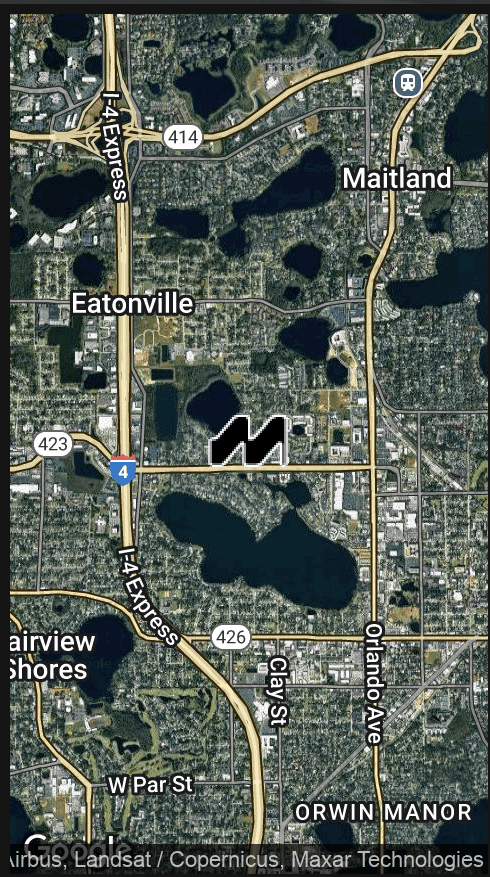




# Winter Park Executive Center

1950 LEE RD, WINTER PARK, FL 32789



## Location Overview

Winter Park Executive Center is a 2-story professional office featuring move-in ready suites offering full-service leases.

Strategically situated between I-4 and North Orlando Avenue, tenants benefit from being less than a mile from the Winter Park Village, Winter Park Square, and the Center of Winter Park offers an abundance of retail, restaurants, entertainment, and specialty services.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](http://MILLENNIA-PARTNERS.COM)

PRESENTED BY

**BRIAN GRANDSTAFF**

407.370.3211

[Briang@millenia-partners.com](mailto:Briang@millenia-partners.com)

**ANTHONY GIEBEL**

407.201.0000

[agiebel@millenia-partners.com](mailto:agiebel@millenia-partners.com)



## EXECUTIVE SUMMARY

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Center



### OFFERING SUMMARY

Lease Rate:	\$1,003.00 - 2,750.00 per month (Full Service; Gross)
Building Size:	30,406 SF
Lot Size:	2.22 Acres
Zoning:	O-1
Market:	Winter Park

### PROPERTY OVERVIEW

Fantastic professional co-tenancy featuring full-service leases. The Center offers 2 move-in ready suites, both with standard office buildouts that are sure to fit any business/professional service.

### HIGHLIGHTS

- Close Proximity to 17-92
- Convenient Access to I-4
- Great Co-Tenancy
- Additional amenities include 24-hour access, a bus line, controlled access, and signage.
- Within 3 miles of Winter Park Village which is a lively, high-end shopping center and minutes away from Downtown Winter Park.

### SPACES

### LEASE RATE

### SPACE SIZE

Suite 104	\$22.00 SF/yr	1,500 SF
Suite 217	\$1,003 per month	481 SF
Suite 217 A	\$1,047 per month	502 SF

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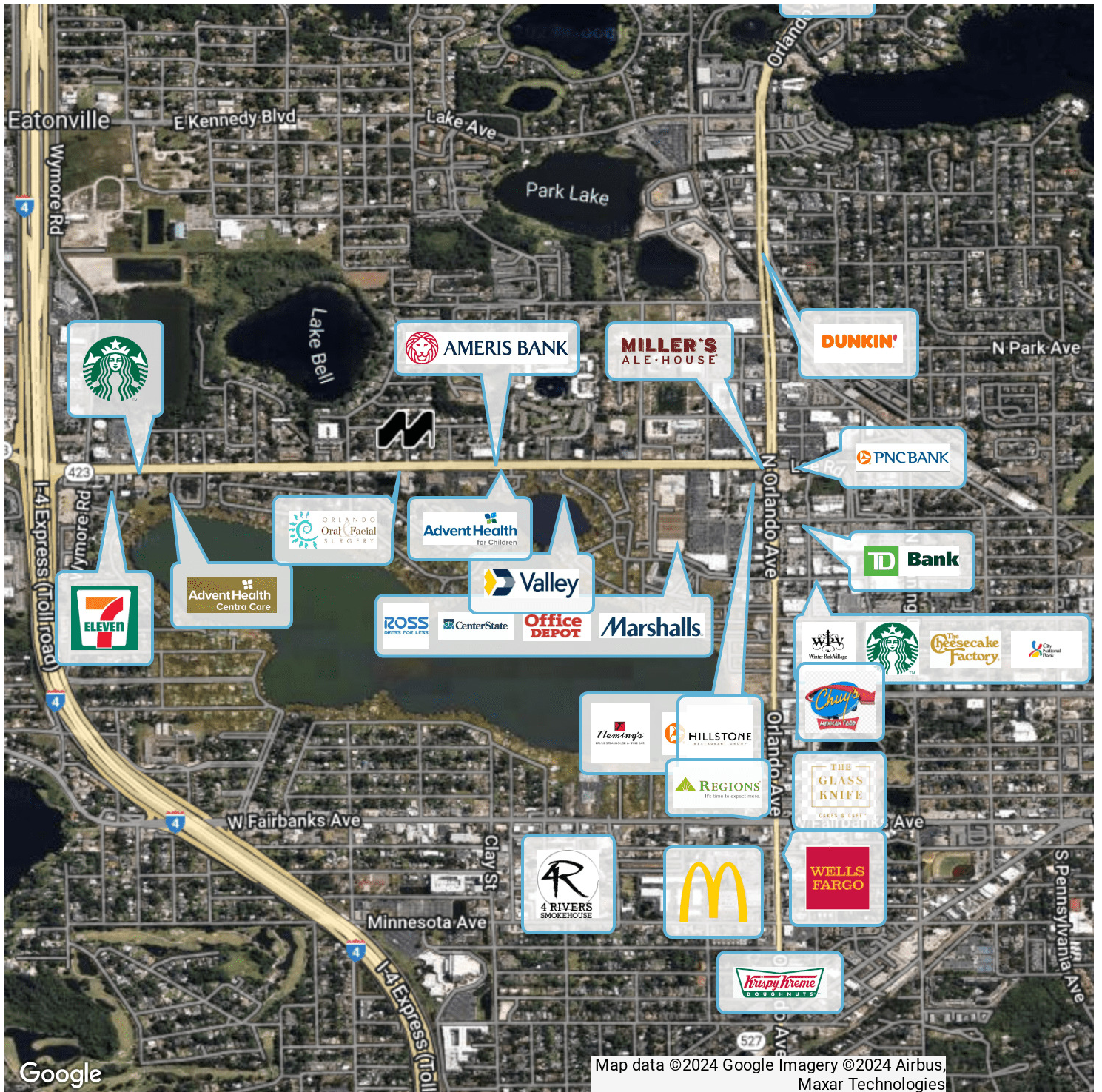
OFFICE BUILDING

# For Lease

# LOCATION MAPS

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Center



Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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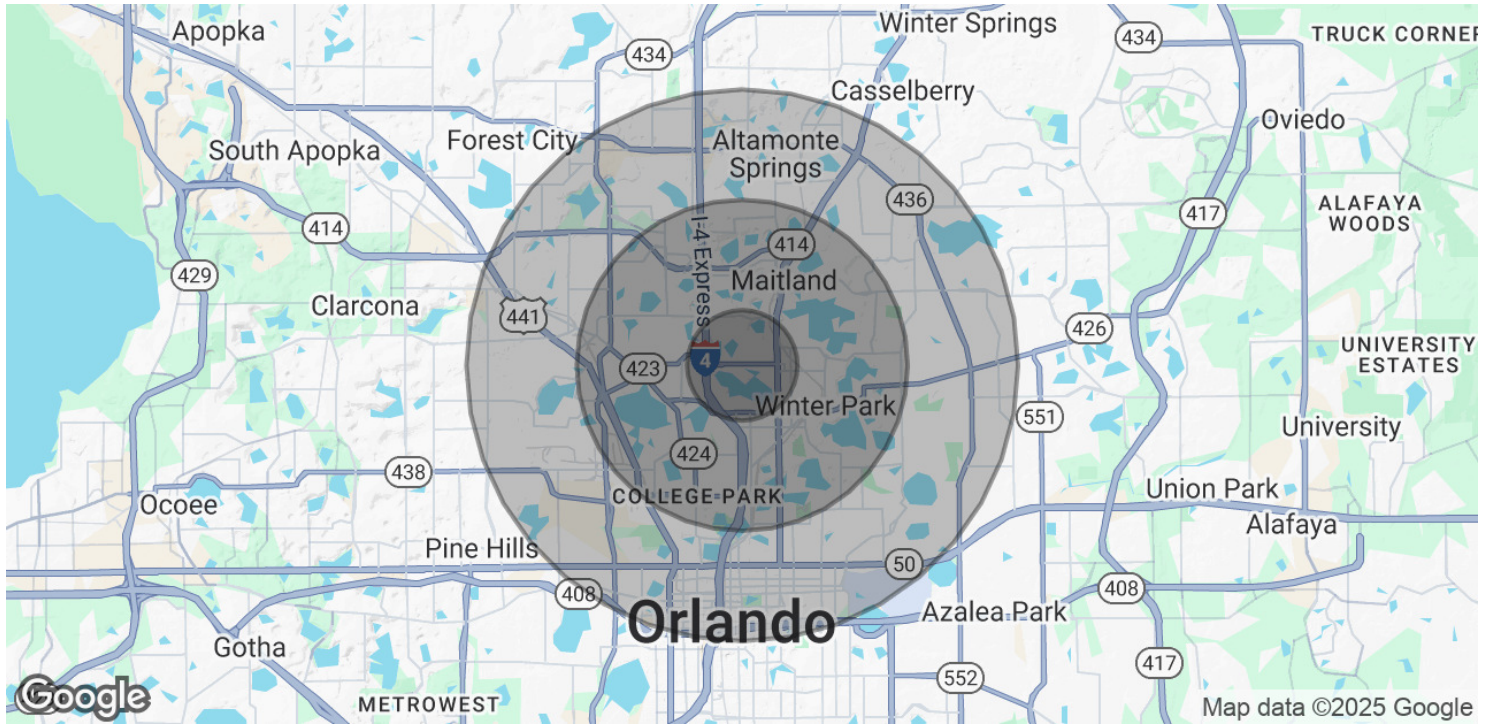
OFFICE BUILDING

# For Lease

# DEMOGRAPHICS MAP & REPORT

1950 LEE RD, WINTER PARK, FL 32789

# Winter Park Executive Center



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,916	74,629	241,011
Average age	39.3	38.9	37.5
Average age (Male)	39.2	37.8	35.8
Average age (Female)	41.6	40.3	39.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,468	31,474	102,261
# of persons per HH	2.6	2.4	2.4
Average HH income	\$64,984	\$93,598	\$73,879
Average house value	\$285,534	\$392,538	\$322,395

\* Demographic data derived from 2020 ACS - US Census

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OFFICE BUILDING

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