



**WINTER PARK**  
**13,000 SF**  
**PURE POTENTIAL ON 17/92**

**1000 S ORLANDO AVE**  
**WINTER PARK, FL 32789**



LEE ZERIVITZ, SIOR, CCIM  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

CITY COMMERCIAL  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com



# FOR LEASE

**REIMAGINED. REPOSITIONED. READY.**

**Lease Rate**

**Call for details**

**Total SF**

**± 13,250 SF**

**3 configuration options**

**Full building, top floor or bottom floor**

## PROPERTY HIGHLIGHTS

- 13,250 SF | Two-Story Building | 0.64 Acres
- 100 Feet of Frontage on S. Orlando Ave. (U.S. Hwy. 17-92)
- Zoned C-3 — General Commercial | Broad Permitted Use Range
- Delivered as Shell — Generous Tenant Improvement Package Available
- Abundant On-Site Parking
- Exceptional Visibility & Signage Potential
- Strong Traffic Counts | Proximate to I-4
- Minutes to Downtown Winter Park, Maitland, & Downtown Orlando

## POSSIBLE USES

### Medical

- Blank shell allows custom clinical build-out (with some restrictions)
- Ideal for specialty practice or multi-tenant medical
- TI package supports full medical-grade finished suites
- Strong medical corridor with proximate hospitals and healthcare anchors
- Patient-facing signage visibility on one of Central Florida's busiest corridors

### Showroom / Retail

- Design your showroom exactly as your brand demands — no compromise
- 100 feet of 17-92 frontage — premier consumer-facing visibility
- TI package supports custom displays, lighting, and storefront buildout
- [C-3 zoning permitted uses link](#)
- High daily traffic counts drive consistent consumer exposure

### Office

- Shell delivery means fully customized floor plan — no retrofitting existing layouts
- TI package supports open plan, private office, or hybrid configurations
- Prestige Winter Park address with I-4 and Downtown Orlando access
- Ideal for headquarters, professional services, or regional office user

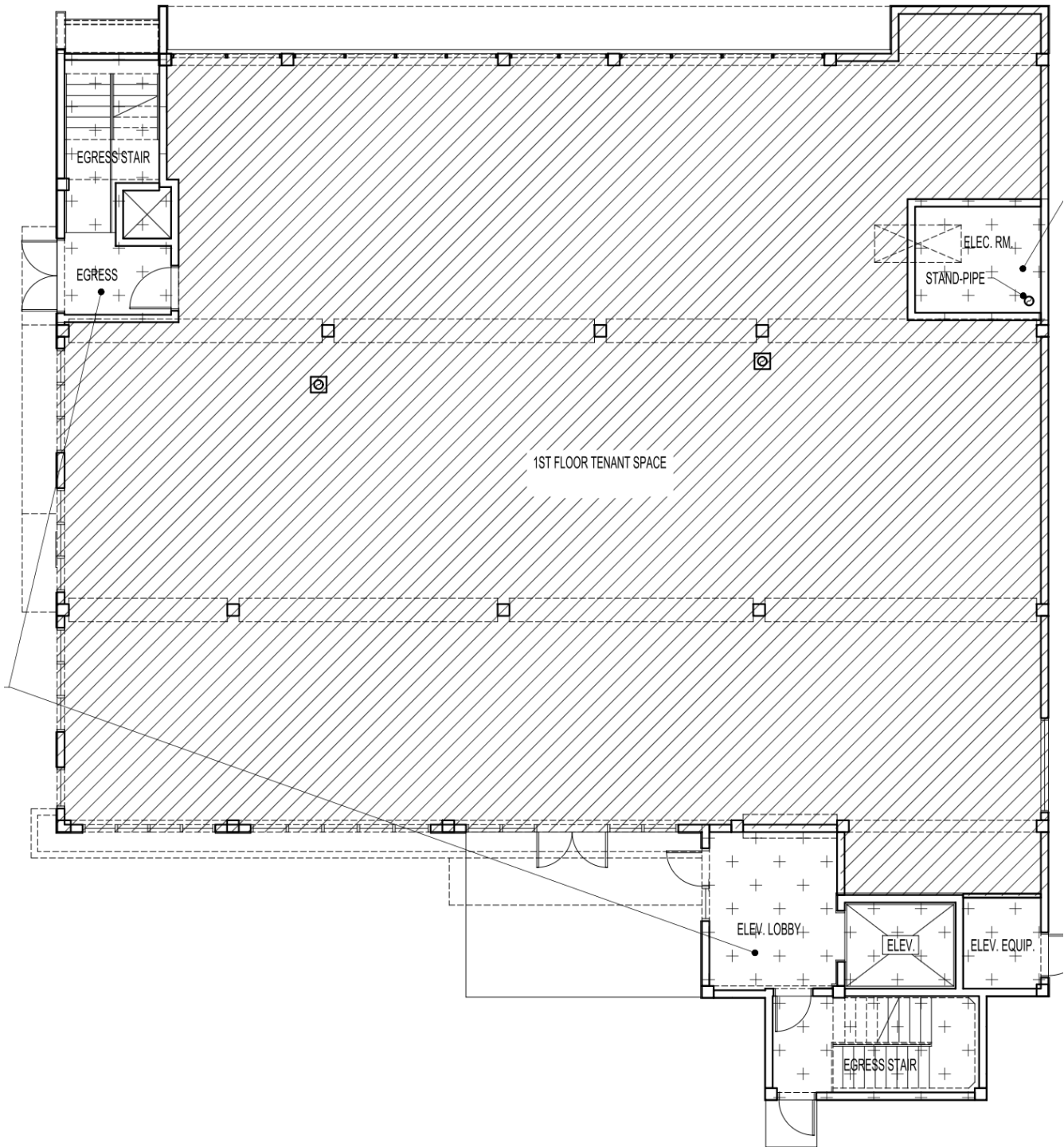
LEE ZERIVITZ, SIOR, CCIM  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

CITY COMMERCIAL  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com



FOR LEASE

# 1st FL space plan



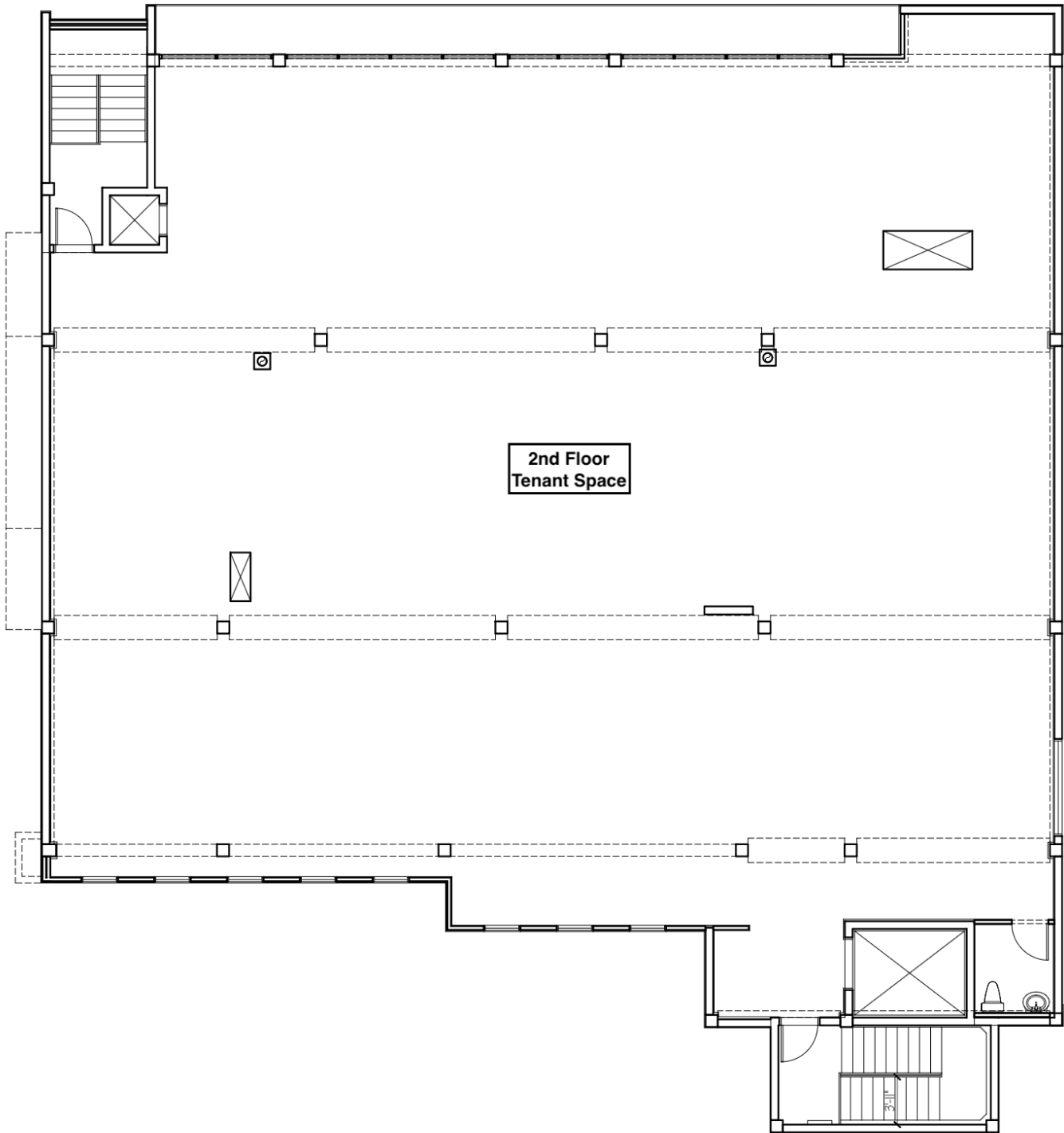
LEE ZERIVITZ, SIOR, CCIM  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

CITY COMMERCIAL  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com



FOR LEASE

## 2nd FL space plan



LEE ZERIVITZ, SIOR, CCIM  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

CITY COMMERCIAL  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com



FOR LEASE



LEE ZERIVITZ, SIOR, CCIM  
Managing Partner  
407.644.CITY  
lee@citycommercial.com

CITY COMMERCIAL  
1101 Symonds Ave.  
Winter Park, FL 32789  
CITYCommercial.com

