

FOR LEASE

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# 1031

West Morse Boulevard

WINTER PARK | FL

*Live. Work. Play.*

Class A office building offering exceptional convenience with walkability to a truly robust collection of amenities



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*Just steps away  
from Winter Park's  
newest amenities*

- Adjacent to recently developed retail centers, Lakeside and Lakeside Crossings, as well as the Winter Park Village
- Within walking distance of the renowned Park Avenue shopping district
- Superior ease-of-access – just a 5-minute drive to Interstate 4
- Numerous housing options offering a live-work-play lifestyle

## AREA DEMOGRAPHICS



**Population  
(2017)**

31,171



**Projected Population  
(2022)**

33,784



**Average Household  
Income  
(2017)**

\$111,269

## NEARBY RESTAURANT OPTIONS

- |                      |                     |
|----------------------|---------------------|
| • Armando's          | • Luma              |
| • Barnie's Coffee    | • Orchid            |
| • Black Bean Deli    | • Panera            |
| • Blu on the Ave.    | • Park Avenue Pizza |
| • Brio               | • Park Social       |
| • Bulla              | • Parkview          |
| • Burger-Fi          | • Prato             |
| • Cheesecake Factory | • Rocco's           |
| • Chuy's             | • Ruth Chris        |
| • Dexter's           | • Shake Shack       |
| • Flemings           | • The Coop          |
| • Hillstone          | • The Glass Knife   |
| • Kona Grill         | • Wine Room         |



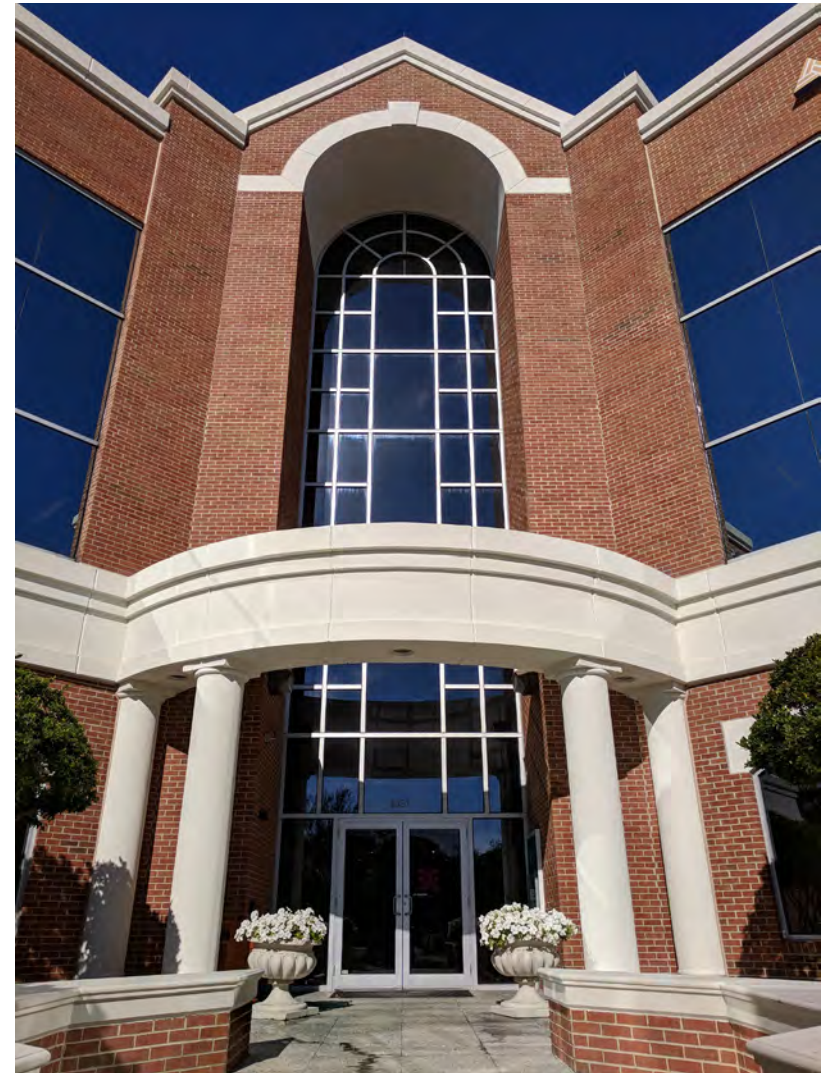


## PROPERTY HIGHLIGHTS

- Three-story Class A office building totaling 47,852 ± RSF
- On-site banking, ownership and property management
- Positioned within the heart of one of Central Florida's premier executive housing neighborhoods
- Excellent walkability to abundant surrounding dining, shopping, and entertainment options
- Top-of-market building-provided parking at 5 spaces per 1,000 RSF
- Building offers a calming, natural park-like setting
- *Recently completed common area renovations with luxurious finishes*

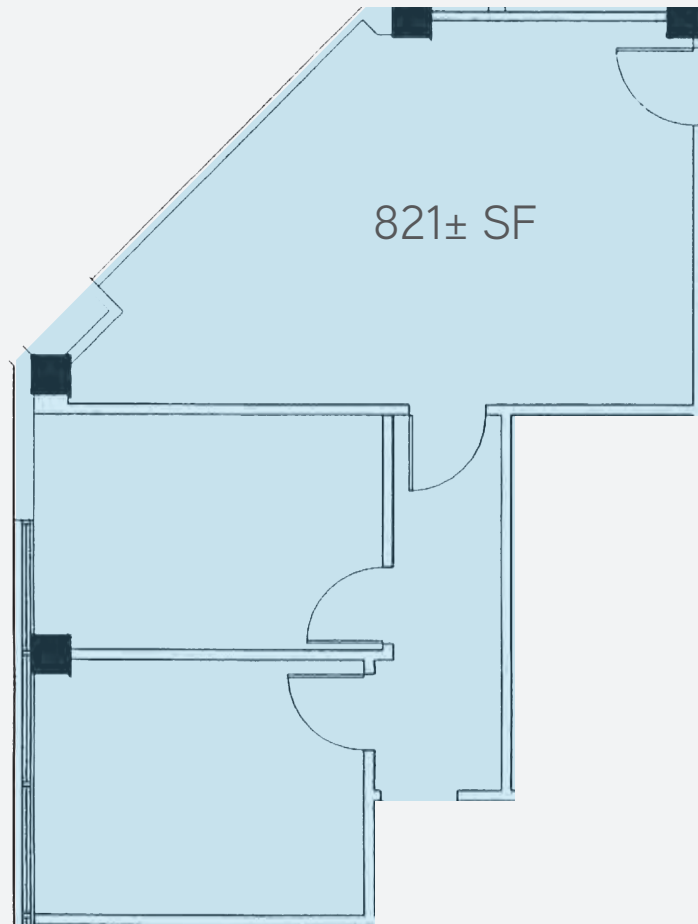
## AVAILABILITY

Suite	Available Space (SF)	Date Available
230	821 SF	Now



821 SF Available / Rental Rate Negotiable

## FLOOR PLAN



## SECOND FLOOR AVAILABILITY

Suite 230 - 821± SF

- Corner unit – great window lines, canopy views, abundant natural light
- Brand new modern lighting package in place throughout





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