

210 N PARK AVENUE

Winter Park, FL
FOR LEASE



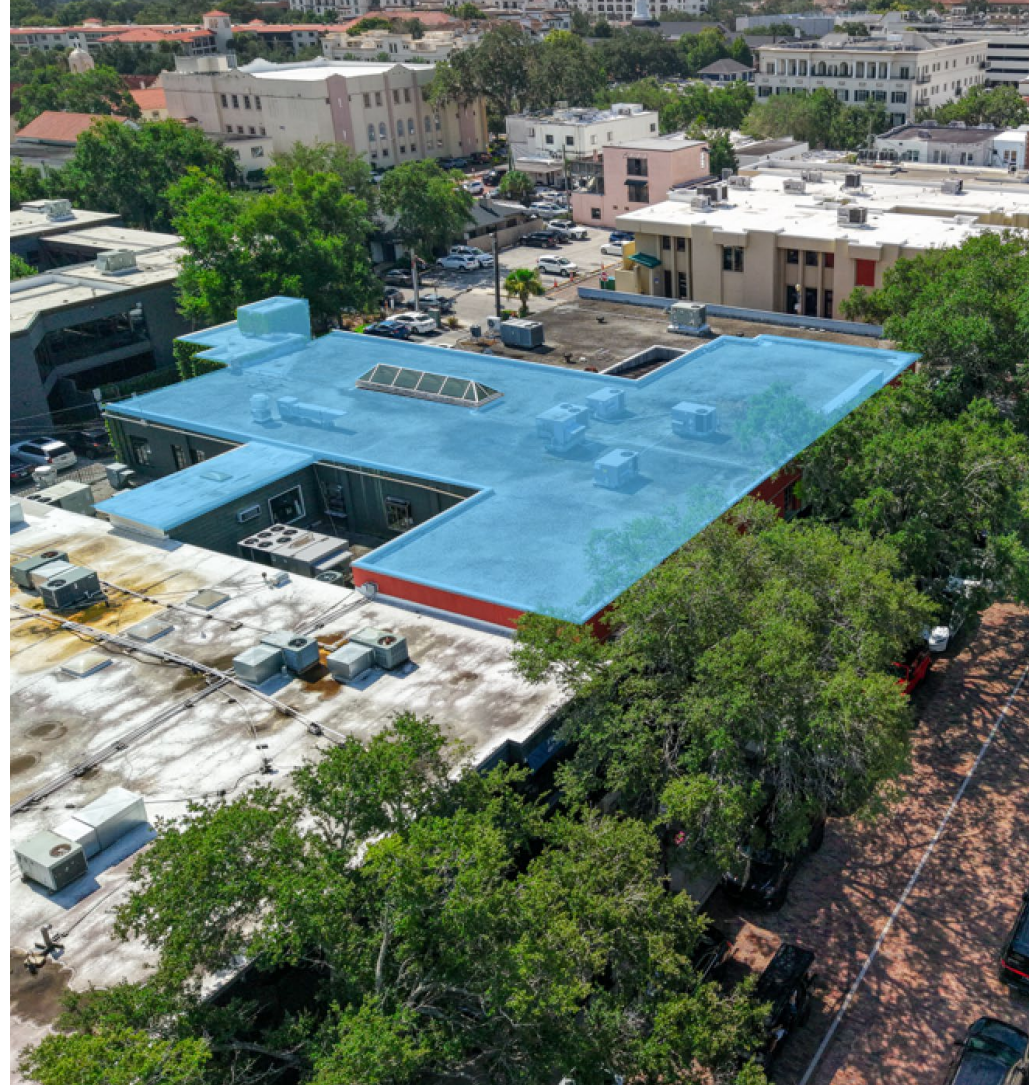
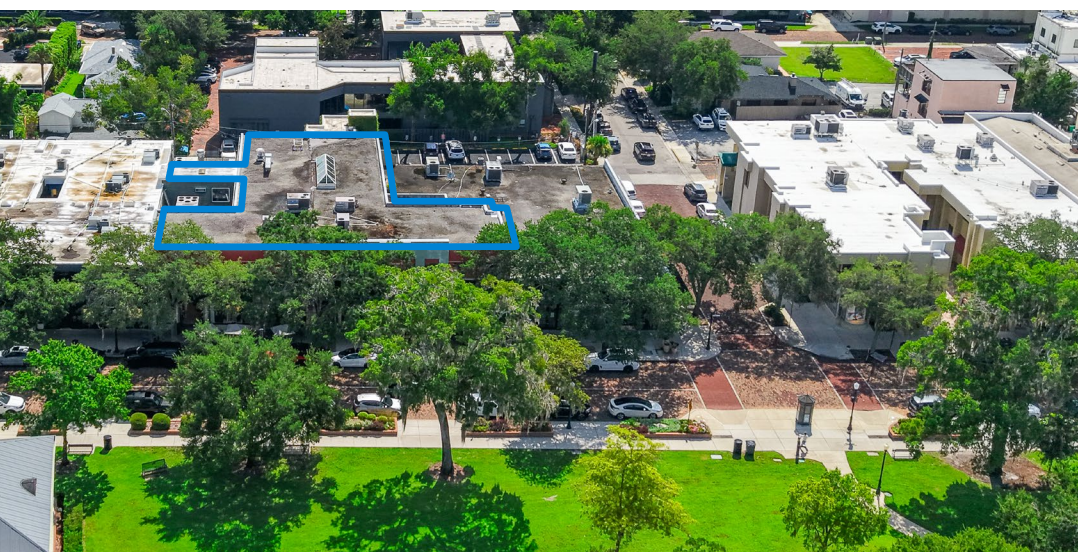


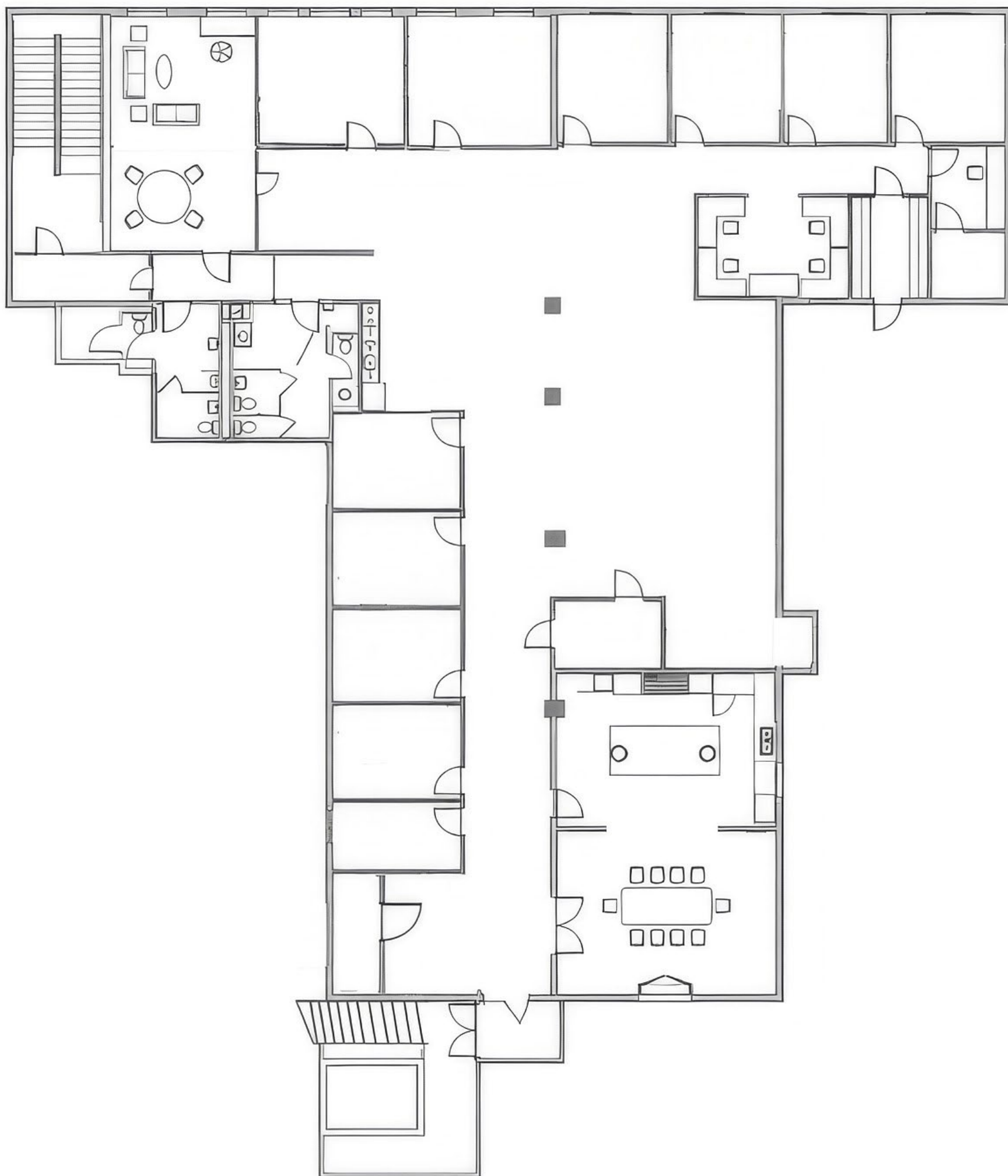
Positioned above Park Avenue in the heart of Winter Park, this 8,540-square-foot creative office offers an opportunity unlike anything else in Central Florida.

The space combines 13 private offices, conference rooms, collaborative areas and a commercial test kitchen, giving a company the ability to work, host, create and showcase its brand under one roof.

Employees and guests benefit from convenient on-site parking and immediate access to Park Avenue's dining, retail and lifestyle amenities.







PROPERTY OVERVIEW

- » Location: Positioned in the heart of Winter Park, FL, directly on Park Avenue.
- » Size & Type: 8,540 square feet of built-out Class A creative office space.
- » Access: Features private elevator and stair access, along with convenient on-site parking.

SPACE CONFIGURATION

- » 13 private offices
- » 2 conference rooms
- » Fully equipped commercial test kitchen with professional-grade infrastructure
- » Open work space and collaborative areas

2026 DEMOGRAPHICS



GENERAL POPULATION

NUMBER OF
HOUSEHOLDS

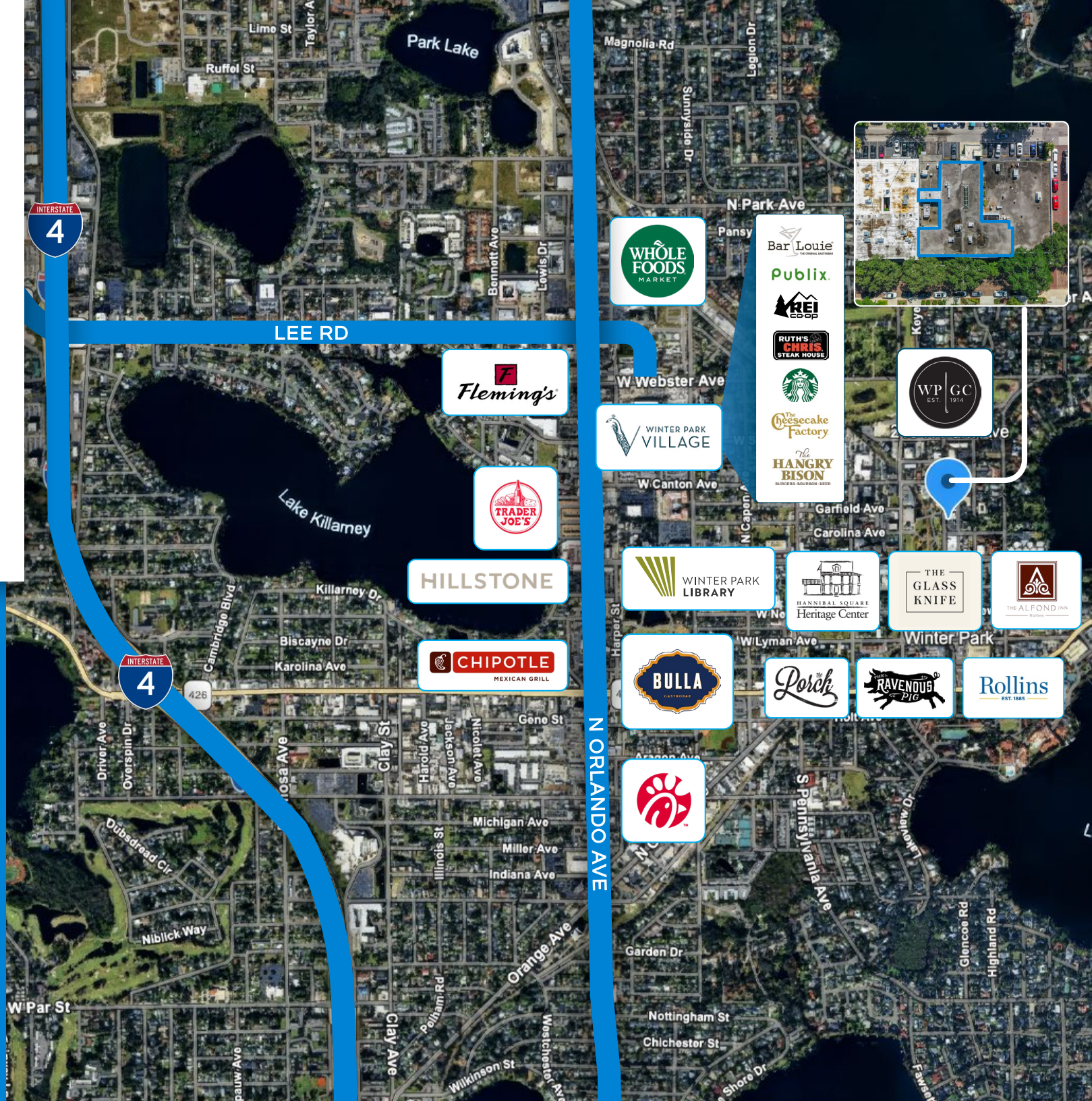
AVG. HOUSEHOLD
INCOME

5,411	2,209	\$104,489	5 MIN.
37,253	16,884	\$104,648	10 MIN.
153,867	70,668	\$91,679	20 MIN.

Rollins	3 Min
Downtown Orlando	15 Min
Orlando Executive Airport	15 Min
MCO	30 Min
UCF	25 Min

ADDITIONAL RETAILERS AND RESTAURANTS

Lululemon
Williams-Sonoma
Warby Parker
Southern Tide
Seigel's
Current by John Craig
Gatorlilly's
J/McLaughlin
Prato
AVA MediterrAegean
The Chapman
Bosphorous
Briarpatch
Umi
Grappolo
Tabla Indian
Boca
Panera Bread
Bovine
BurgerFi





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