



FOUNDRY  
COMMERCIAL

# HERITAGE PARK

941 WEST MORSE BOULEVARD, WINTER PARK FL 32789

CLASS A OFFICE FOR LEASE

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## HERITAGE PARK

### PROPERTY FEATURES

- 86,000 + RSF Class A+ building
- 28,000 + RSF floor plates
- 4/1,000 RSF parking ratio
- Concierge style property management
- State-of-the-art and energy efficient building system
- The only new, large floor plate, institutional office project in the core of Winter Park

Suite	RSF
135	868

For more information, please contact:

**ALEX ROSARIO**

Principal

407.540.7713

[alex.rosario@foundrycommercial.com](mailto:alex.rosario@foundrycommercial.com)

Licensed Real Estate Brokers

**J. PAUL REYNOLDS, CCIM**

Principal

407.540.7728

[paul.reynolds@foundrycommercial.com](mailto:paul.reynolds@foundrycommercial.com)

Licensed Real Estate Brokers

420 South Orange Avenue, Suite 950  
Orlando, FL 32801

t: 407.540.7700 | f: 407.540.7750

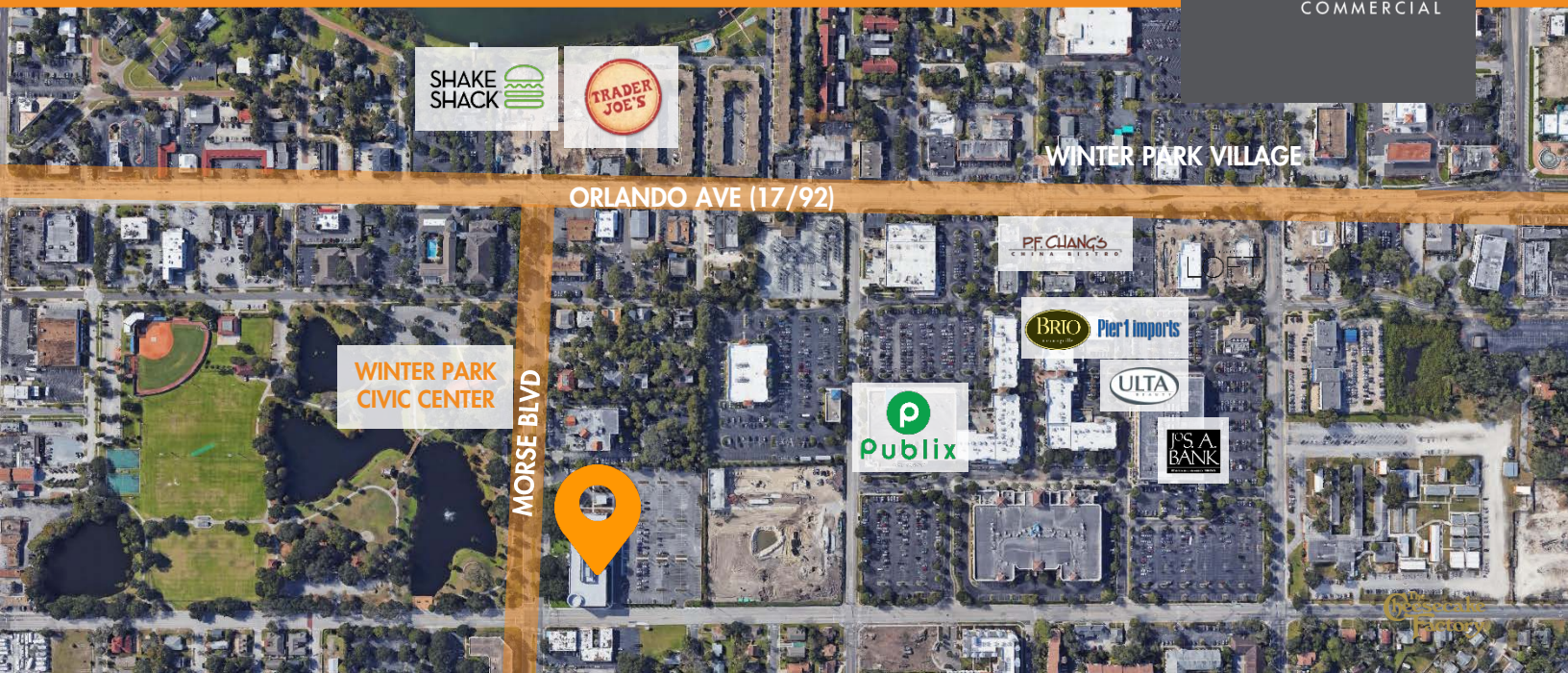
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## HERITAGE PARK

### BUILDING LOCATION

- Situated in a corporate campus setting
- Adjacent to Winter Park Village
- Walking distance to Park Avenue, the Trader Joe's Retail plaza and the SunRail station
- Easy access to 17-92 and I-4
- Lush landscaping
- Surrounded by a preserved tree canopy
- Neighboring Lake Island Park, which offers unobstructed views from all floors

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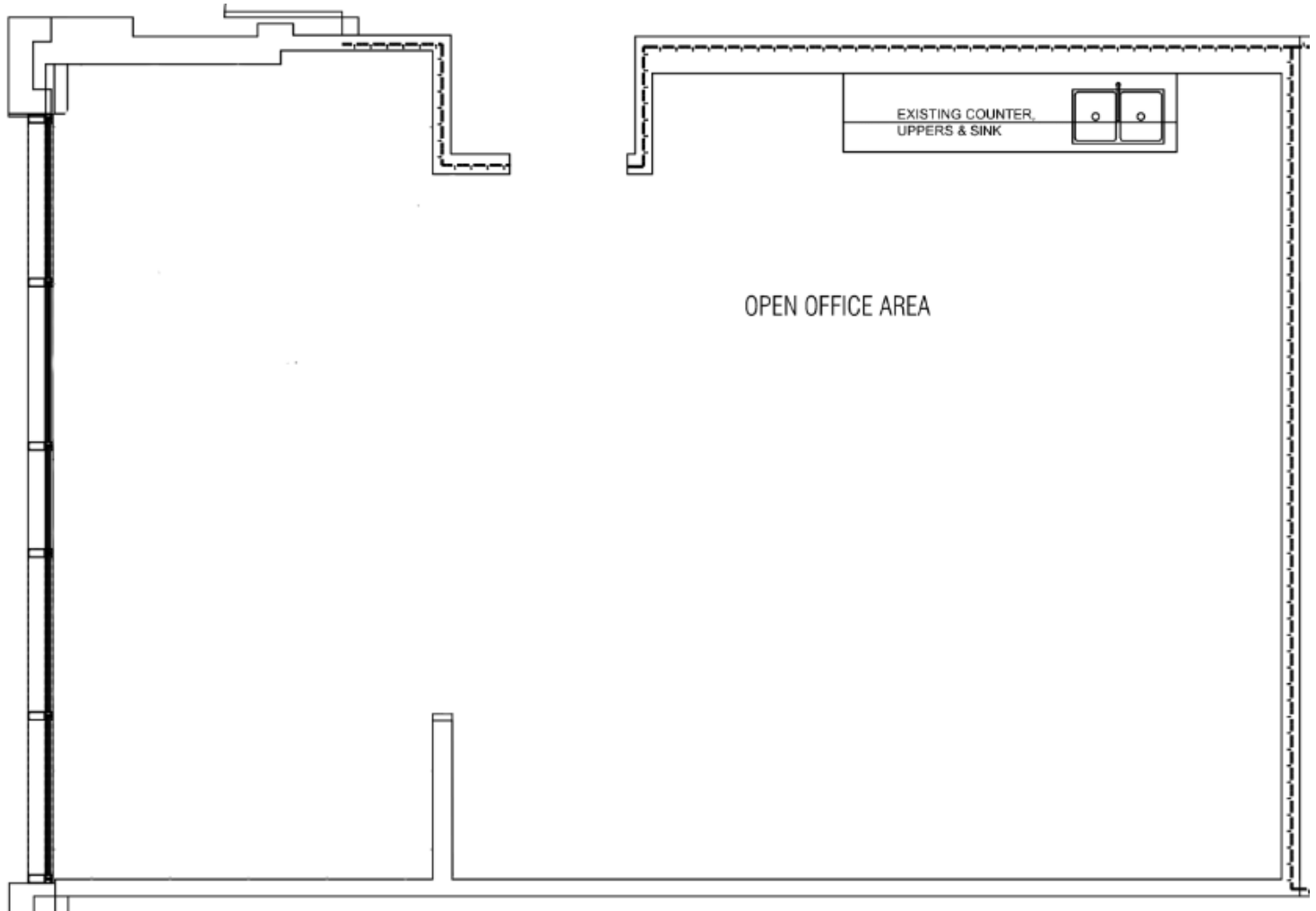
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SUITE 135 – 868± RSF AVAILABLE



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