

FOR LEASE

1410 GENE ST.
WINTER PARK, FL

TYPE: PROFESSIONAL OFFICE
SIZE SF: 1,125 sf
RATE: **\$16.50 psf** (plus sales tax & utilities)
AVAILABLE: Immediately
ZONING: O-1 (Orange County)
BLDG. SIZE: 2,099 sf (Includes a 325sf garage)
PARKING: Ample



FEATURES:

- **Winter Park, Free Standing Building**
- Large Offices/Conference Room
- Open Reception Area & Work Area
- Kitchen/Break Area, Private Restrooms
- Garage Storage Incl. Free
- **GREAT RATE FOR WINTER PARK**
- Tenant Controlled HVACf
- DSL & Bright House Available
- Signage Allowed on Building & Street Front
- **READY FOR IMMEDIATE OCCUPANCY!**

PROPERTY DESCRIPTION & LOCATION:

Located on brick lined street in the heart of Winter Park. Signage available. Close to Winter Park Shops and Restaurants. Less than 1/2 mile to I-4. 1 block south of Fairbanks Rd., 2 blocks to 17-92.

DIRECTIONS:

From I-4, take Fairbanks Ave. exit (east), turn right on Shoreline Drive and left on Gene Street. The building is located on the left side of the street.



SEE FLOOR PLANS & PHOTOS ON PAGES 2,3 & 4

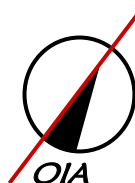
SHERI COUCH, BROKER

(407) 797-4922

Fax: (407) 298-1002

OIA REALTY

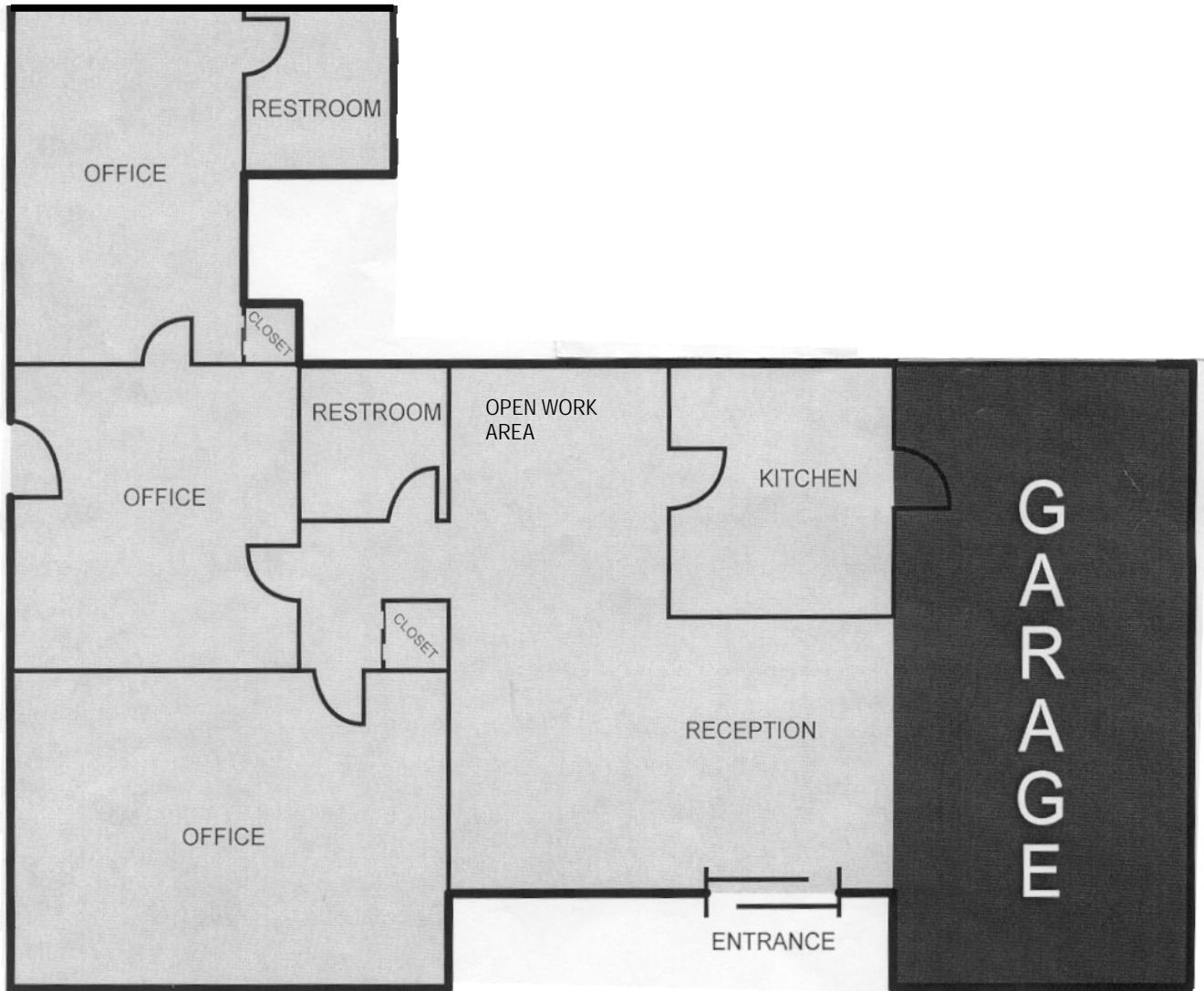
sheri@oiarealty.com



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1410 GENE ST.
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1,125 sf Front Office
(Garage storage is included at no cost)



Gene Street

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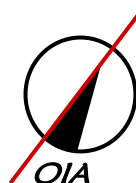
Interior Photos



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