



124 E WELBOURNE AVE, WINTER PARK, FL 32789

2ND FLOOR OFFICE

ZONING

C-2

AVAILABILITY

1,480± SF

LOCATION

WINTER PARK

DAMIEN MADSEN

damien@madensmith.com | 407.256.2844

JOSH SMITH, SIOR

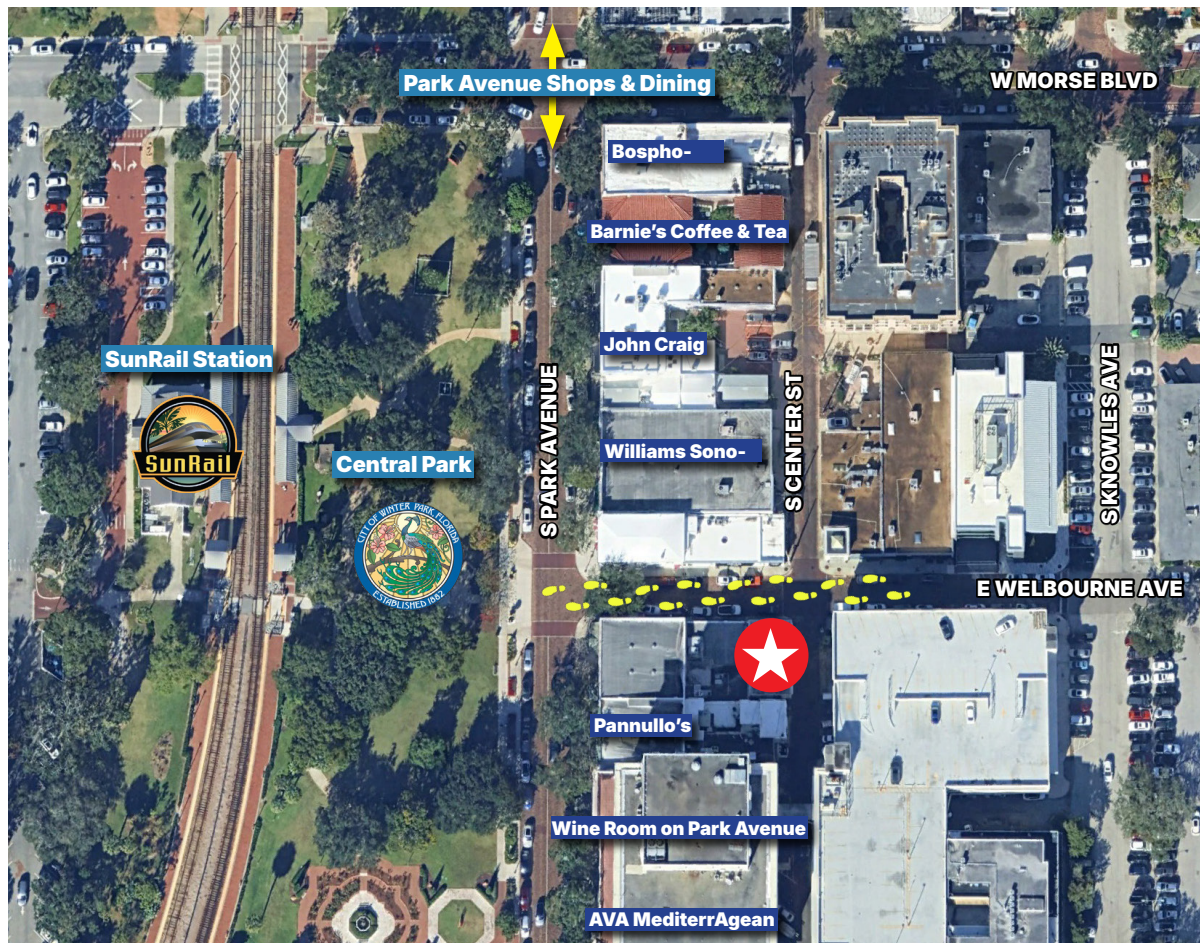
josh@madensmith.com | 407.739.8602

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

01 THE PROPERTY

- Second-floor office space featuring a dedicated conference room
- Ideally located in the heart of Downtown Winter Park
- Convenient access to nearby surface parking
- Frontage along Welbourne Avenue, a well-established downtown side street
- One block from Park Avenue and Central Park

FLOOR	SIZE	RATE	AVAILABLE
2nd	1,480± SF	Contact for Rate	Immediately

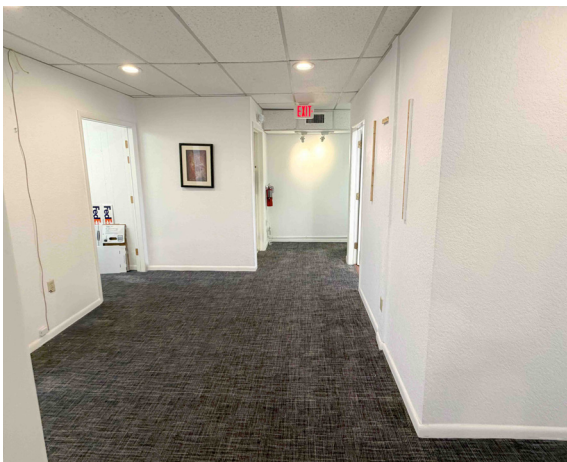
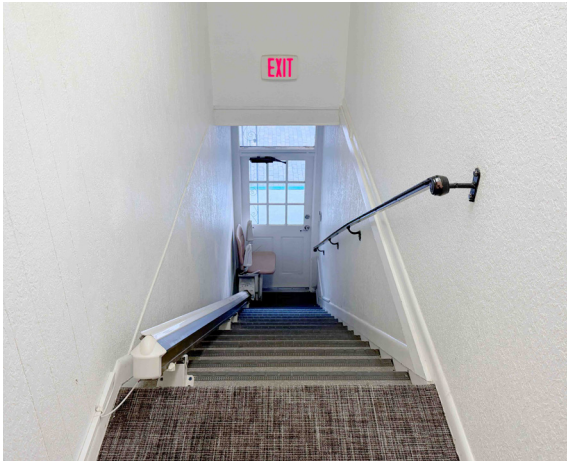
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02 PHOTOGRAPHY

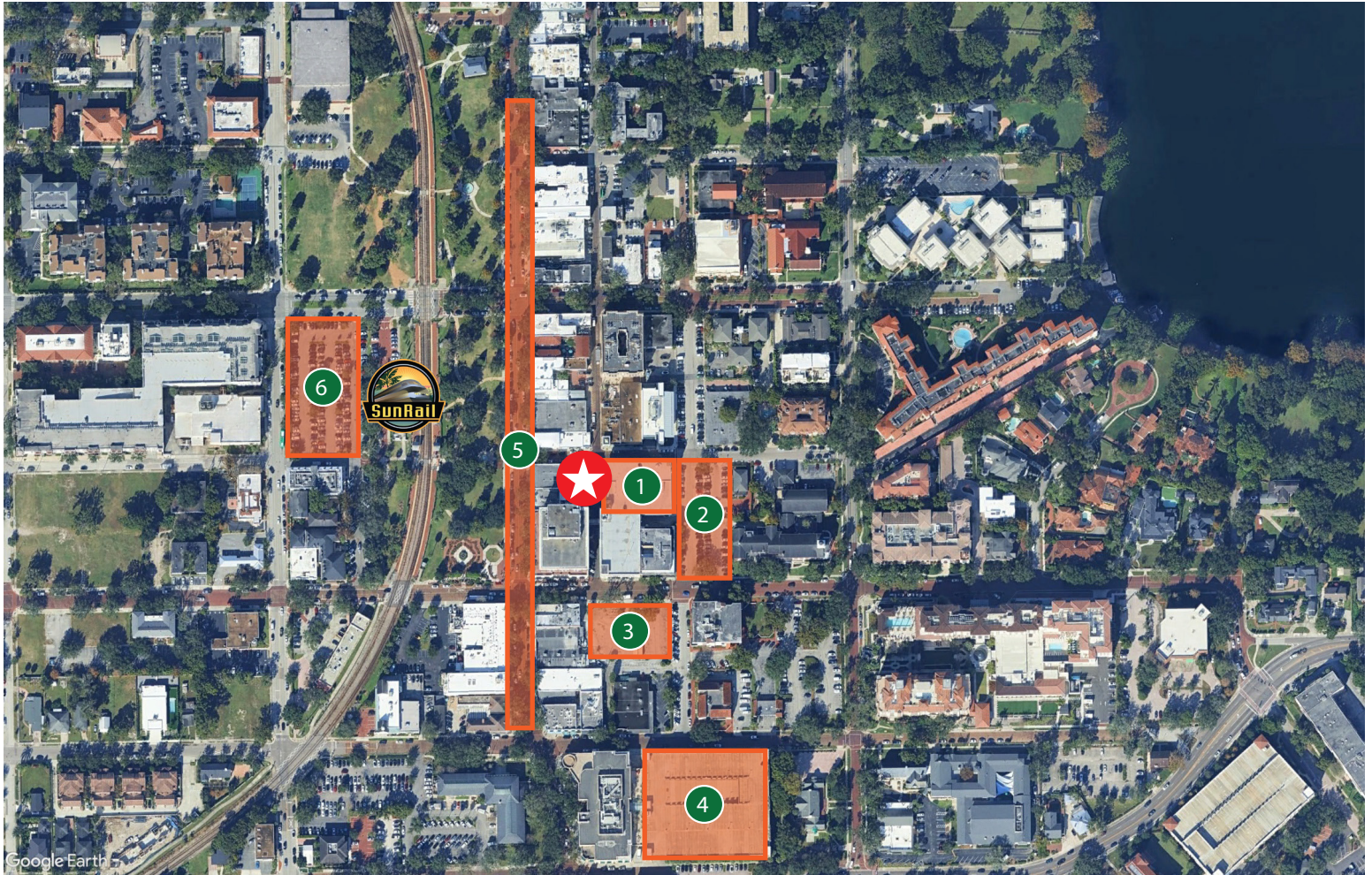


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03 PARKING

CONVENIENT FREE & PAID PARKING ACCESS IN CLOSE PROXIMITY



- | | |
|-----------------------------------|--------------------------------------|
| 1. Bank of America Parking Garage | 4. Truist Parking Garage |
| 2. Free Public Parking | 5. Park Avenue Public Street Parking |
| 3. Free Public Parking | 6. Winter Park SunRail Parking Lot |

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04 LOCATION



SIGNIFICANT DRIVE TIMES

9 minutes to US 17-92 (N Orlando Ave)

12 minutes to I-4

19 minutes to Orlando Executive Airport

15 minutes Downtown Orlando

32 minutes to Orlando International Airport (MCO)

1,3,5 MILE DEMOGRAPHICS

POPULATION

1 Mile	3 Miles	5 Miles
8,886	106,475	294,149

EMPLOYEES

1 Mile	3 Miles	5 Miles
20,014	84,256	241,359

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$209,711	\$156,228	\$124,573

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