

Wintergate Office Building



FOR LEASE | OFFICE



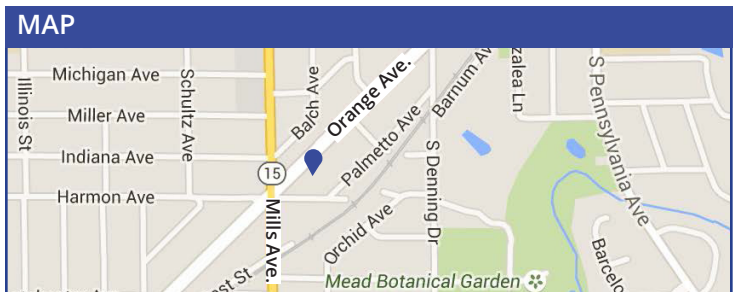
1350 N. ORANGE AVE. WINTER PARK, FL 32789

PROPERTY FEATURES:

- Located in the heart of beautiful Winter Park, minutes from Park Avenue
- Easy access to Downtown Orlando and I-4
- Plenty of on-site parking and two Electric Car charging stations
- Numerous dining and retail amenities in immediate area
- Small suites may be combined
- Full Service Lease
- Mini Suites: Asking Lease Rate \$650/month & up
- Office suites: \$23/SF/Yr

2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,845	97,195	295,990
Average HH Income	\$89,139	\$94,233	\$73,566
Median Age	41.8	40.3	38.9

TRAFFIC COUNT	
Orange Ave.	14,600 AADT
Mills Ave.	34,748 AADT



Contact us now for more information

SOLOMON ATTAWAY

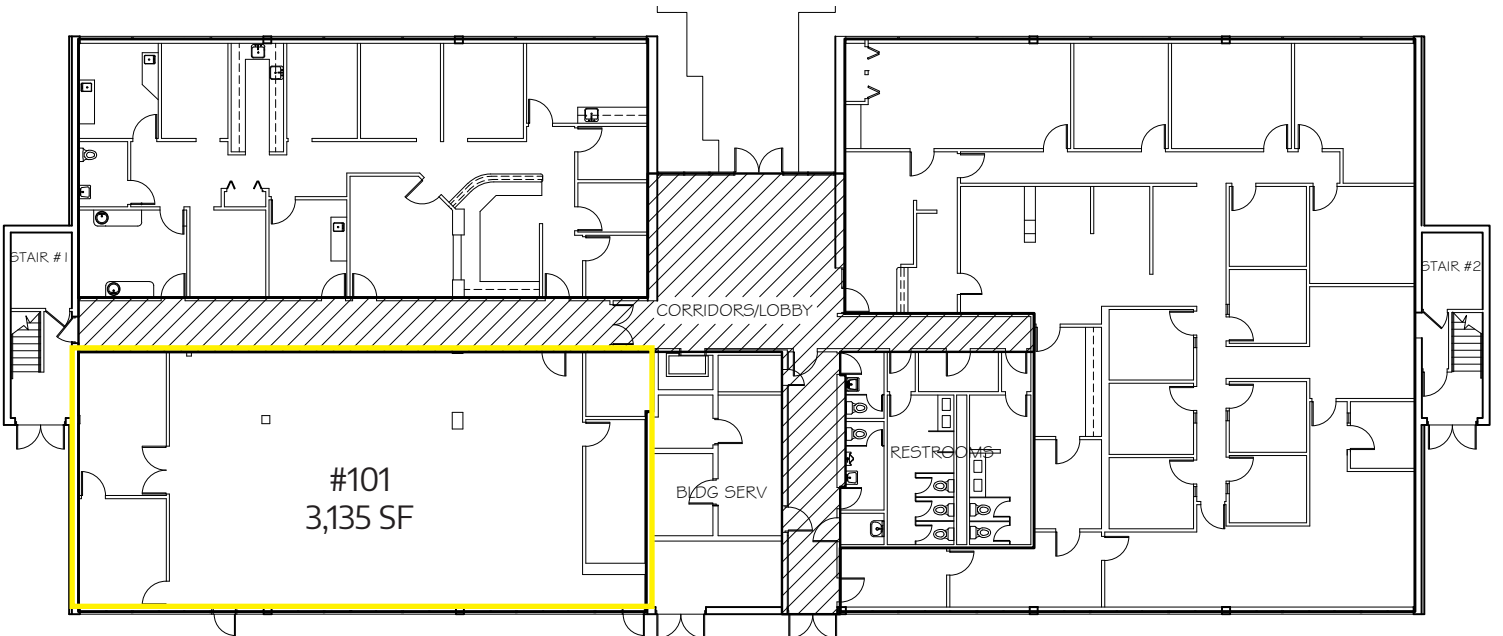
Associate
407.675.3342
sattaway@dresi.com

Demetree RealEstate Services
1350 Orange Ave, Suite 100 | Winter Park, FL 32789
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First Floor



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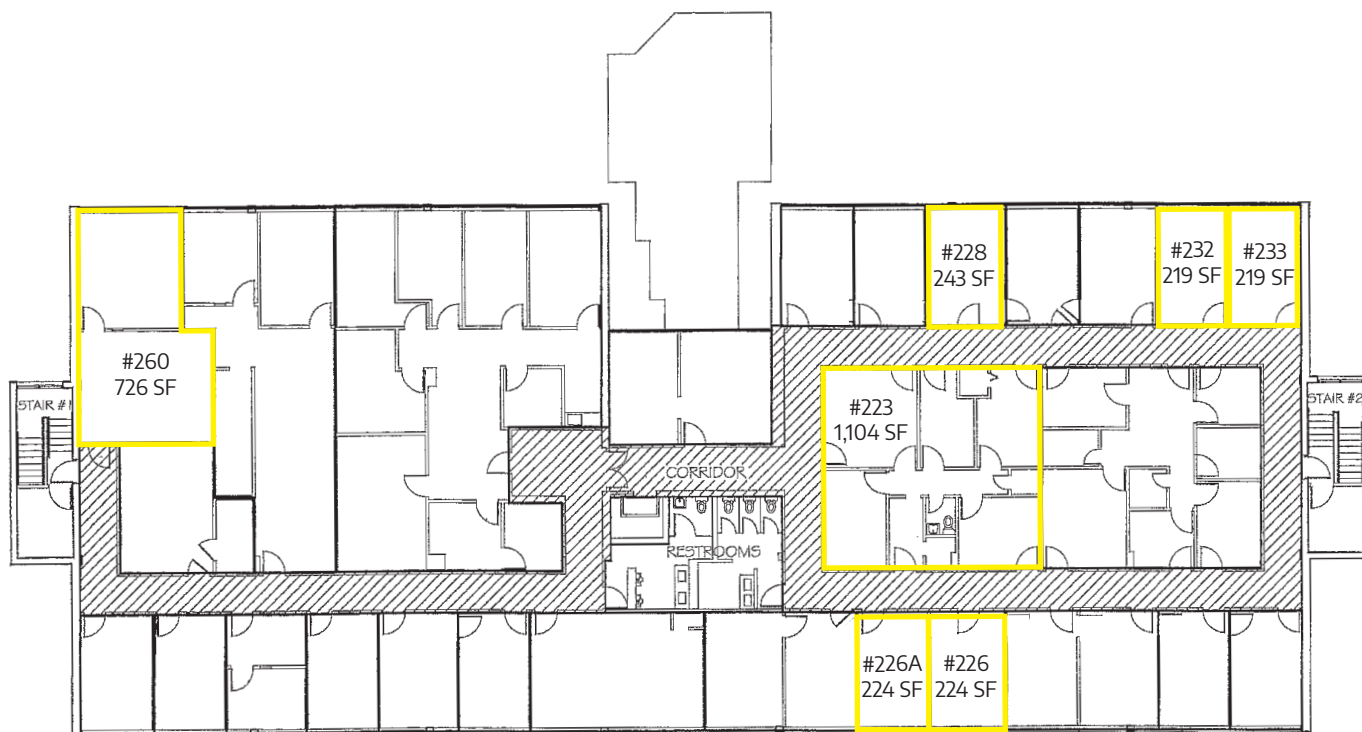
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WINTERGATE

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Second Floor



SPACES AVAILABLE:

- Suite #223: 1,104 SF
- Suite #226: 224 SF
- Suite #226A: 224 SF
- Suite #228: 243 SF
- Suite #232: 219 SF
- Suite #233: 219 SF
- Suite #260: 726 SF

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