



OFFICE CONDOS 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; together or separately
- 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
- Close proximity to abundant surrounding dining and retail with convenient access to I-4



ASKING PRICE:

Contact broker for details



SQUARE FOOTAGE:

Suite 101: 7,011 ± RSF

Sale-Leaseback/Investment Opportunity

Suite 102: 6,893 ± RSF

Suite 201: 8,653 ± RSF

Total Available: 22,557 ± RSF



PARKING:

100± surface spaces



ZONING:

Office-1



H A R B E R T
REALTY SERVICES

DAMIEN MADSEN

dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH

jsmith@harbertrealty.com | 407.377.4050

For More Information: [HarbertRealty.com](https://www.HarbertRealty.com)

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

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Location Overview



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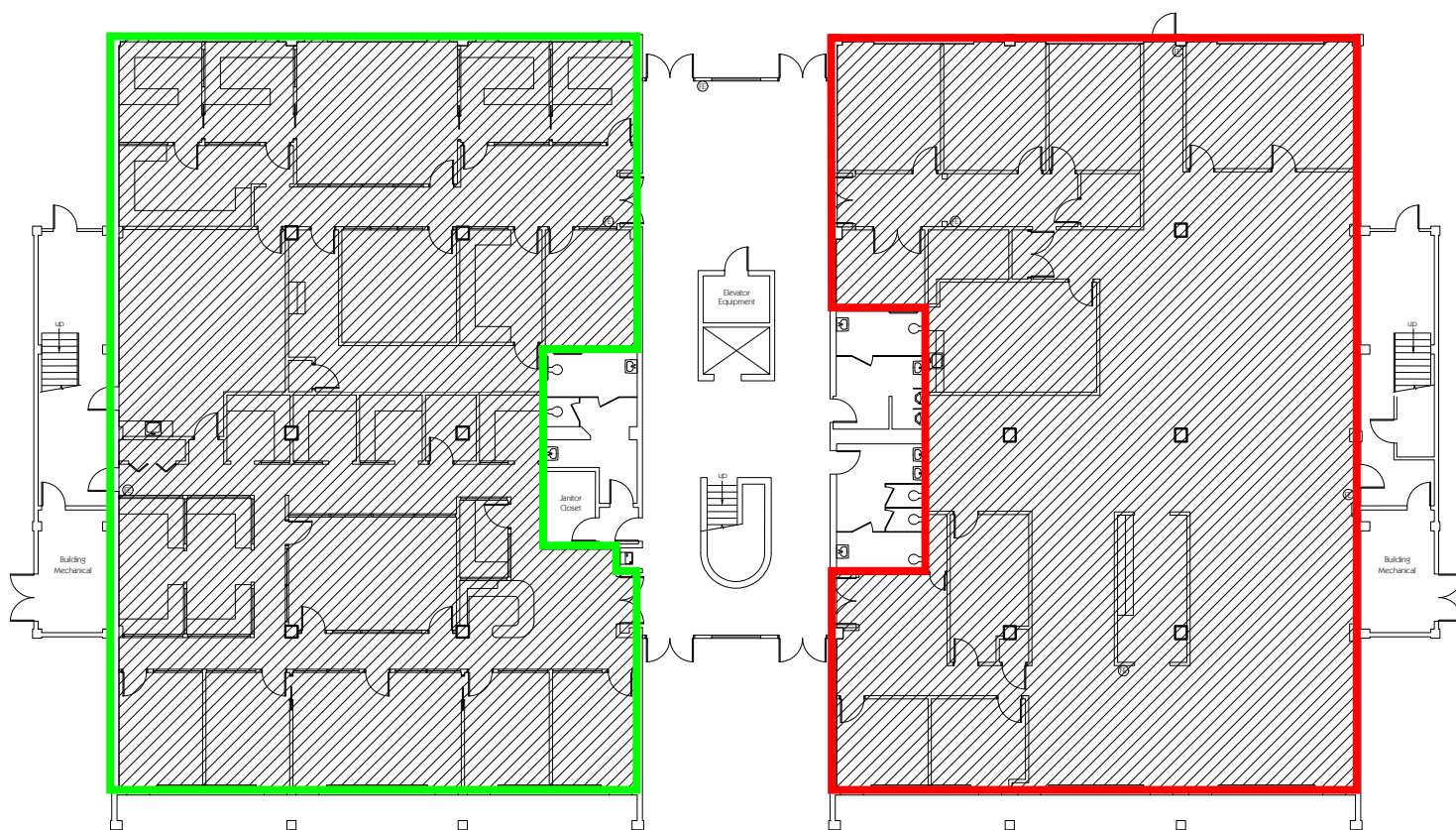
400 S Park Ave, Suite 225, Winter Park, FL 32789

First Floor

*May be sold or leased; together or separately

Suite 101: ± 7,011 RSF

Suite 102: ± 6,893 RSF



Currently Owner Occupied
POTENTIAL OPTIONS:

Sale-Leaseback / Investment Opportunity

Vacate and Lease to Tenant

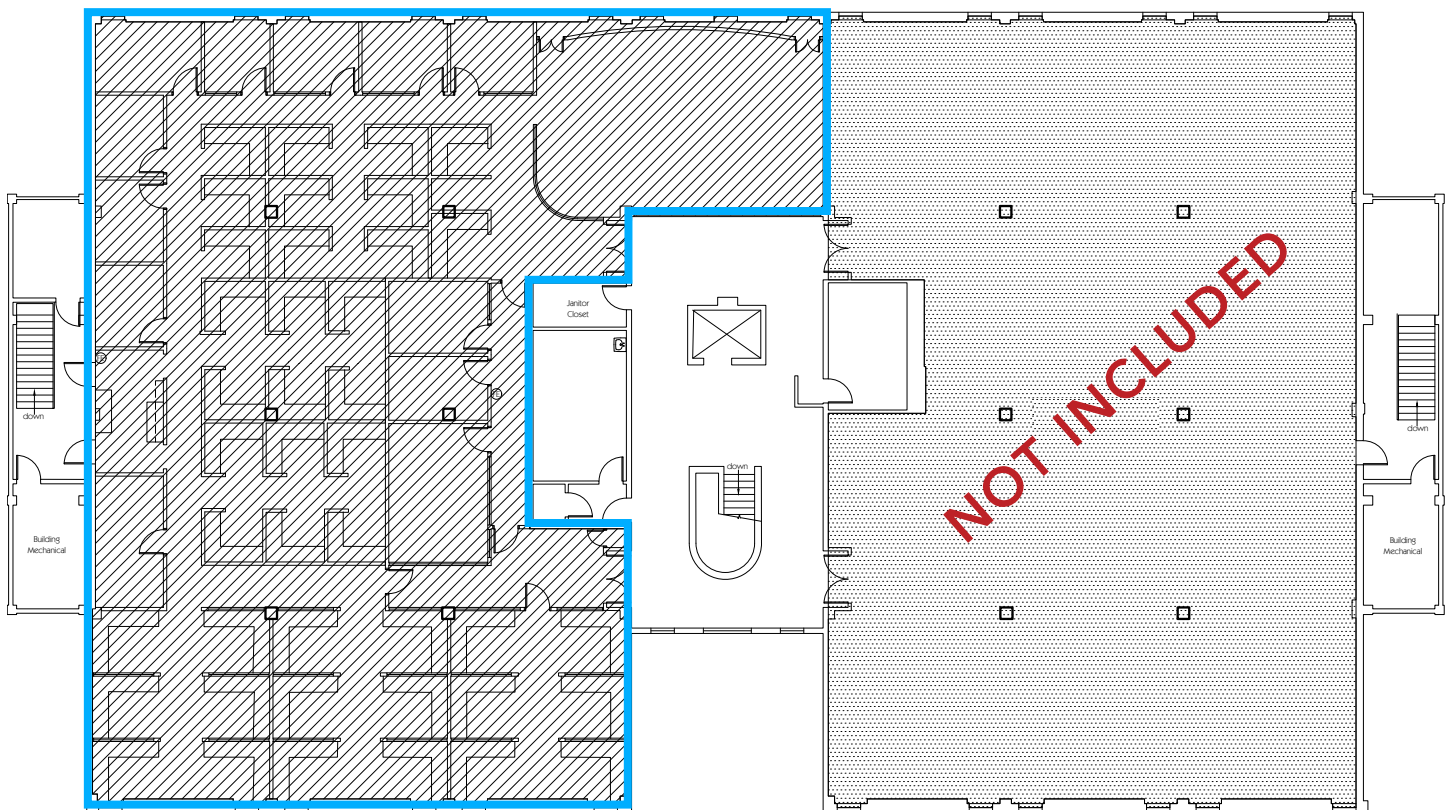
Vacate and Sell to Owner Occupant

(Vacant)

Second Floor

*May be sold or leased; together or separately

Suite 201: $\pm$ 8,653 RSF



(Vacant)