



807 W MORSE BLVD, WINTER PARK, FL 32789

PRIME OFFICE CONDOS

ZONING

OFFICE-1

TOTAL AVAILABLE

22,557± SF

PARKING

±100 SPACES

DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602

For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- Available for lease or purchase, together or separately
- Prominent presence in the heart of Downtown Winter Park
- Ample surface parking in a market with limited parking availability
- Professionally managed and well maintained
- Compelling long-term investment opportunity with potential for rent growth
- Suitable for owner-user occupancy
- Surrounded by abundant dining and retail with convenient access to I-4

UNIT	SIZE	RATE	NOTES
101	7,011± SF	Negotiable	Investment Opportunity
102	6,893± SF	Negotiable	Vacant
201	8,653± SF	Negotiable	Vacant
TOTAL	22,557± SF	Negotiable	

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02 LOCATION


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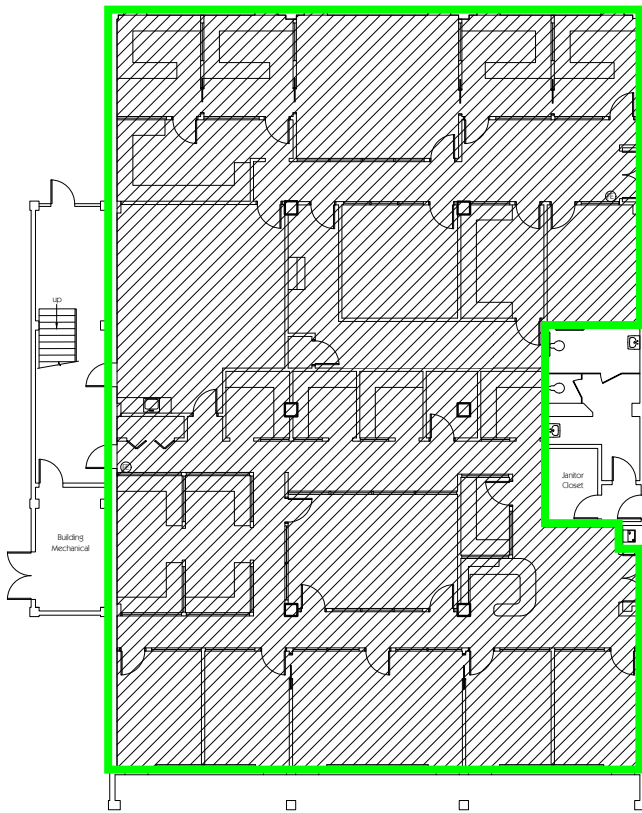
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FIRST FLOOR

May be sold or leased; together or separately

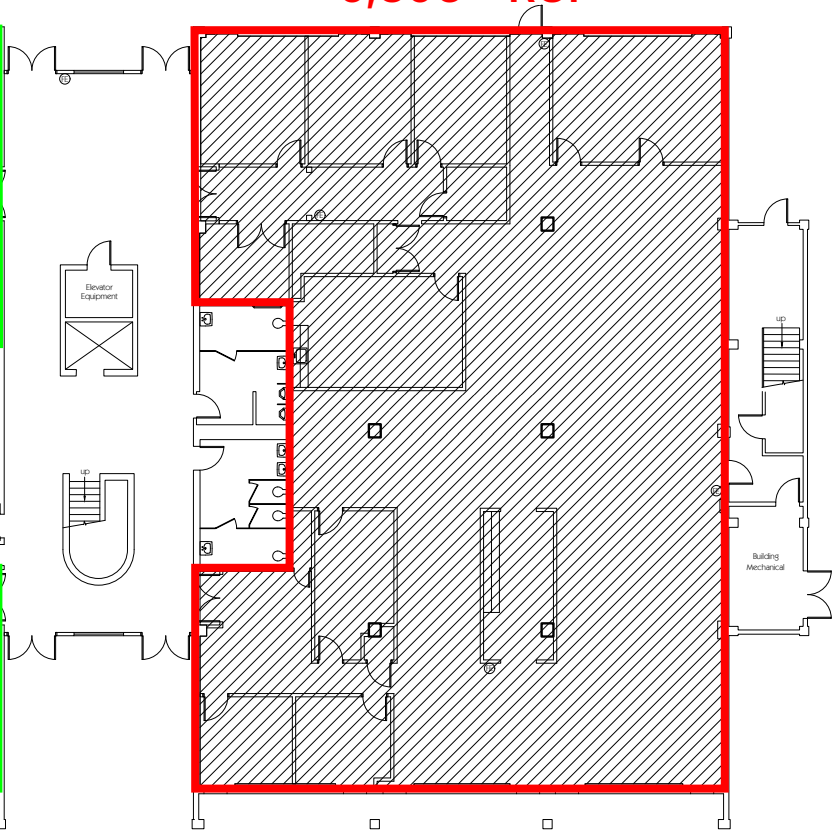
Suite 101
7,011± RSF



Owner Occupied

Seller will vacate or consider a leaseback upon sale.

Suite 102
6,893± RSF



Vacant

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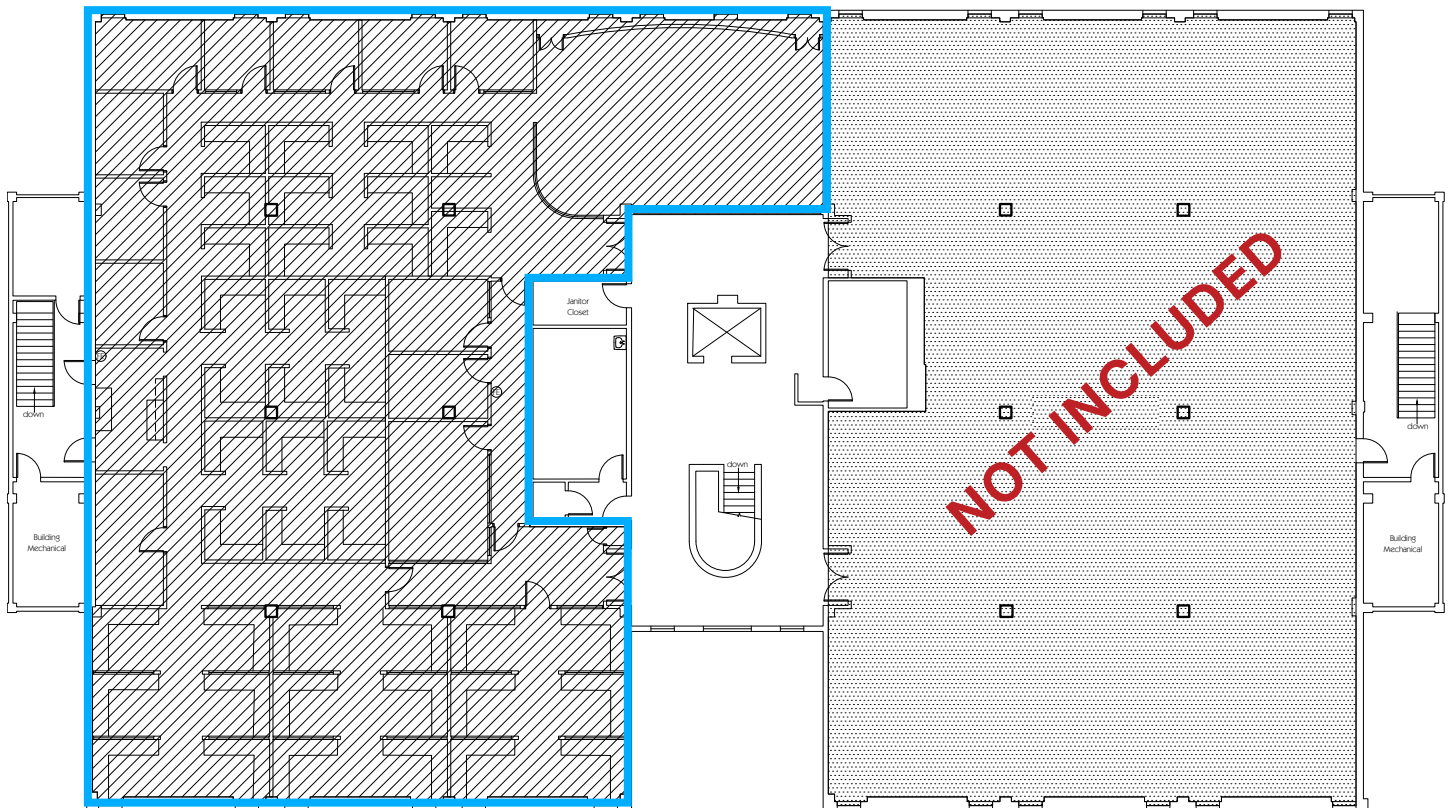
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SECOND FLOOR

May be sold or leased; together or separately

Suite 201
8,653± RSF



Vacant

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