



OFFICE CONDO FOR SALE/LEASE | INVESTMENT OPPORTUNITY

807 W Morse Blvd, Winter Park, FL 32789

Prominent two-story office building located in Winter Park's desirable downtown core

PROPERTY HIGHLIGHTS

- May be leased or purchased
- Iconic presence inside the core of Winter Park's downtown area
- Excellent surface parking in a market with limited parking opportunities
- Well managed and maintained
- Well suited for the long-term investor seeking rent growth and a Winter Park address
- Potential for owner/user occupant



ASKING PRICE:

Contact broker for details



SQUARE FOOTAGE:

Suite 101: 7,011± RSF



PARKING:

100± surface spaces



ZONING:

Office-1



LOCATION:

Close proximity to abundant surrounding dining and retail

Convenient access to I-4



HARBERT
REALTY SERVICES

DAMIEN MADSEN

dmdansen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

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Location Overview



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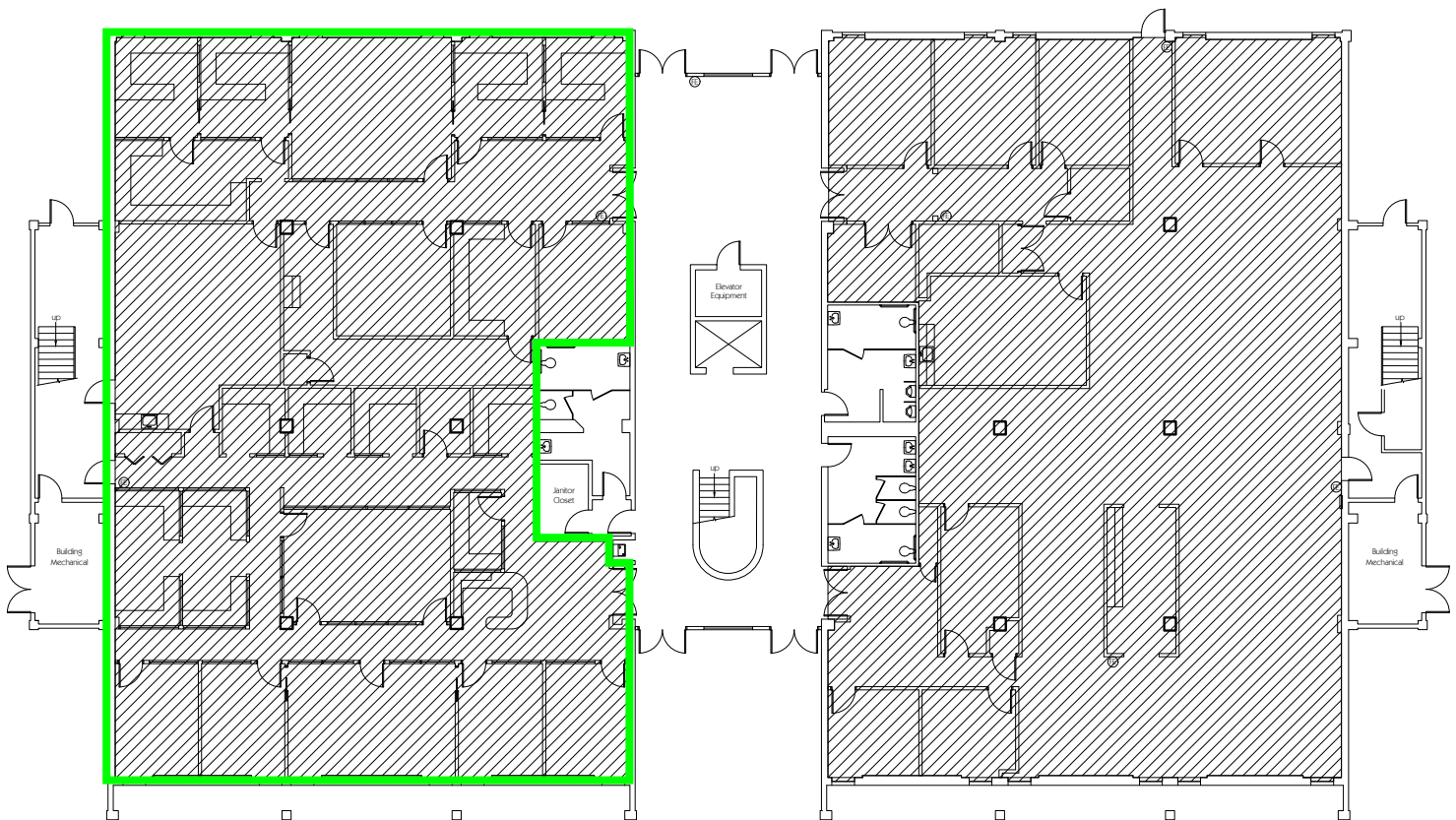
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First Floor

Suite 101: ± 7,011 RSF



Currently Owner Occupied

POTENTIAL OPTIONS:

Sale-Leaseback / Investment Opportunity

Vacate and Lease to Tenant

Vacate and Sell to Owner Occupant



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