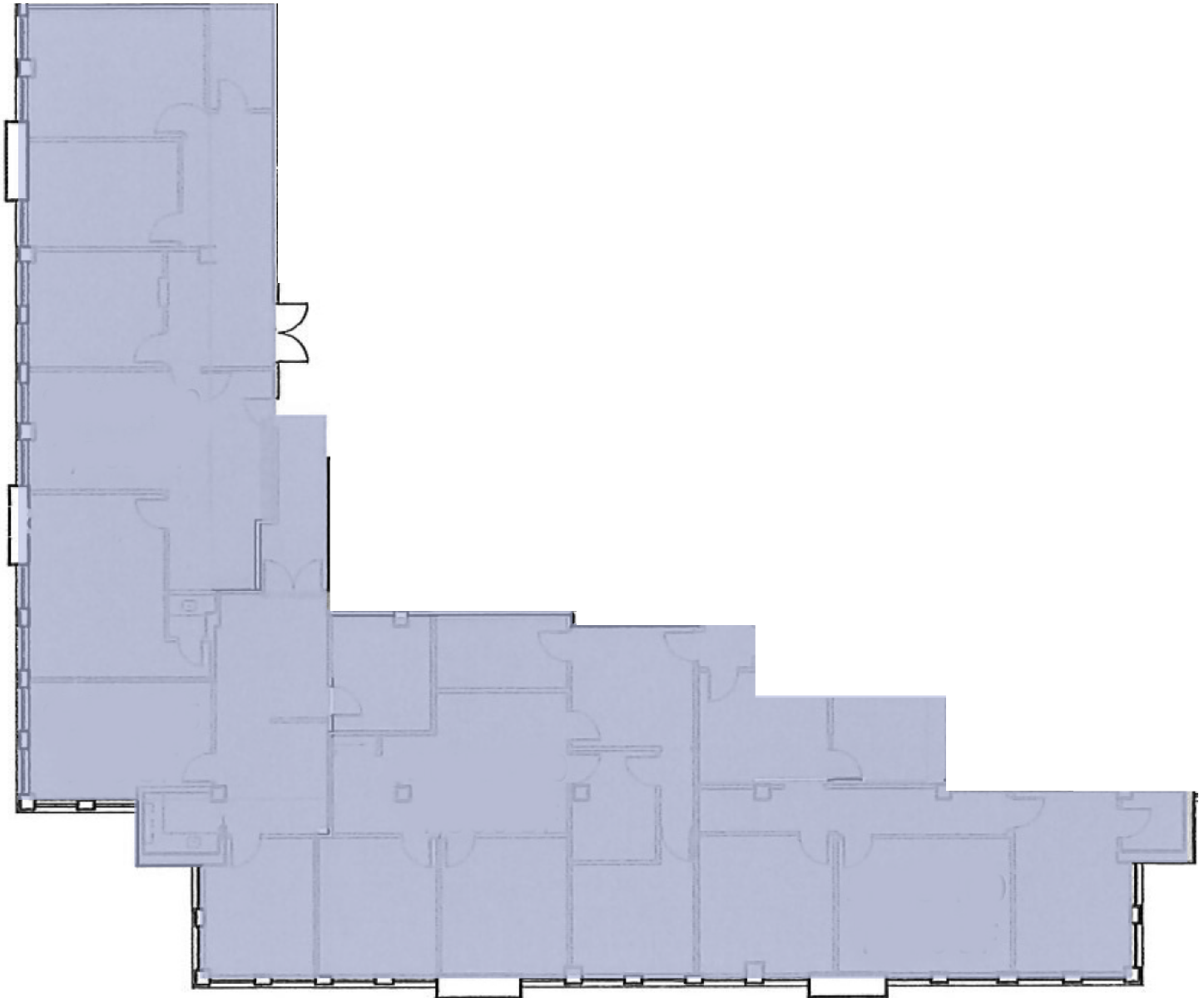
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2699 Lee Road, Winter Park, FL 32789

Floor Plan | 4th Floor

Suite 401
5,875 RSF

Available 2/1/2026



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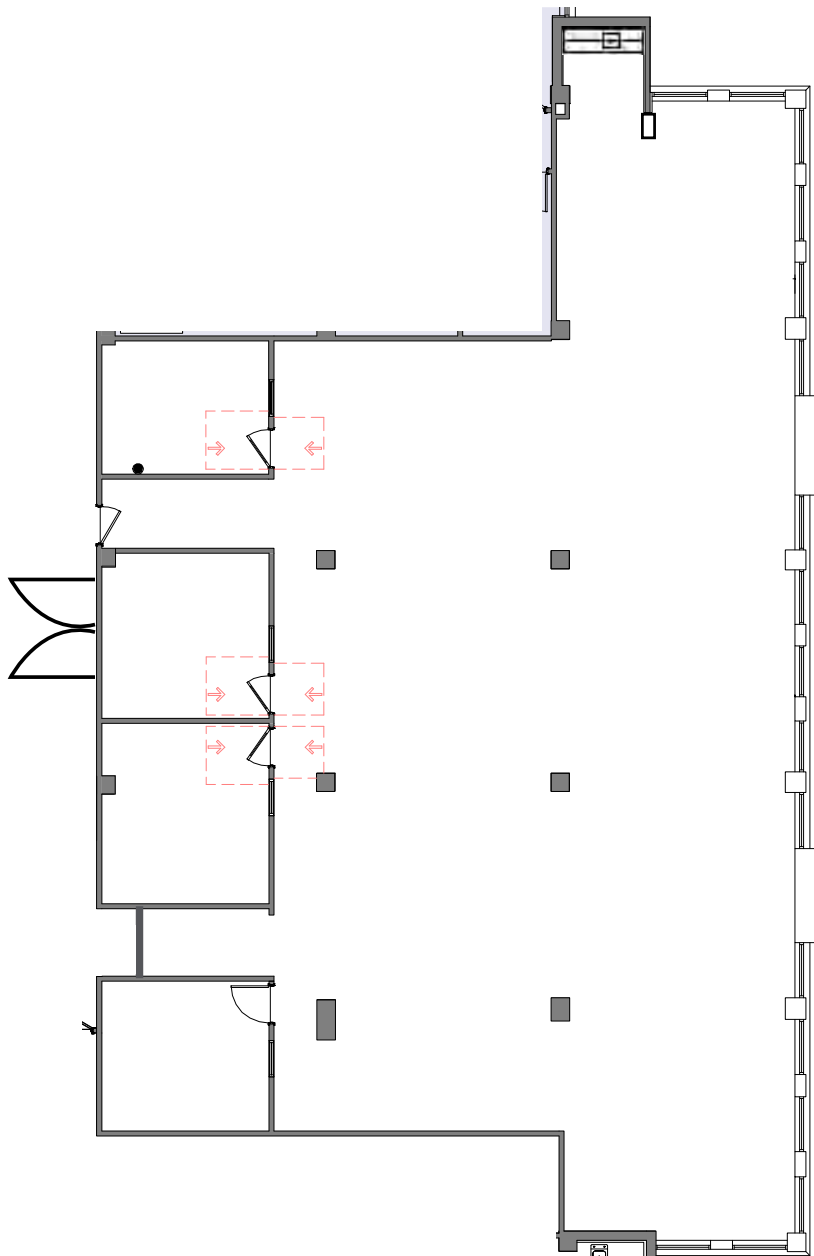
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2699 Lee Road, Winter Park, FL 32789

Floor Plan | 4th Floor

Suite 411
5,442 RSF



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OFFICE SPACE FOR LEASE

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Floor Plan | 5th Floor

Fifth Floor 2,425 - 8,706 RSF

*****Suites 510-512 are contiguous. Demising lines are conceptual and for reference only. Suites can be demised to suit.*****



■ Suite 510 – 3,780 RSF ■ Suite 511 – 2,425 RSF ■ Suite 512 – 2,501 RSF



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OFFICE SPACE FOR LEASE

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Access

DRIVE TIMES

1 minute

to Interstate 4

4 minutes

to US 17-92 Retail

10 minutes

to Park Ave

11 minutes

to Downtown Orlando

22 minutes

to Orlando Executive Airport

27 minutes

to MCO International Airport



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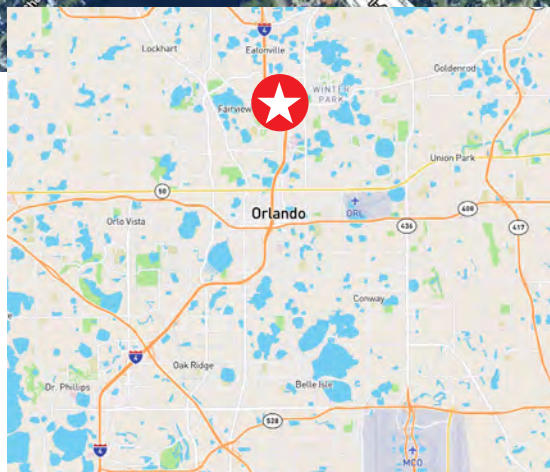
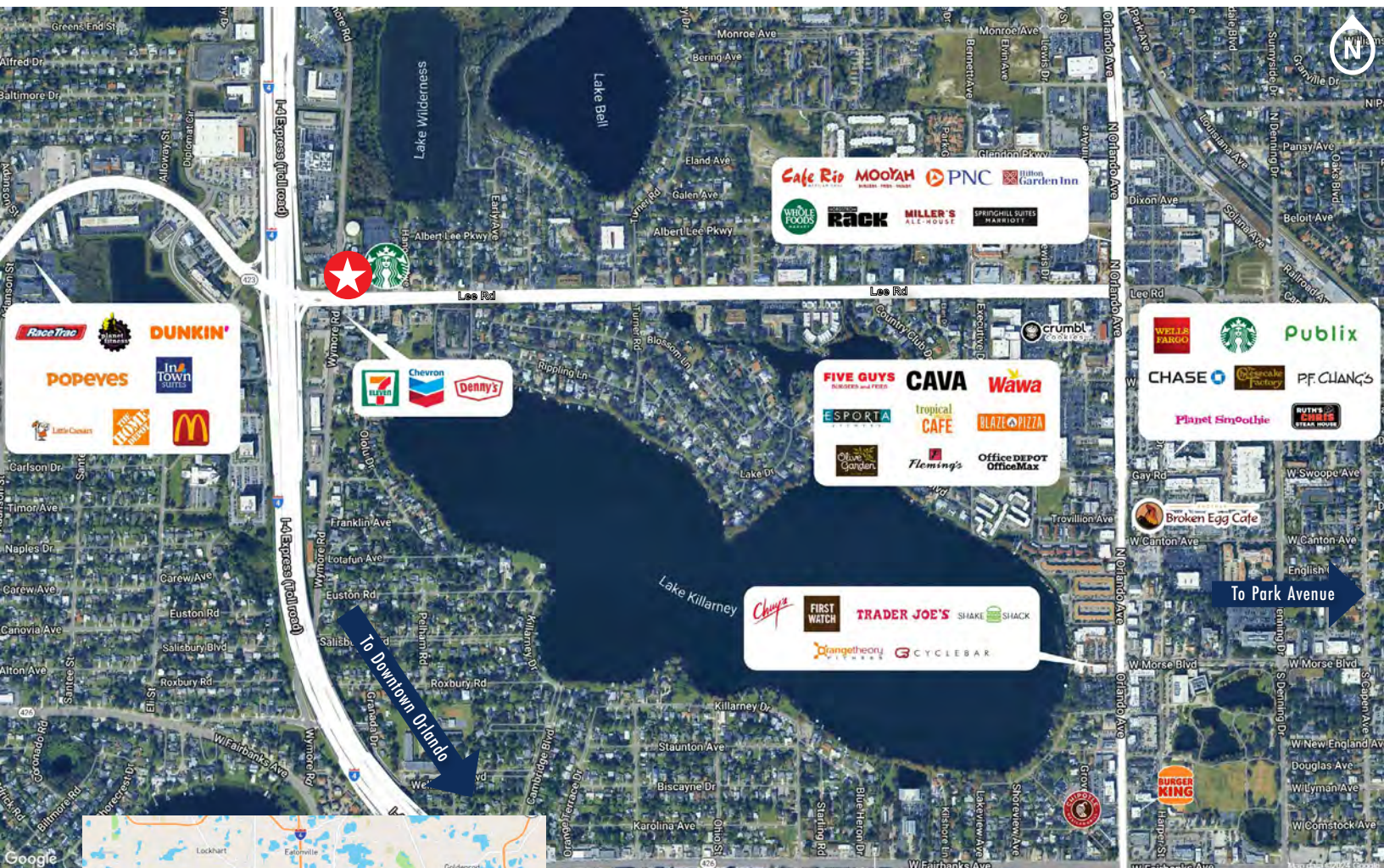
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Area Overview

Quick & Easy Connectivity to Winter Park and Greater Orlando



1,3,5 MILE DEMOGRAPHICS

POPULATION		
1 Mile	3 Miles	5 Miles
10,483	90,881	309,262

EMPLOYEES		
1 Mile	3 Miles	5 Miles
9,266	103,280	244,973

AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$89,631	\$137,556	\$121,183

BUSINESSES		
1 Mile	3 Miles	5 Miles
1,269	13,060	34,610



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