



## OFFICE BUILDING FOR LEASE

398 W Morse Blvd, Winter Park, FL 32789

Nestled along the brick avenues, amongst the mature live oaks that create a natural canopy with shading

### PROPERTY HIGHLIGHTS

- Beautifully maintained property in the heart of Winter Park
- Outstanding visibility along Morse Blvd, one of Winter Park's main thoroughfares
- C-2 zoning allows for a wide range of commercial uses
- Incredible signage opportunity at a hard corner in the heart of Winter Park's financial district
- Within close proximity to area restaurants and shopping on Park Avenue
- Within walking distance to the Winter Park Sunrail Station



#### ASKING RATE:

Negotiable



#### AVAILABILITY:

3,623± rsf\*

**\*Available 1/2024**



#### ZONING:

C-2



#### PARKING:

Ample surface parking



#### YEAR BUILT:

1998



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

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**JOSH SMITH**

jsmith@harbertrealty.com | 407.377.4050

**For More Information: HarbertRealty.com**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

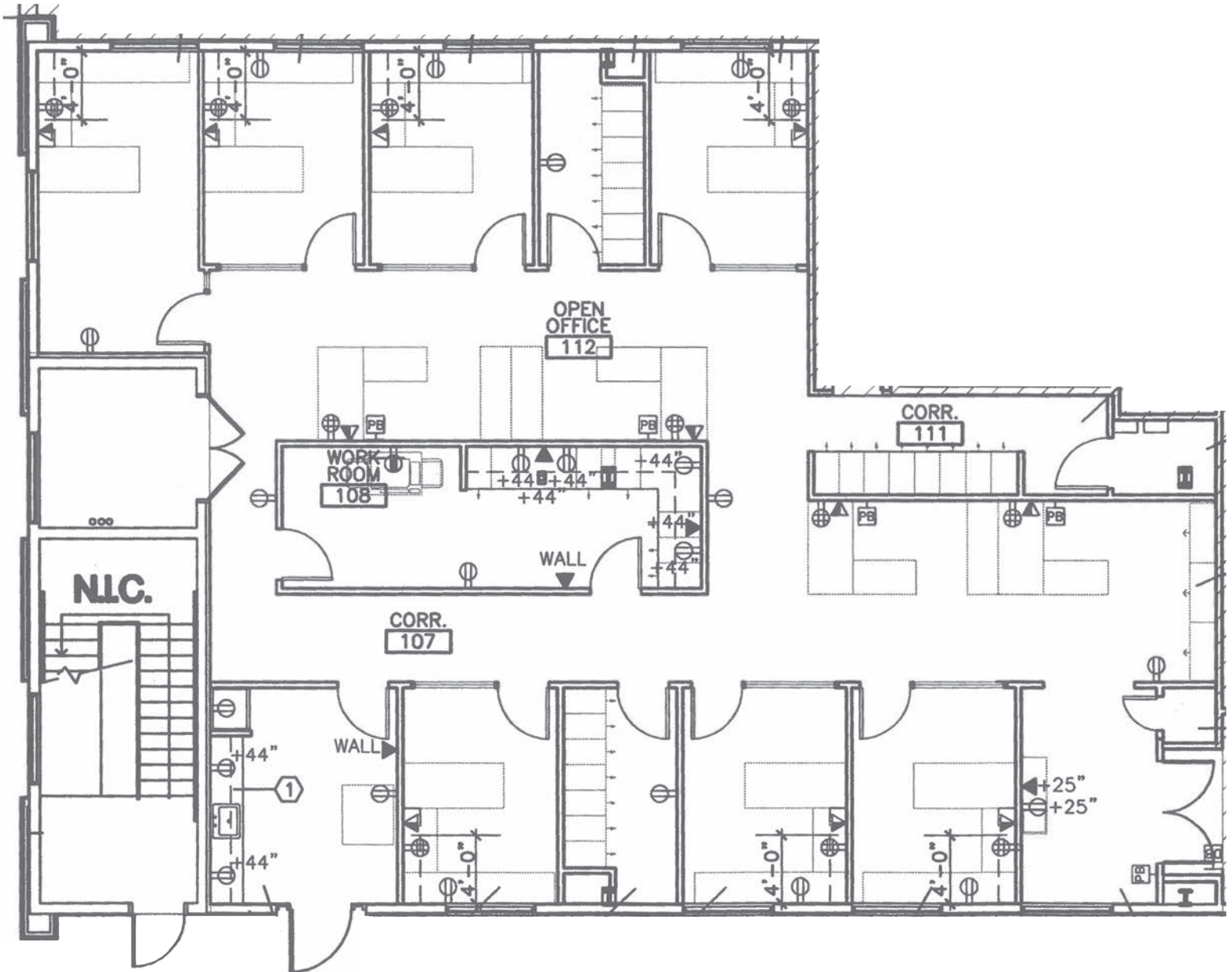
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FIRST FLOOR

SUITE 125 -3,623± RSF



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PHOTOS



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