

FOR LEASE | 2,500 TO 13,580 SF AVAILABLE

770 W BAY STREET  
WINTER GARDEN, FL 34787



Rendering Photo

TWO MINUTES AWAY FROM PLANT STREET MARKET, LOCATED WITHIN THE DOWNTOWN WINTER GARDEN GOLF CART DISTRICT

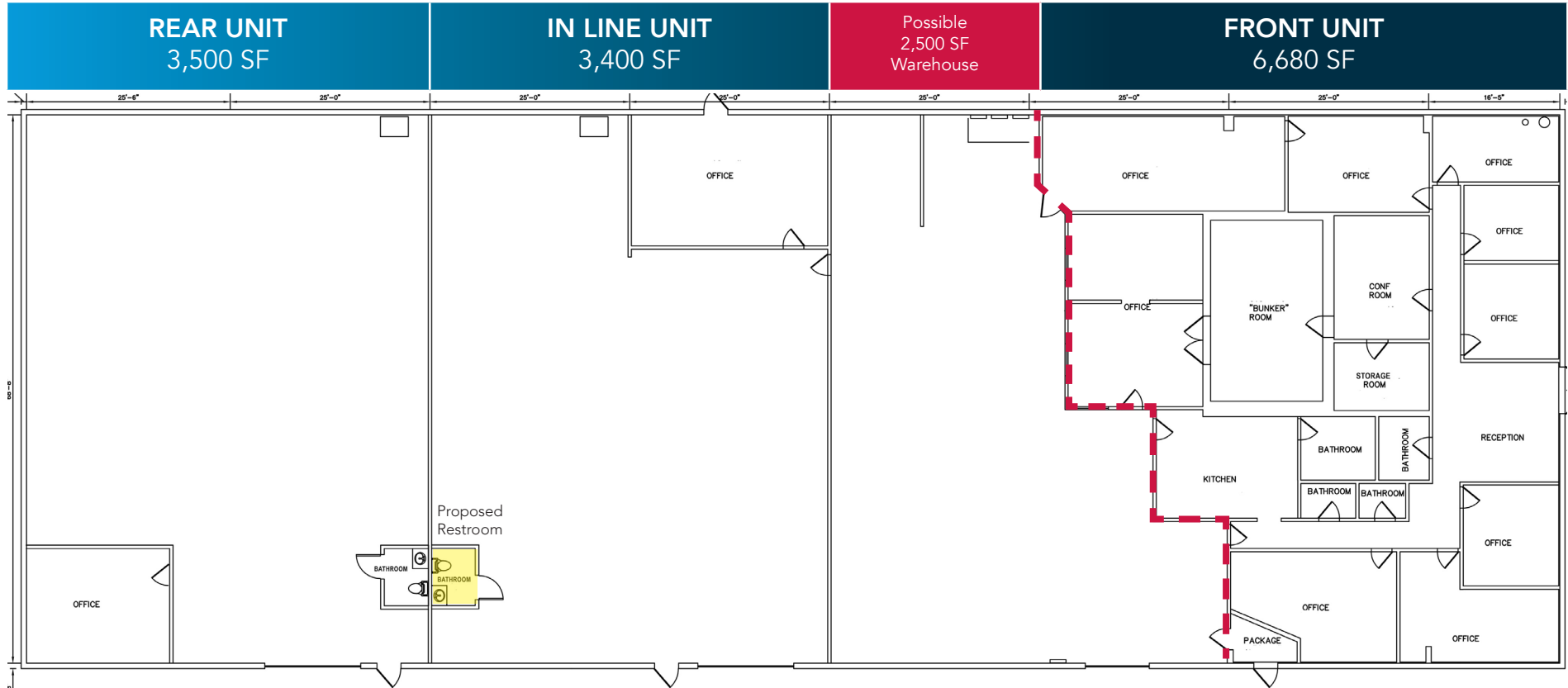
Positioned just north of Historic Downtown Winter Garden, providing immediate access to one of Central Florida's most vibrant walkable districts. The property is located only minutes from the popular Plant Street Market, a highly visited indoor artisan market in the heart of downtown. This strategic location provides seamless connectivity to the walkable downtown core while maintaining convenient access to the broader Orlando metro area, approximately 14 miles west of Downtown Orlando.

- Fully climate controlled space
- 3-Phase Power
- Equipped with smart system accessible via smart phone for security, seamless 24/7 access, and improved functionality
- Diverse size offerings with varying office footprints
- Planned renovations with significant improvements under way



Rendering Photo

CONTACT: BROCK HOLSTON | 407.413.0252 | BHOLSTON@LEE-ASSOCIATES.COM



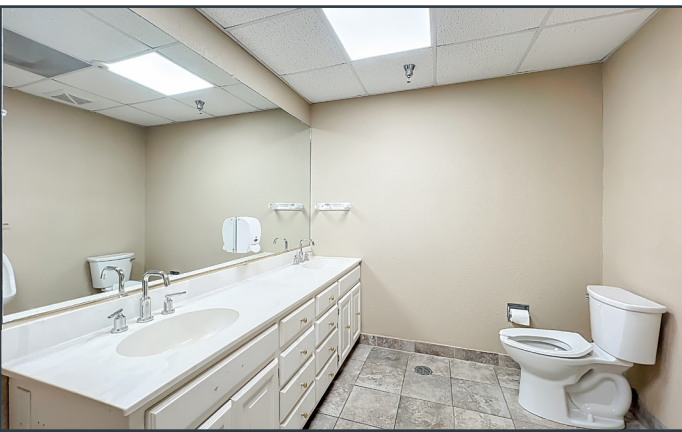
## PROPERTY OVERVIEW

**CLEAR HEIGHT:** 12' to 14'

**POWER:** 3-Phase

**FEATURE:** Fully Climate Controlled Area Offered

	REAR UNIT	IN LINE UNIT	POSSIBLE DEMISED SPACE	FRONT UNIT
<b>TOTAL SIZE</b>	3,500 SF	3,400 SF	2,500 SF	6,680 SF <i>IF NOT DEMISED</i>
<b>OFFICE SIZE</b>	300 SF	400 SF	N/A	4,180 SF
<b>LOAD</b>	1 Grade Level Roll Up Door	1 Grade Level Roll Up Door	1 Grade Level Roll Up Door	1 Grade Level Roll Up Door







**DOWNTOWN WINTER GARDEN**



W Bay Street

Plant Street

Plant Street

S Park Avenue

S Dillard Street

Plant Street

S Park Avenue

# PROXIMITY MAP | 770 W Bay Street | Winter Garden, FL 34787



## CONTACT

**Brock Holston**  
Associate  
407.413.0252  
bholston@lee-associates.com