

# 531 W MORSE BLVD

**Now Available for Lease  
& Second Floor Space  
12,064+/- or Building Sale**



531 W. MORSE BLVD., WINTER PARK, FL 32789

**NEWMARK**

400 S. PARK AVE., SUITE 220, WINTER PARK, FL 32789  
1111 BRICKELL AVE., SUITE 2000, MIAMI, FL 33131



## 1

## INTRODUCTION

*Newmark is pleased to offer a Class A stand-alone office building located in Winter Park, FL for sale and lease; a high-demand and exclusive market with limited competition. This rare and unique opportunity in this high barrier to entry market ensures an Owner/User sustainable ownership property value growth and a compelling long term investment opportunity while also providing a unique opportunity to promote its business brand.*



# 2

## PROPERTY DESCRIPTION

|                   |                                                 |
|-------------------|-------------------------------------------------|
| PROPERTY ADDRESS: | 531 W. Morse Blvd., Winter Park, FL 32789       |
| BUILDING TYPE     | A+                                              |
| BUILDING TENANCY  | Multi                                           |
| YEAR BUILT        | 2020                                            |
| RBA               | 25,552 GSF                                      |
| STORIES           | 2                                               |
| TYPICAL FLOOR     | 13,358 SF                                       |
| LAND ACRES        | .78 AC                                          |
| ZONING            | C-2                                             |
| PARCELS           | 05-2230-9400-25-030                             |
| PARKING           | 100 available (structured); Ratio of 3.74/1,000 |
| AIRPORT           | 29 min drive to Orlando International           |
| WALK SCORE        | Walker's Paradise (93)                          |
| TRANSIT SCORE     | Some Transit (40)                               |

 **93** WALK SCORE

 **40** TRANSIT SCORE



# 2 PROPERTY DESCRIPTION



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## BUILDING AMENITIES

-  UNDERGROUND PARKING
-  24 HOUR ACCESS
-  ACCENT LIGHTING
-  AIR CONDITIONING
-  CENTRAL HEATING
-  COMMUTER RAIL
-  CONTROLLED ACCESS
-  FULLY CARPETED
-  KITCHEN
-  MONUMENT SIGNAGE
-  NATURAL LIGHT
-  PARTITIONED OFFICES
-  RECEPTION
-  SECURE STORAGE
-  SECURITY SYSTEM
-  SIGNAGE
-  WI-FI
-  BANK

531 W. MORSE BLVD., WINTER PARK, FL 32789



# 3 EXTERIOR PHOTOS

EXTERIOR OF BUILDING



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531 W. MORSE BLVD., WINTER PARK, FL 32789



# 3 INTERIOR PHOTOS

SECOND FLOOR & COMMON AREA



Second Floor



Second Floor



First Floor



# 3 INTERIOR PHOTOS

SECOND LEVEL SPACE FOR LEASE 12,064+/- RSF



Second Floor



Second Floor



Second Floor



# 3 INTERIOR PHOTOS

SECOND LEVEL FOR LEASE 12,064+/- RSF





# AMENITY MAP PARK AVE

NEWMARK



PENNSYLVANIA AVE

NEW YORK AVE

UNIVERSITY CLUB OF WINTER PARK

CASA FELIZ HISTORIC HOME MUSEUM

THE CHARLES MORSE  
MORSE MUSEUM  
of American Art

Panera  
BREAD

St. Margaret Mary  
Catholic Church

CANTON AVE

S PARK AVE

ROSE

CAROLINA AVE

UNITED STATES  
POSTAL SERVICE

PRATO

BRIARPATCH RESTAURANT

Kilwins

Lilly Pulitzer

531 W. MORSE BLVD.,  
WINTER PARK, FL 32789

WINTER PARK  
FARMER'S MARKET

W MORSE BLVD

SunRail

W WELBOURNE AVE

WILLIAMS  
SONOMA

COCINA 214

Armando's

Pepe's Cantina

Coffee & Soul

N NEW ENGLAND AVE

AVA

BANK OF AMERICA

W LYMAN AVE

POTTERY  
BARN

Park Plaza

BRICKS & BOWLS  
at GUEST KITCHEN ISLAND

Starbucks

S VIRGINIA AVE

W COMSTOCK AVE

RII

TRUIST

531 W. MORSE BLVD., WINTER PARK, FL 32789



OFFERING MEMORANDUM

# 531W MORSE BLVD

531 W. MORSE BLVD., WINTER PARK, FL 32789

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [nmrk.com/insights](http://nmrk.com/insights).

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