



311 W FAIRBANKS AVE, WINTER PARK, FL 32789

OFFICE FOR LEASE

ZONING

C-3

AVAILABILITY

168-1,500± SF

PARKING

AMPLE

DAMIEN MADSEN

damien@madsensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madsensmith.com | 407.739.8602

For More Information: [MadsenSmith.com](https://www.MadsenSmith.com) | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- Fully renovated Class A office building
- Covered parking available
- Flexible short- and long-term lease options
- Prominent frontage and direct access along W. Fairbanks Avenue
- C-3 zoning accommodates a broad range of commercial uses
- Signalized hard-corner location with strong visibility
- Walkable to Park Avenue dining, shopping, and amenities

SUITE	SIZE	RATE	AVAILABILITY
Suite 102	1,500± SF	\$55/SF	11/1/26

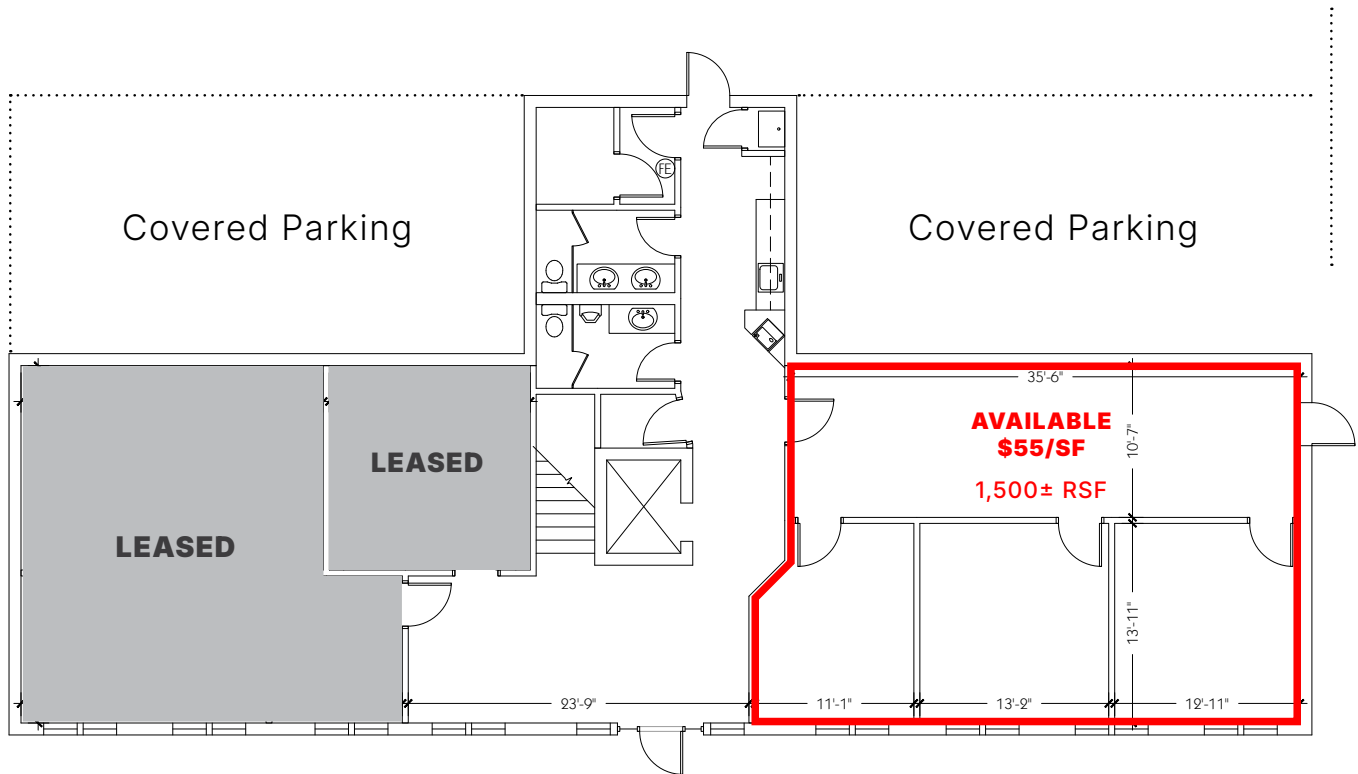

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02 AVAILABILITY



FIRST FLOOR

1,500± RSF AVAILABLE

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03 PHOTOGRAPHY



EXTERIOR



ENTRY DRIVEWAY



AVAILABLE COVERED PARKING



SUITE ENTRY



AVAILABLE EXECUTIVE SUITE



SHARED CONFERENCE ROOM

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