

1300 Minnesota Avenue

Medical/ Office Building for Sale or Lease



1300 Minnesota Avenue Winter Park, FL 32789

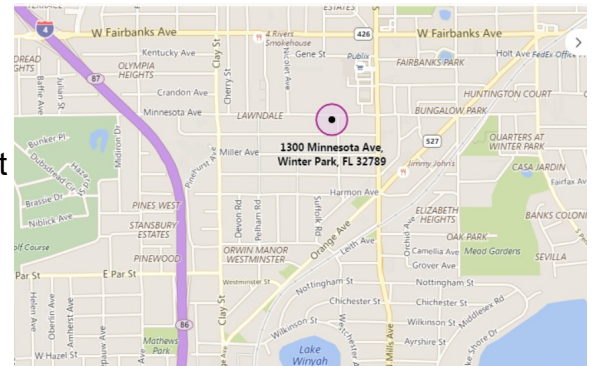
Property Details:

Sale Price	\$4,750,000
Total Space Available	8,714 SF
Rental Rate	Negotiable
Min. Divisible	2,157 SF
Max. Contiguous	2,200 SF
Property Type	Office
Property Sub-type	Medical Office
Zoning Description	O-1
Building Class	B

Spaces:				Rental		Rental
Suite	Space Available	Min Divisible	Max Contiguous	Rate	Lease Type	Date Available
Suite 100	2,200 SF	2,200 SF	2,200 SF	Negotiable	NNN	2/1/2027
Suite 101	2,157 SF	2,157 SF	2,157 SF	Negotiable	NNN	2/1/2027
Suite 200	2,200 SF	2,200 SF	2,200 SF	Negotiable	NNN	2/1/2027
Suite 201	2,157 SF	2,157 SF	2,157 SF	Negotiable	NNN	2/1/2027

Location Description:

- Ample parking
- Lush landscaping
- Centrally and conveniently located in Winter Park and just north of Downtown Orlando
- Easy access to US Highway 17-92 and less than one mile west of Interstate 4
- O-1 Zoning



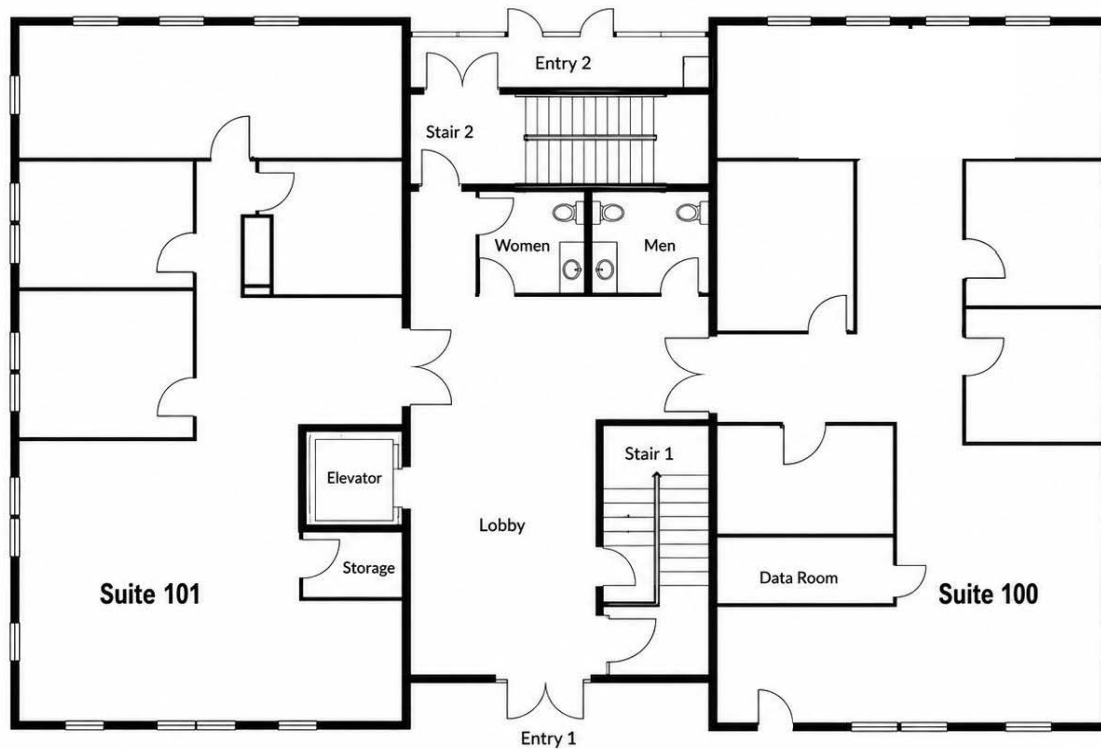
Commercial Sales & Leasing | Property Management | Project Development | Acquisitions & Dispositions | Construction Services

Southeastern Realty Group, Inc. - 933 Lee Road Suite 400 - Orlando, FL 32810 - t: 407-629-5595 - f: 407-645-2035

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.

Floor Plan - 1st Floor:

1300 Minnesota Ave - First Floor



Approximate floor plan for marketing purposes only.

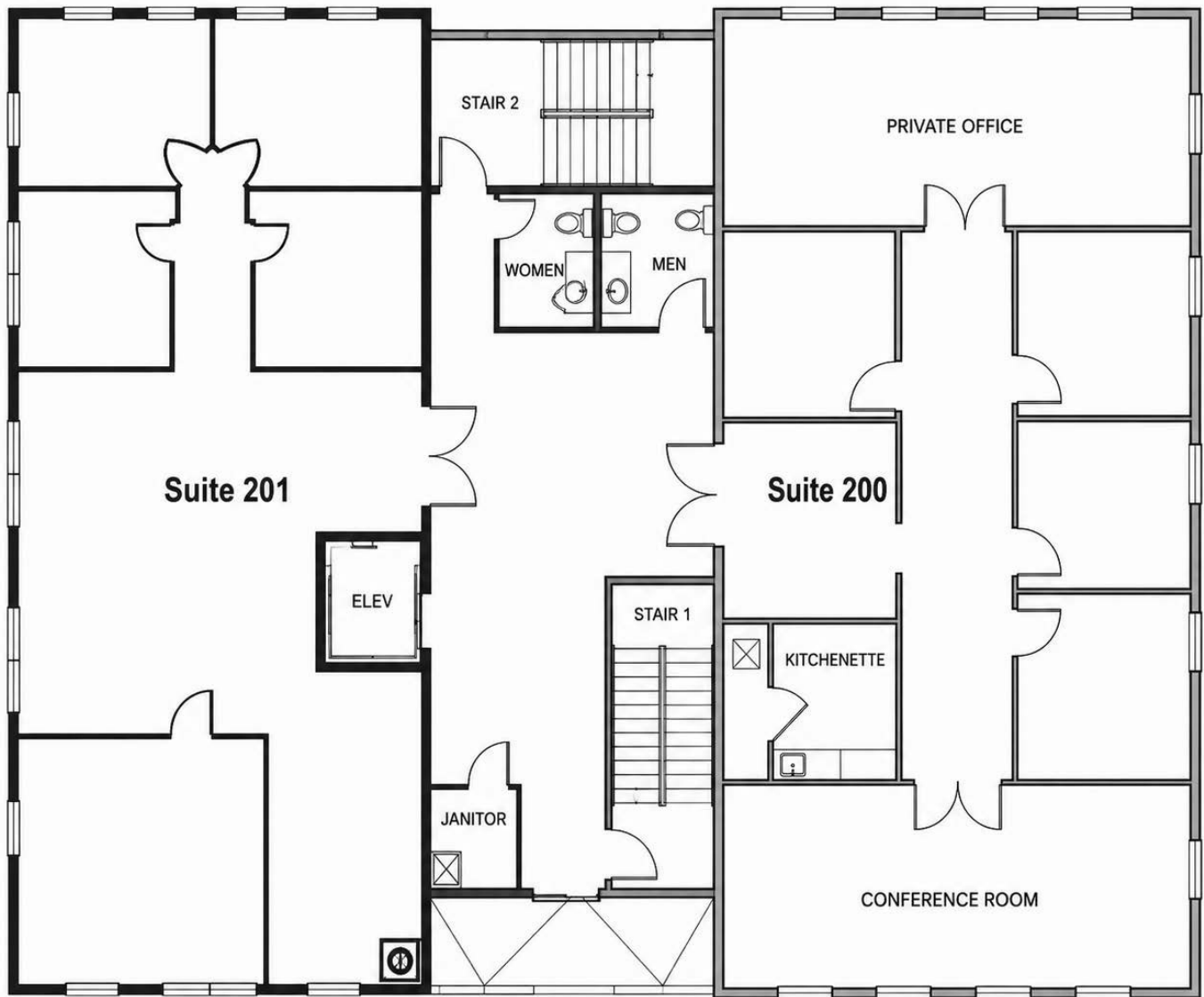
Suite 100 - 2,200 RSF

Suite 101 - 2,157 RSF

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Floor Plan - 2nd Floor:



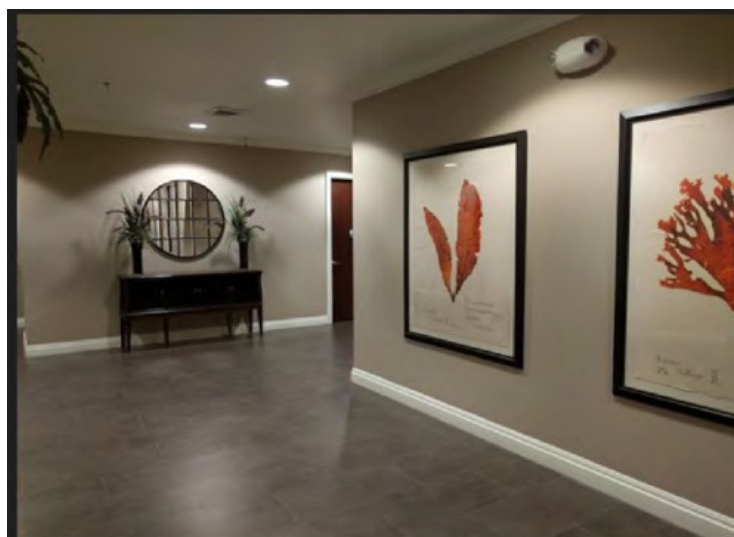
Suite 200 - 2,200 RSF

Suite 201 - 2,157 RSF

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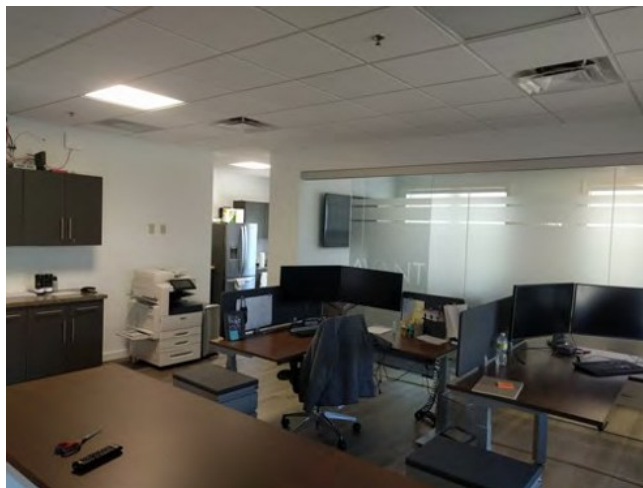
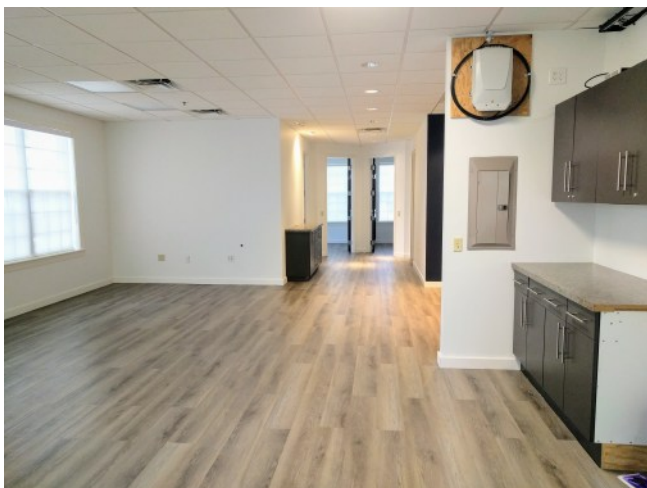
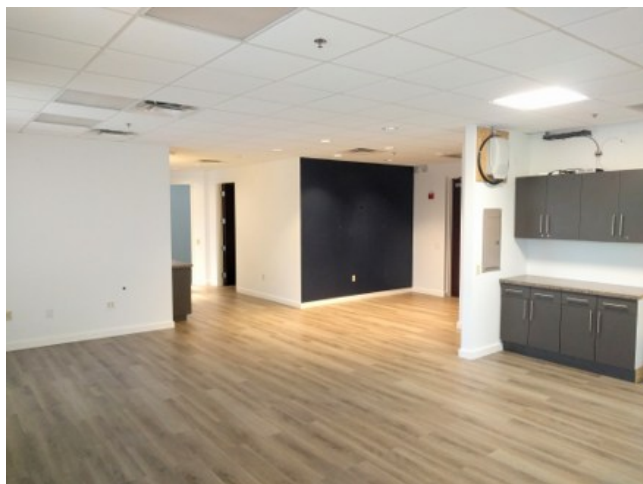
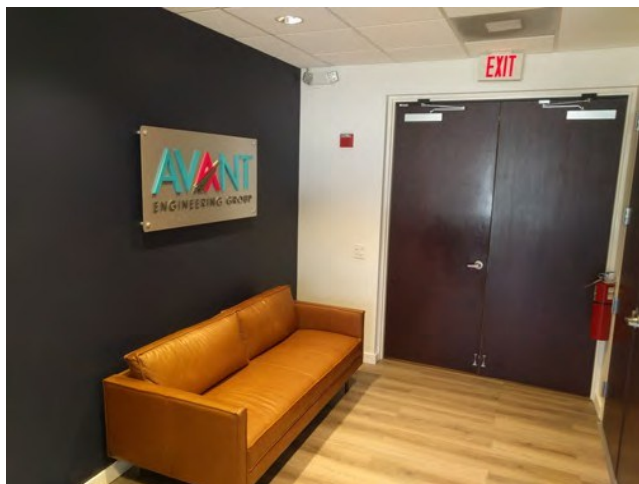
Building Common Area Interior:



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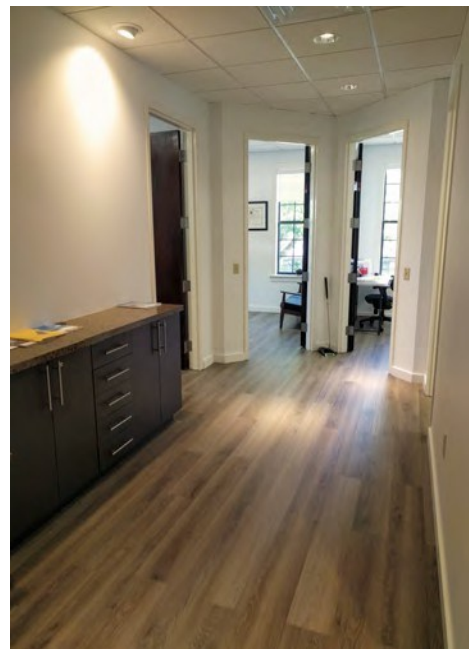
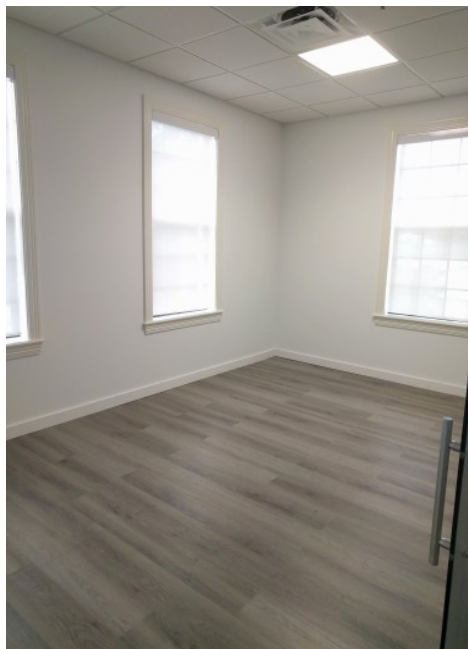
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