

For Lease

Winter Park Office Space

1,212 SF | Flexible Lease Term

OWENS PLAZA

1212
WINTER PARK OFFICE SPACE
1,212 SF
PRIVATE ENTRANCE
PRIVATE MAILING ADDRESS
PRIVATE PARKING

2435 Lee Road

Winter Park, Florida 32789

Property Highlights

- 1,212± SF available - entire north side of building
- Private entrance and exclusive mailing address
- Efficient floor plan with reception area, large executive office, conference room, 3 private offices, break area and 2 restrooms
- Lighted signage on both building and pole sign with Lee Road frontage
- Full access via Lee Road to east & west I-4 and US Hwy 17-92
- Designated front door parking with additional on-site and street parking
- Newly landscaped, entire interior painted, wall-to-wall carpet and planking flooring throughout
- 1 block from Starbucks and close to Winter Park restaurants and shopping
- Less than ¼ mile from I-4 with easy access to US Hwy 17-92, Maitland Blvd, Fairbanks Ave and US Hwy 441
- Great Winter Park location – close to Winter Park Village
- One of the most convenient locations in the Orlando area



Lease Rate: \$23.00/SF Mod. Gross

For more information

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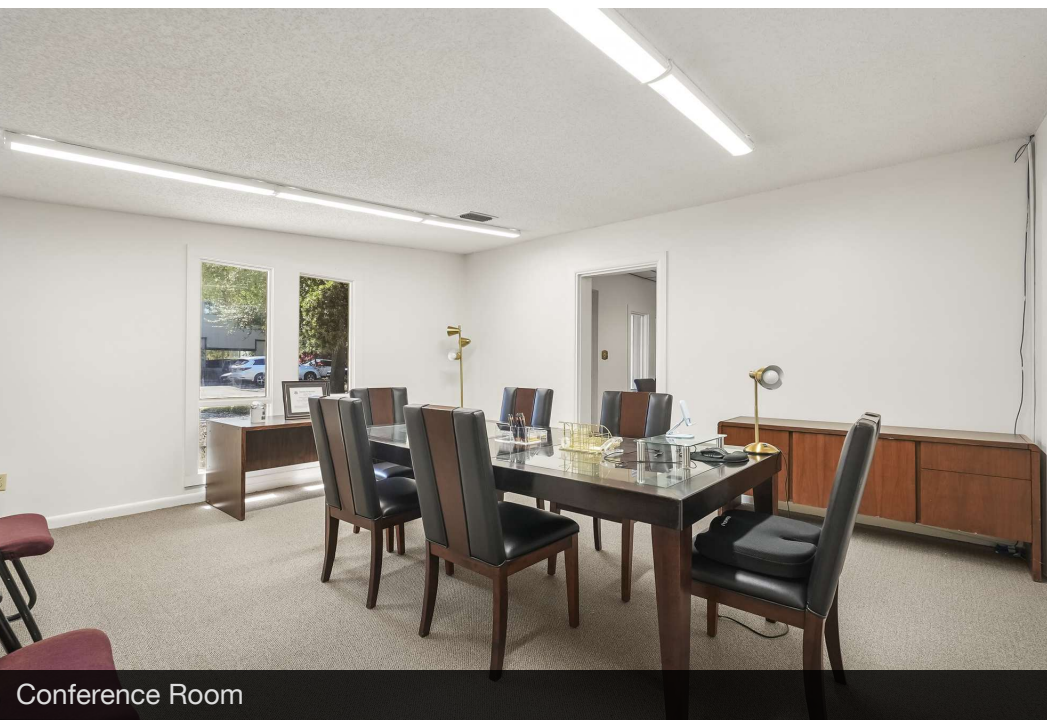
Property Photos



Private Front Entrance



Entrance / Lobby



Conference Room



Typical Office

Floor Plan

LEE ROAD



1,212± SF Available

2433 Lee Road
Fully Leased

2435 Lee Road

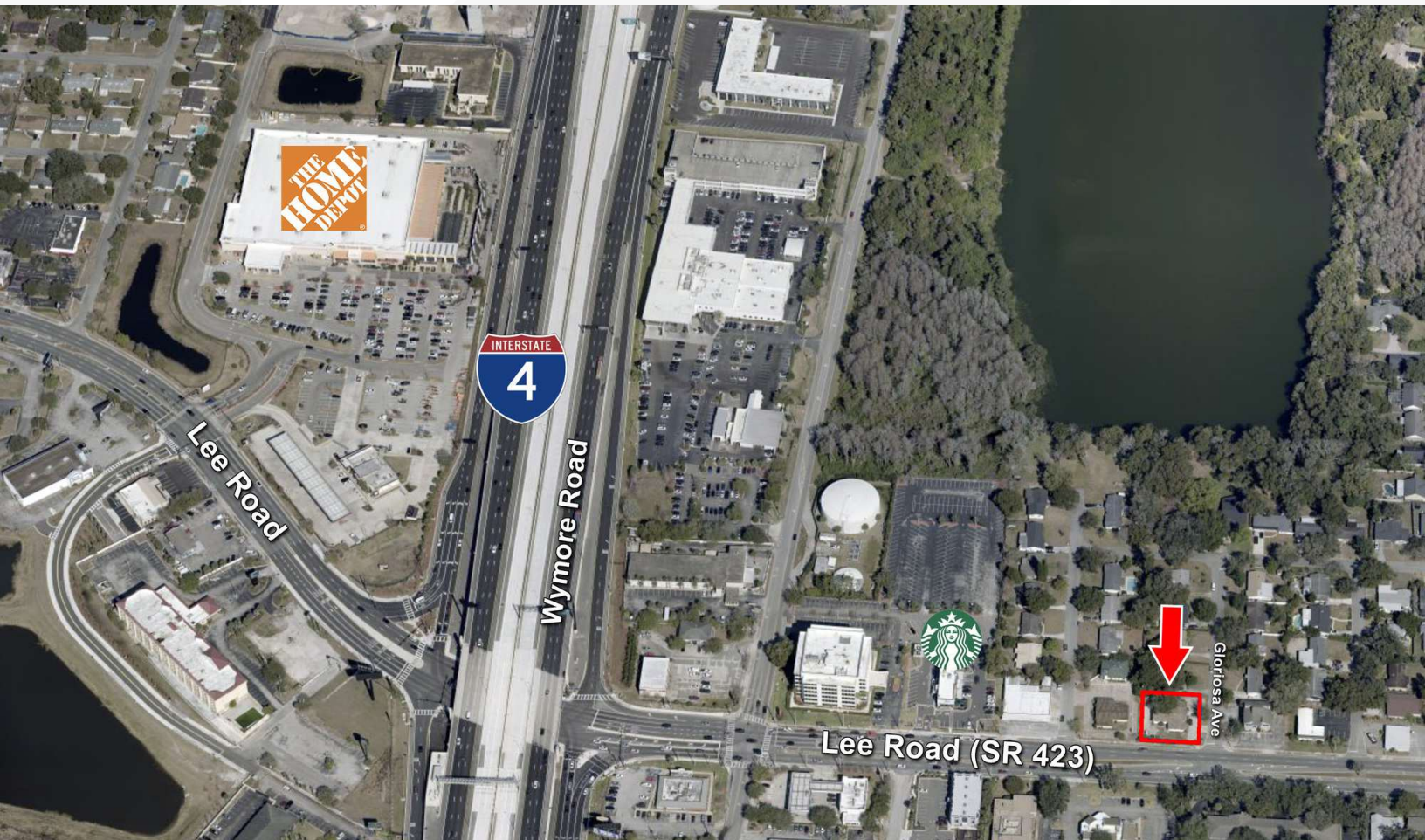
Private, Exclusive Entrance / Mailing Address



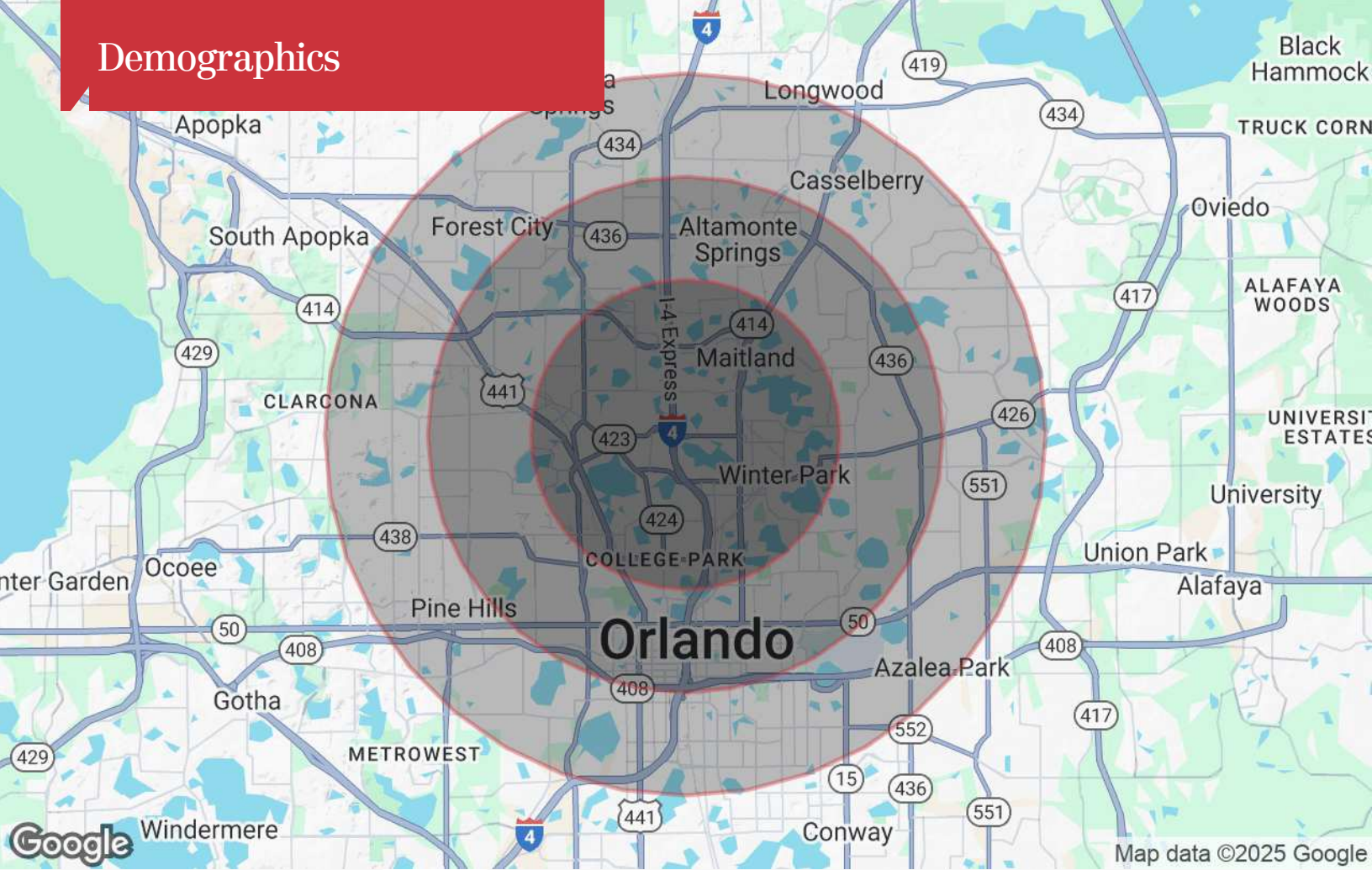
Aerials



Location Map & Aerial



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	84,566	289,286	537,890
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	40	39	39
MEDIAN AGE (FEMALE)	42	42	42

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	37,847	125,198	222,140
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$117,017	\$104,394	\$95,434
AVERAGE HOUSE VALUE	\$545,065	\$471,829	\$418,881

* Demographic data derived from 2020 ACS - US Census