

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



Colliers International
255 South Orange Avenue | Suite 1300
Orlando, FL 32801
P: 407 843 1723

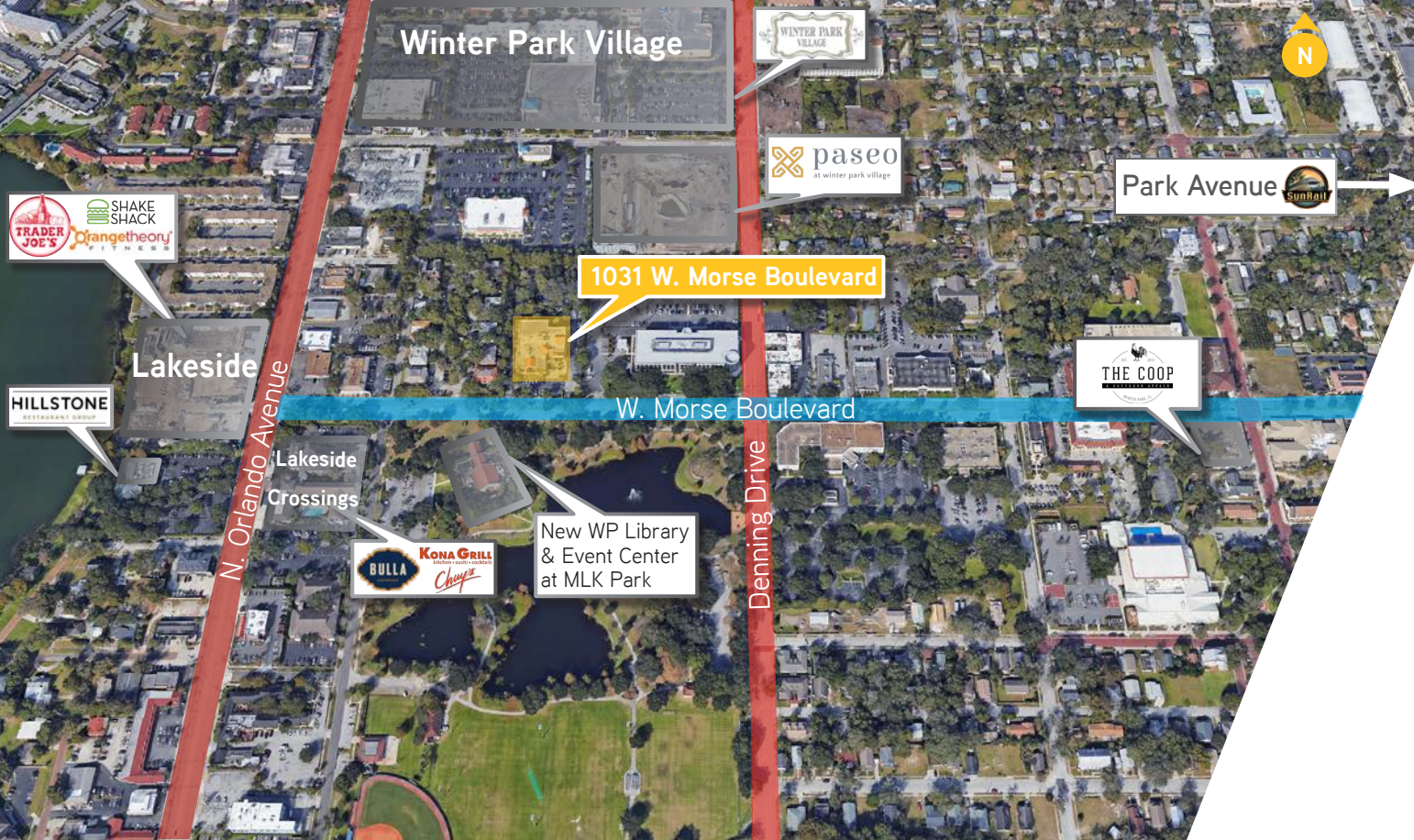
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*Just steps away
from Winter Park's
newest amenities*

- 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 |

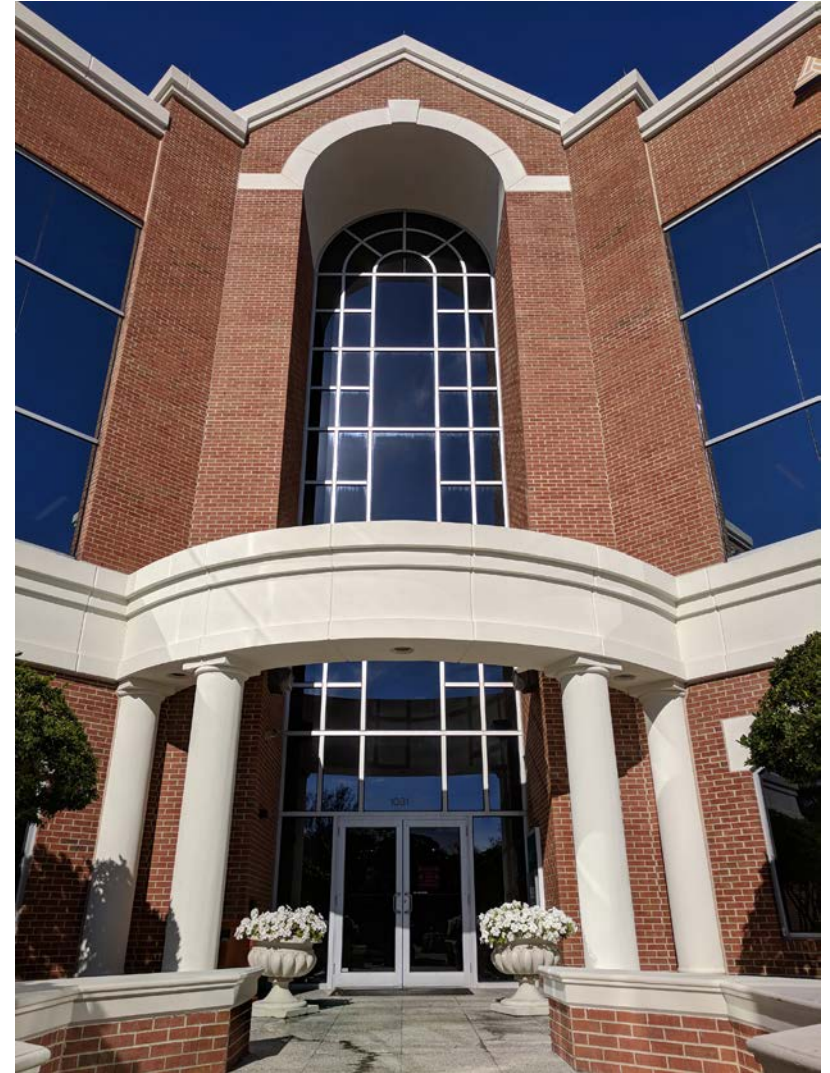


PROPERTY HIGHLIGHTS

- 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
- Rare monument signage available along Morse Boulevard
- Luxurious finishes throughout building
- Building offers a calming, natural park-like setting

AVAILABILITY

Suite	Available Space (SF)	Date Available
1st Floor	1,091	Now
230	1,325	Now
240	1,227	Now
230 & 240	2,552	Now
3rd Floor	1,521 to 8,968	Now



1,091 to 8,968 SF Available / Rental Rate Negotiable



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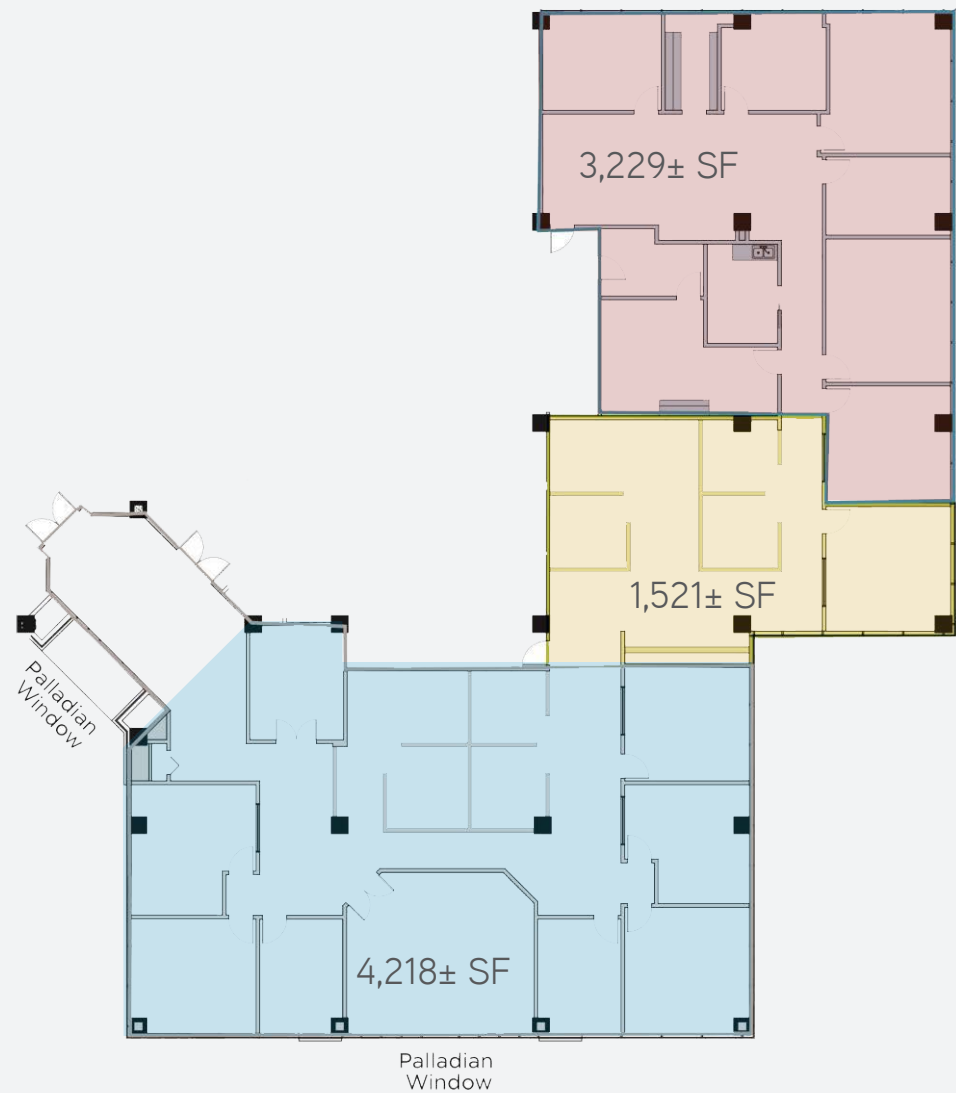
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FLOOR PLAN



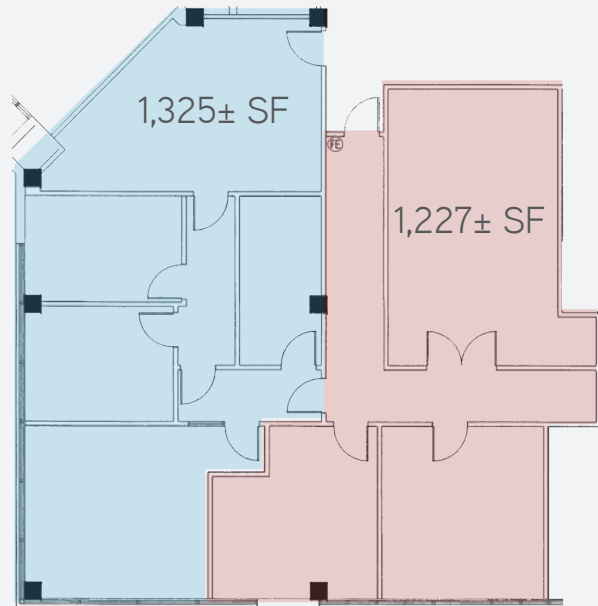
THIRD FLOOR AVAILABILITY

Suite A - 3,229± SF
Suite B - 1,521± SF
Suite C - 4,218± SF

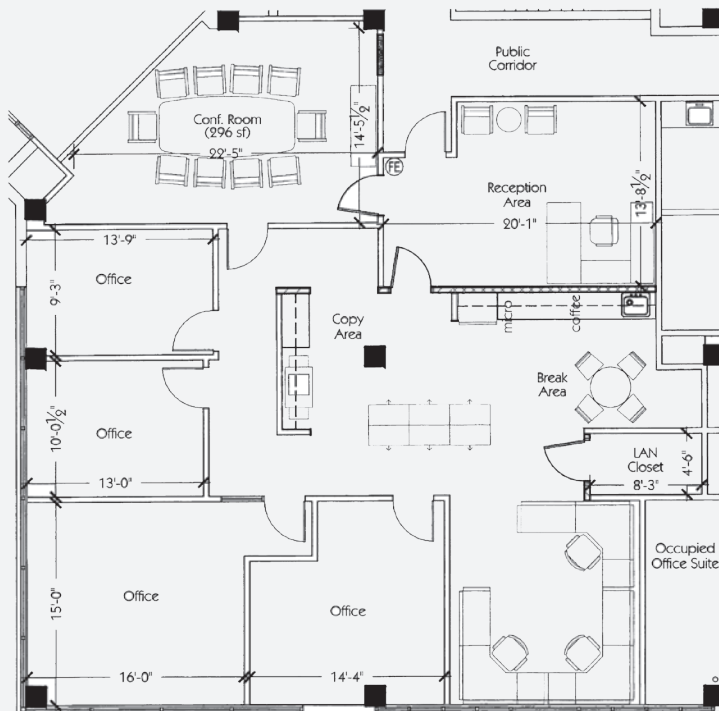
Potential layouts from 1,521 - 8,968± SF

- Large block of space in Winter Park proper with rare monument signage opportunity along Morse Boulevard
- Outstanding window lines throughout including large Palladian windows
- Brand new modern lighting package to be included

FLOOR PLAN



SPECULATIVE COMBINED PLAN



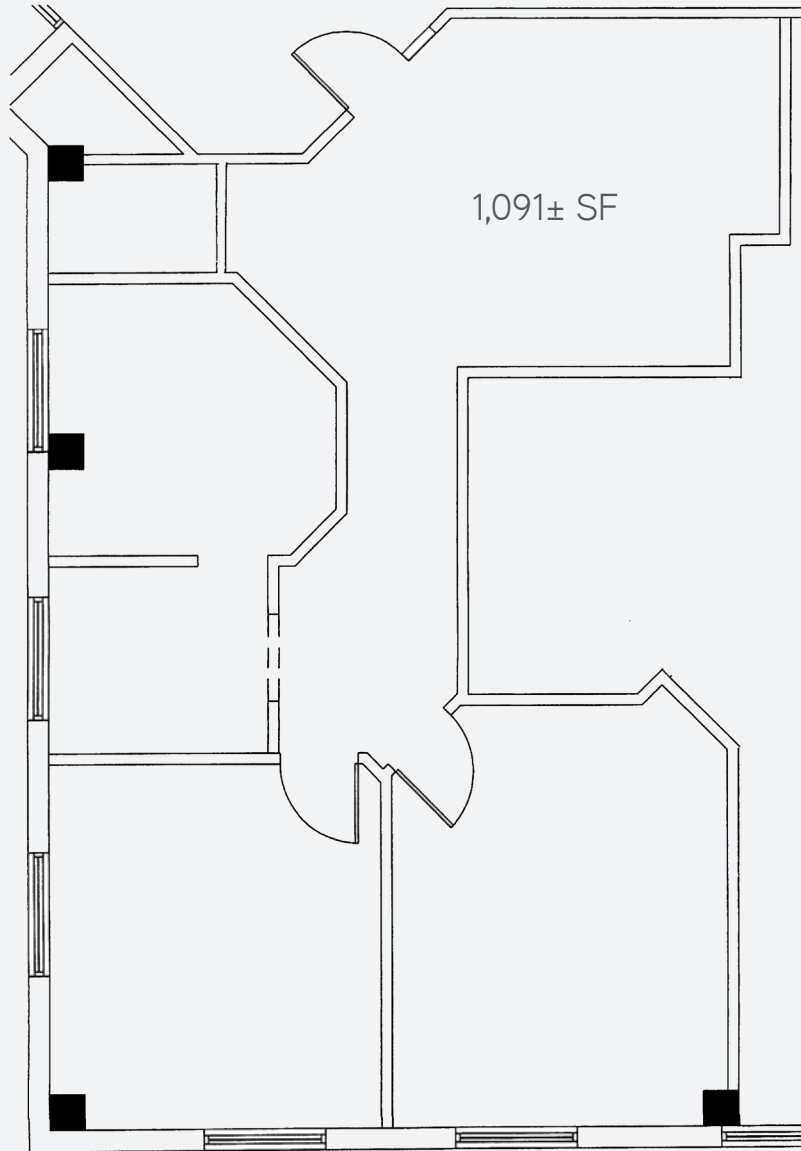
SECOND FLOOR AVAILABILITY

Suite 230 - 1,325± SF
 Suite 240 - 1,227± SF

Potential layouts from
 1,227 - 1,325± SF

- Connected units can be easily combined to a single larger suite
- Corner unit – great window lines, canopy views, abundant natural light
- Brand new modern lighting package in place throughout

FLOOR PLAN



FIRST FLOOR AVAILABILITY

First Floor Space - 1,091± SF

- Prominent positioning immediately adjacent to building lobby
- Corner unit offering excellent windows and substantial natural light