

VIEW THE DRONE VIDEO



RENDERING

CONSTRUCTION AS OF 9/2025
SHELL DELIVERY BEFORE 12/31/2025



30,000± SF CLASS "A" OFFICE & RETAIL FOR LEASE

1100 N Orange Ave, Winter Park, FL 32789

AVAILABLE Q4 2025

Only 30% remains
available to lease

PROPERTY HIGHLIGHTS

- Class A design and finishes throughout
- Shell Delivery before end of the year
- Over 68% of the project pre-leased
- First floor retail and second floor office space remain available
- Exceptional parking ratio for downtown Winter Park
- Prominently located on the Orange Avenue Gateway into historic downtown Winter Park
- Adjacent to Seven Oaks Park with direct balcony visibility to the park



ASKING RATE:

Contact broker for details



SQUARE FOOTAGE:

30,000± rsf



TOTAL LAND AREA:

1.88±



PARKING:

102 surface spaces



ZONING:

O-1



YEAR BUILT:

Q4 2025



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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JOSH SMITH

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

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

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SITE PLAN



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PROGRESS PHOTOS



MARCH 2025



APRIL 2025



MAY 2025



JUNE 2025



JULY 2025



AUGUST 2025



SEPTEMBER 2025



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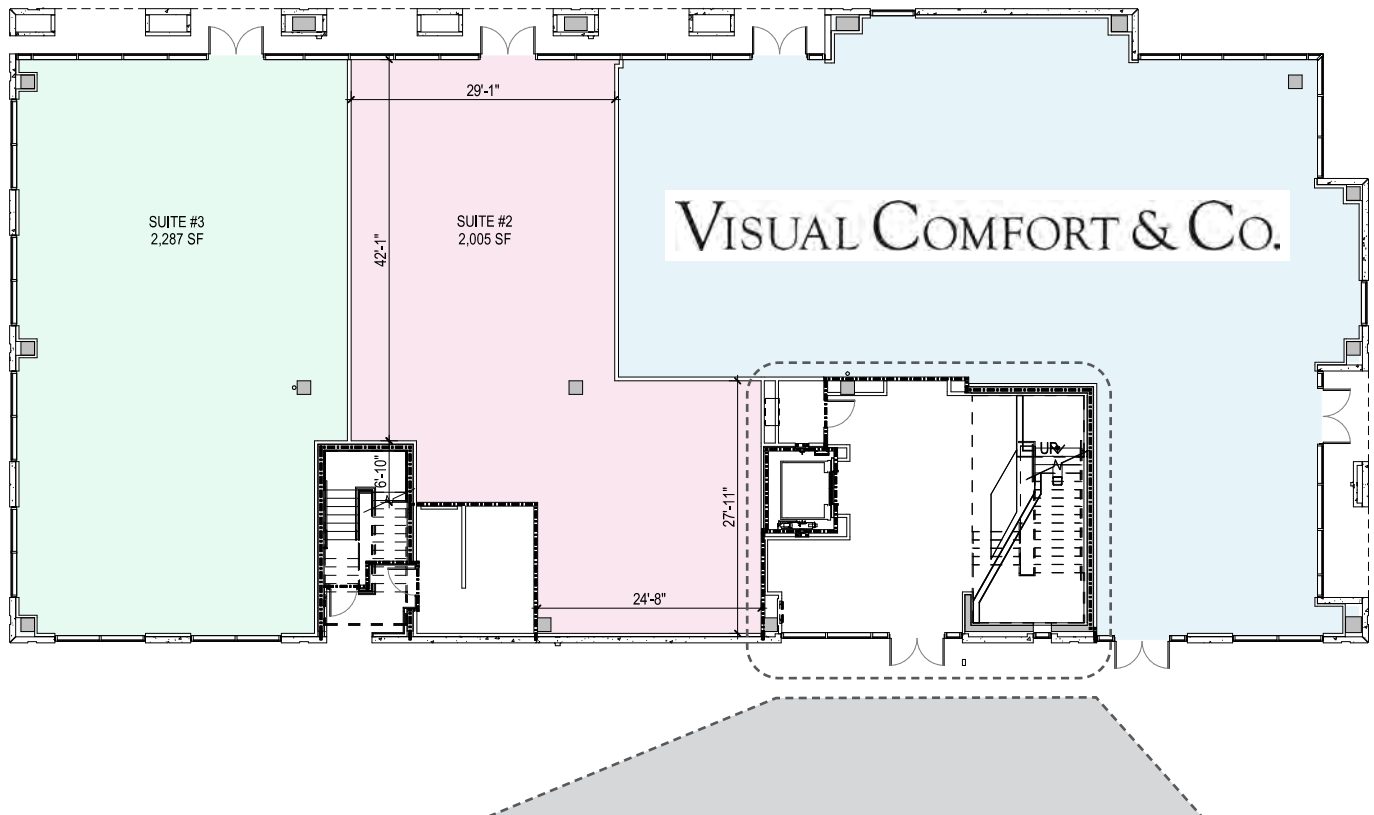
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CLASS "A" OFFICE & RETAIL FOR LEASE

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FIRST FLOOR RETAIL

**Available:
2,005–4,292 ± rsf**



LOBBY FINISH RENDERINGS



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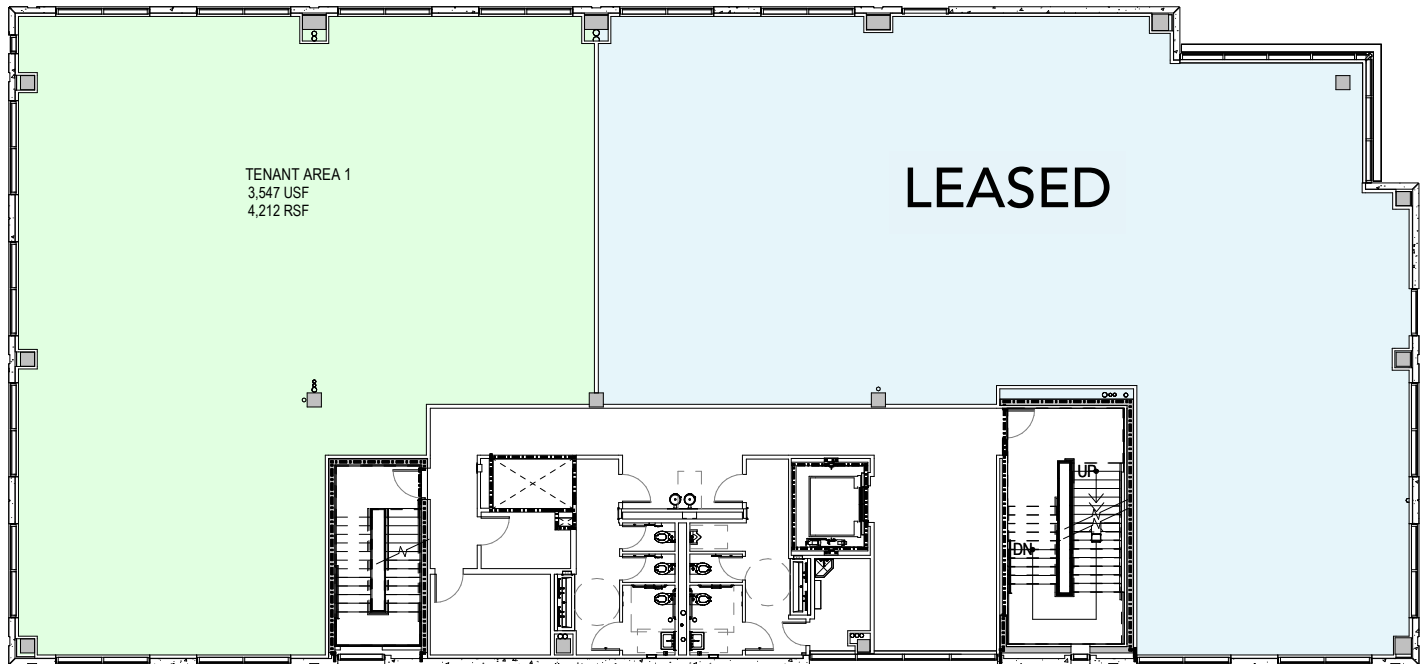
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CLASS "A" OFFICE & RETAIL FOR LEASE

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SECOND FLOOR
OFFICE

Available:
4,212± rsf



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CLASS "A" OFFICE & RETAIL FOR LEASE

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AREA OVERVIEW



DRIVE TIMES

- 2 minutes**
to Park Avenue
- 6 minutes**
to Interstate 4
- 11 minutes**
to Downtown Orlando
- 14 minutes**
to Orlando Executive Airport
- 31 minutes**
to Orlando International Airport



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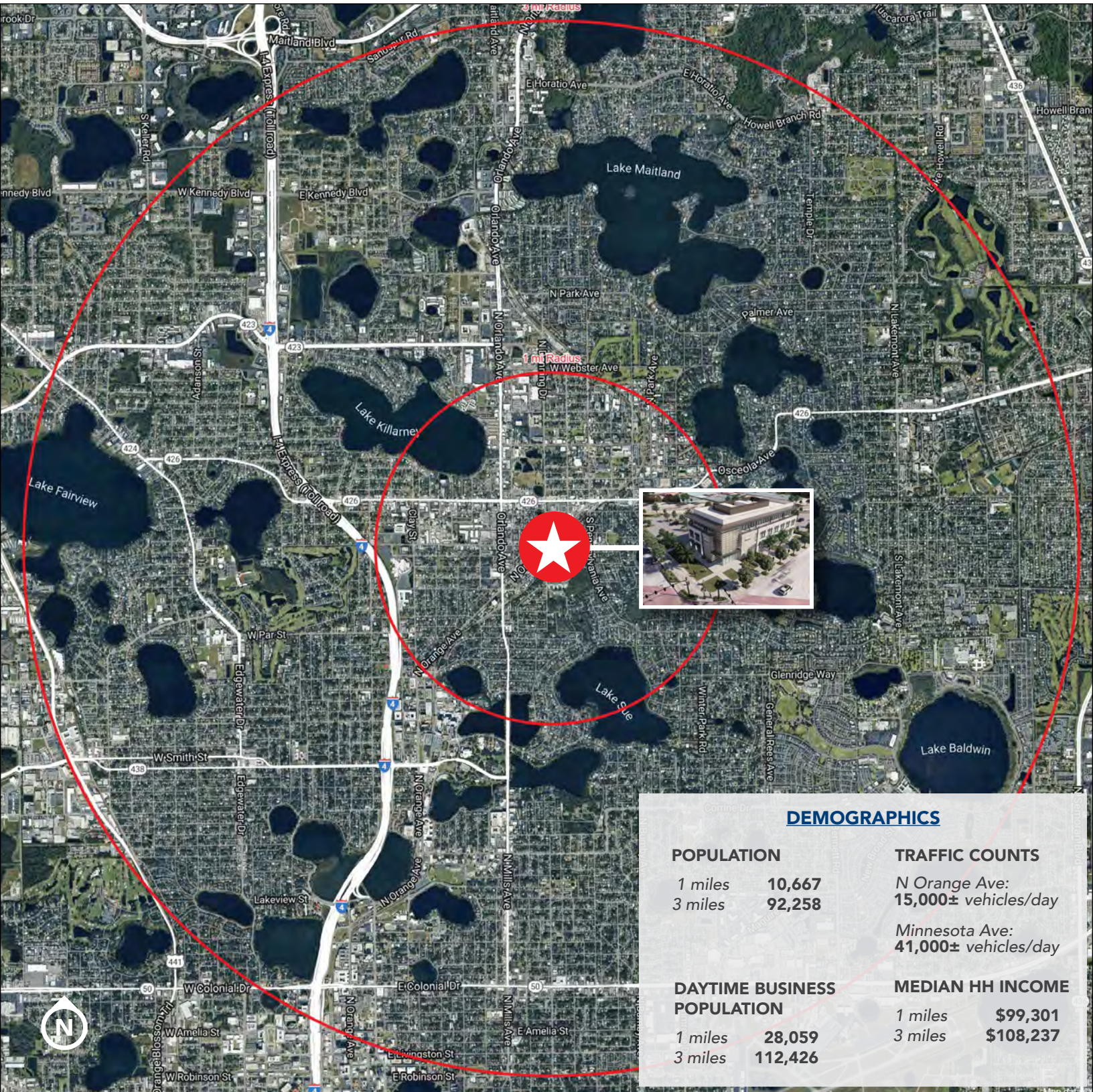
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DEMOGRAPHICS



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