

Wintergate Office Building

FOR LEASE | OFFICE



1350 N. ORANGE AVE. WINTER PARK, FL 32789

PROPERTY FEATURES:

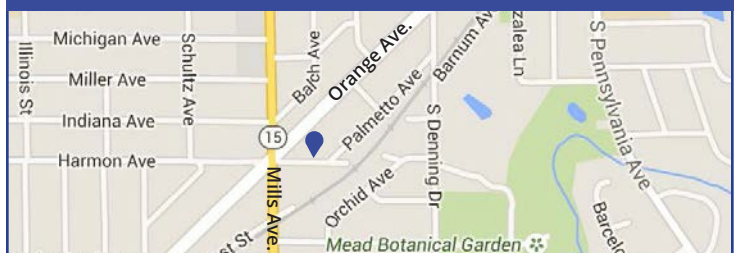
- Located in the heart of beautiful Winter Park, minutes from Park Avenue
- Easy access to Downtown Orlando and I-4
- On-site parking and two Electric Car charging stations
- Numerous dining and retail amenities in immediate area
- Small suites may be combined
- Full Service Lease

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,257	82,083	189,127
Average HH Income	\$106,110	\$111,255	\$73,357
Median Age	42.2	40.6	37.1
Daytime Population	31,760	111,969	256,569

TRAFFIC COUNT

Orange Ave.	14,600 AADT
Mills Ave.	34,748 AADT

MAP



Contact us now for more information

WESLEY S. HAMBLEY

Property Relations Manager

407-422-8191

whambley@demetreeglobal.com

Demetree Global

941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789

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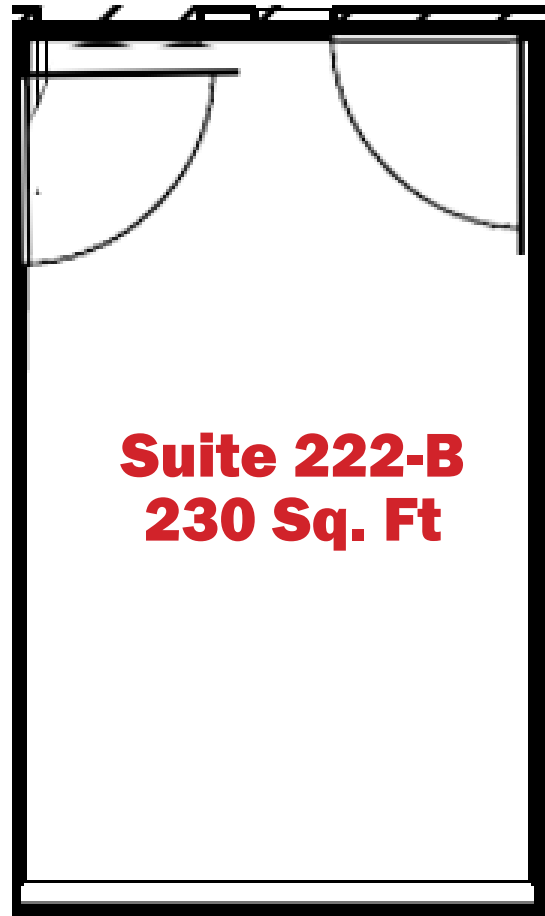
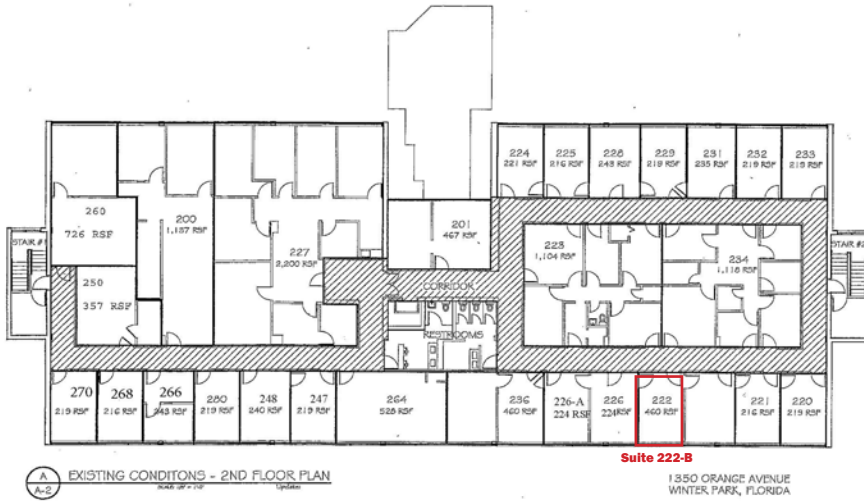
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222-B Suite Floor Plan



Suite 222-B
230 Sq. Ft



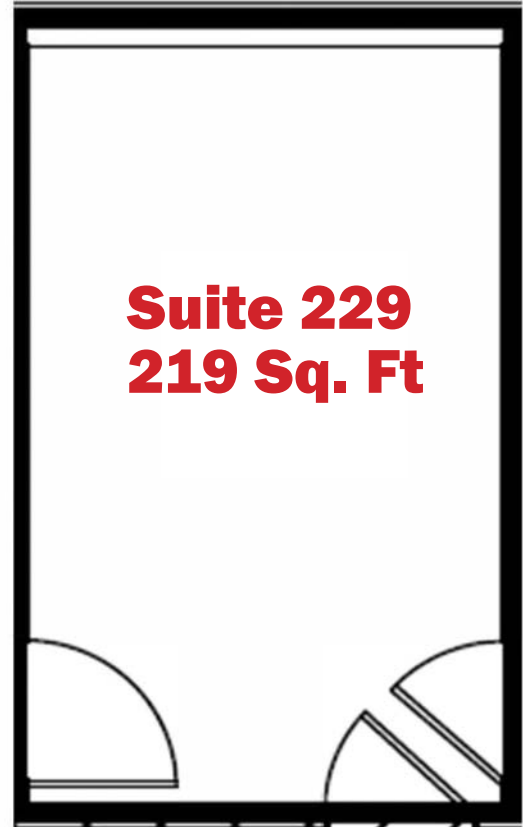
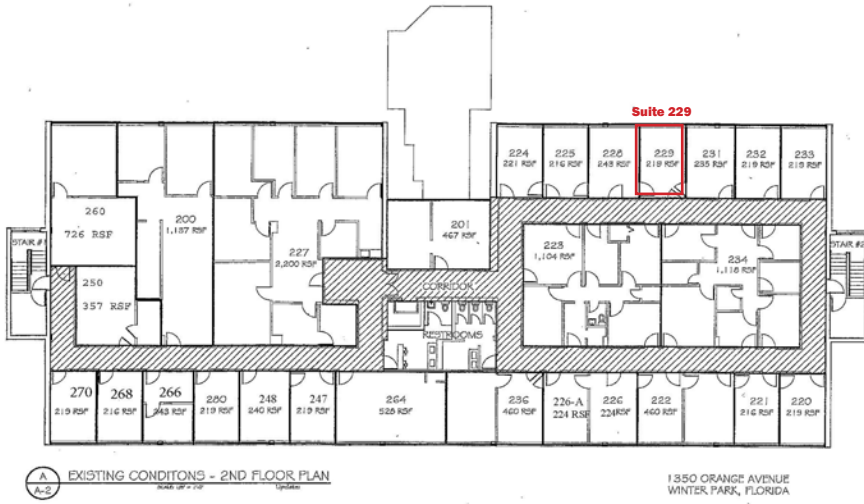
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229 Suite Floor Plan



Suite 229
219 Sq. Ft



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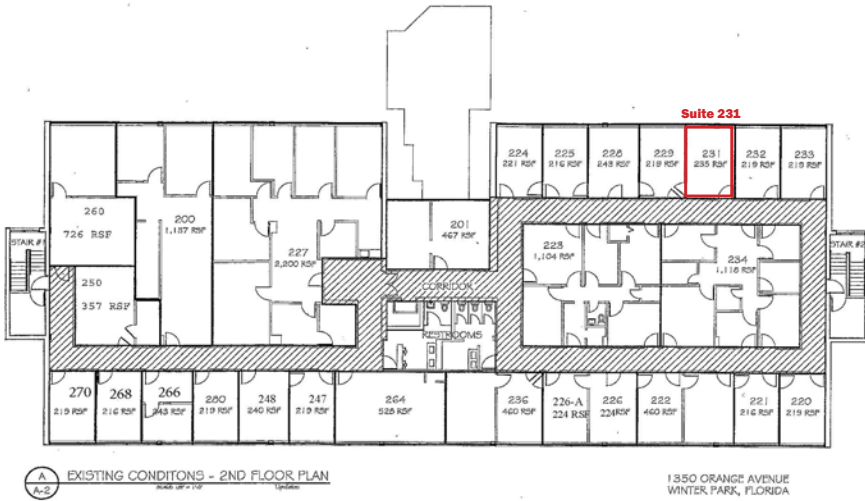
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231 Suite Floor Plan



Suite 231
235 Sq. Ft



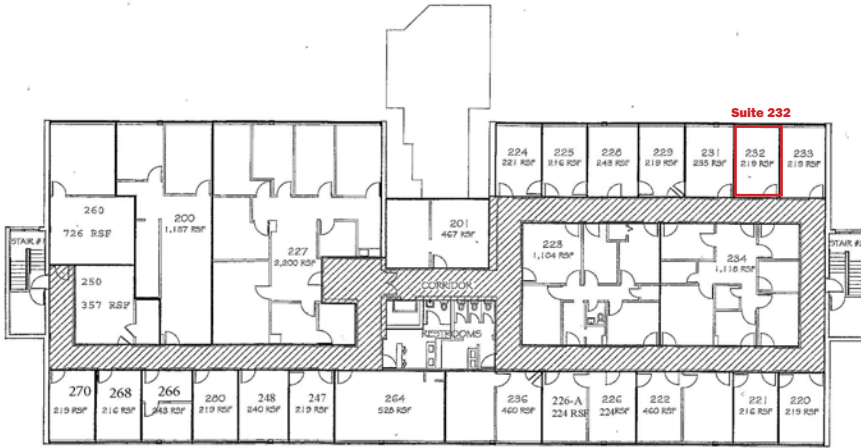
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232 Suite Floor Plan



EXISTING CONDITIONS - 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

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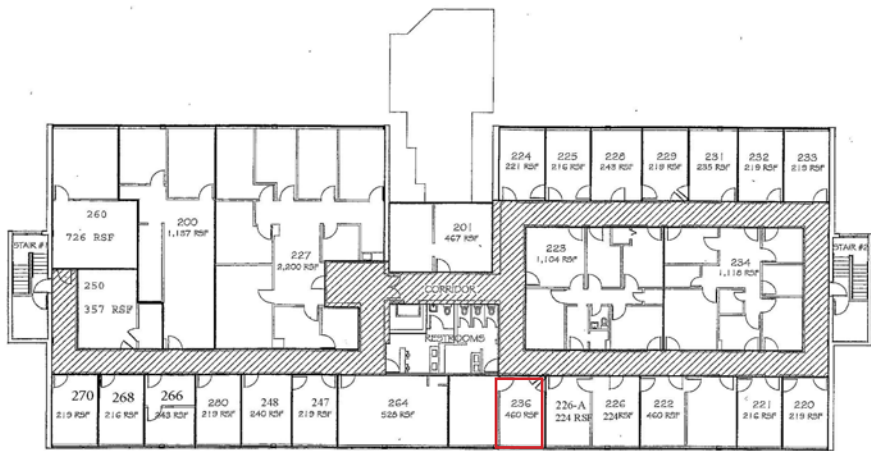
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236 Suite Floor Plan



Suite 236

A
A-C
EXISTING CONDITIONS - 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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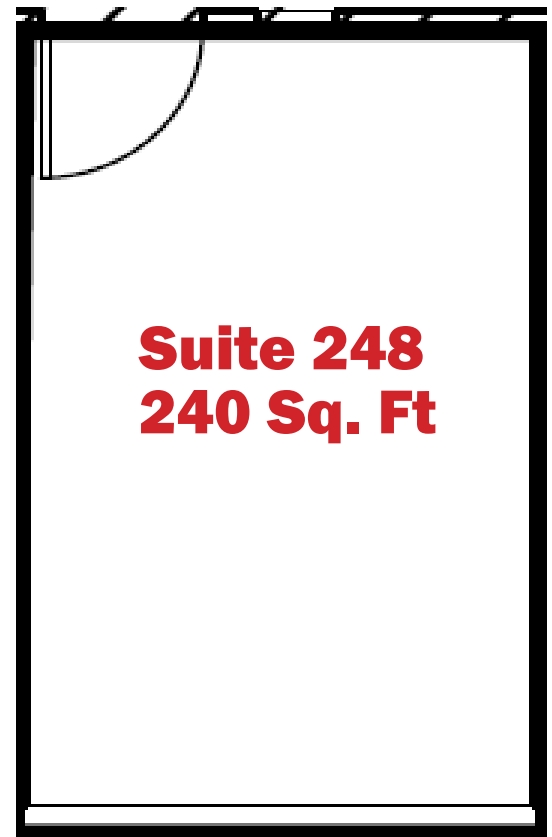
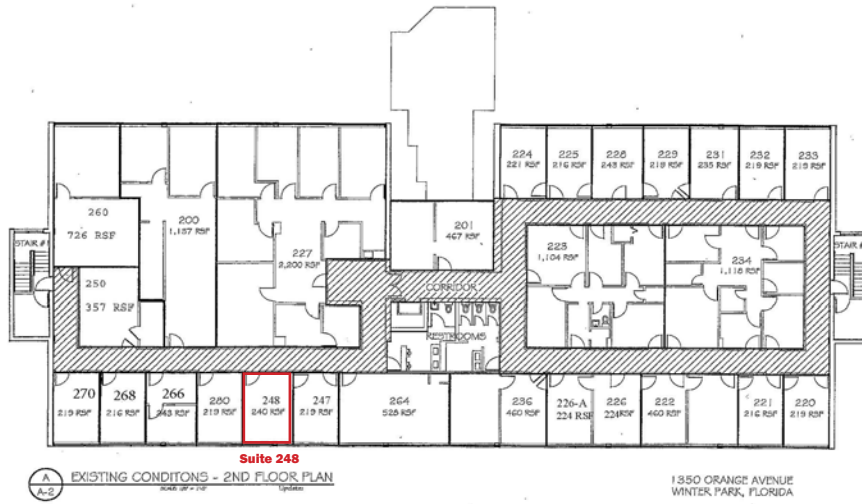
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248 Suite Floor Plan



Suite 248
240 Sq. Ft



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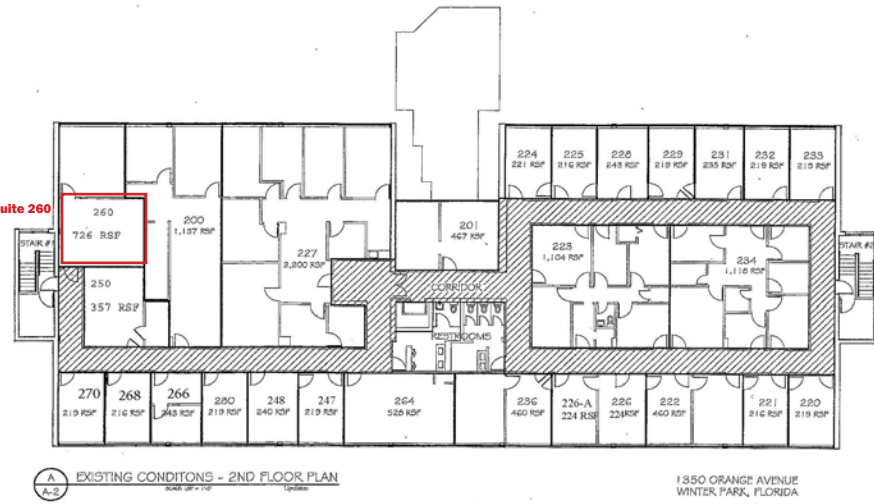
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260 Suite Floor Plan



Suite 260
726 Sq. Ft

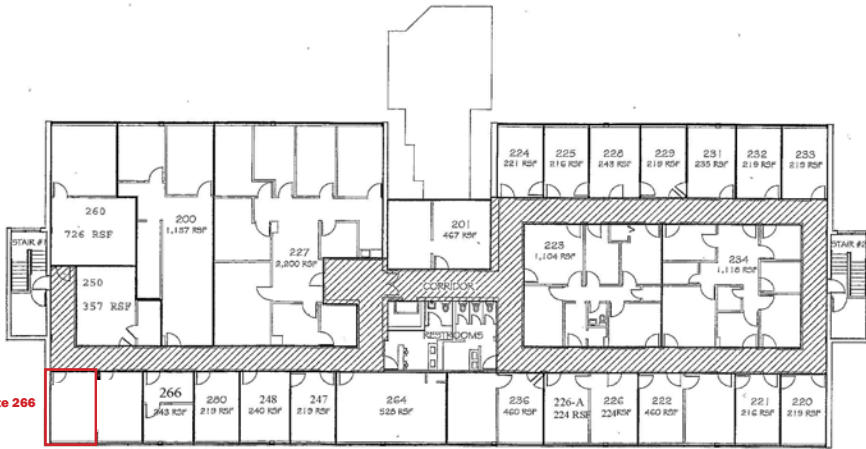


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266 Suite Floor Plan



Suite 266
243 Sq. Ft

A
A-2 EXISTING CONDITIONS - 2ND FLOOR PLAN

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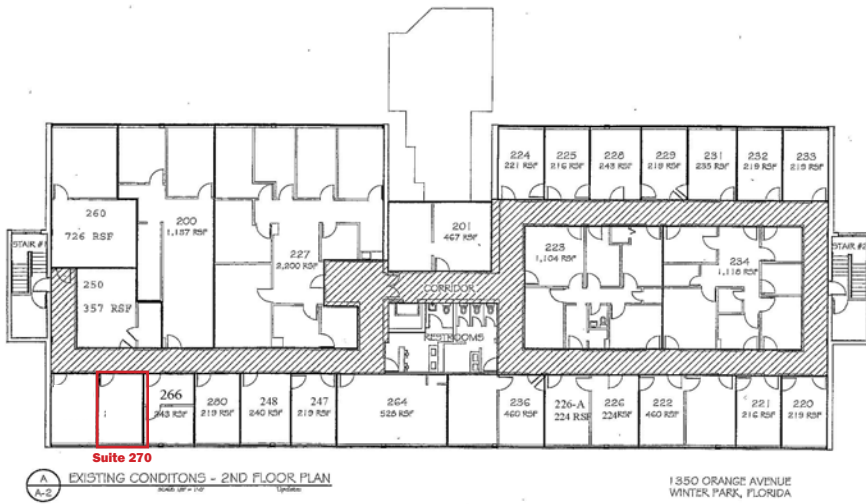
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270 Suite Floor Plan



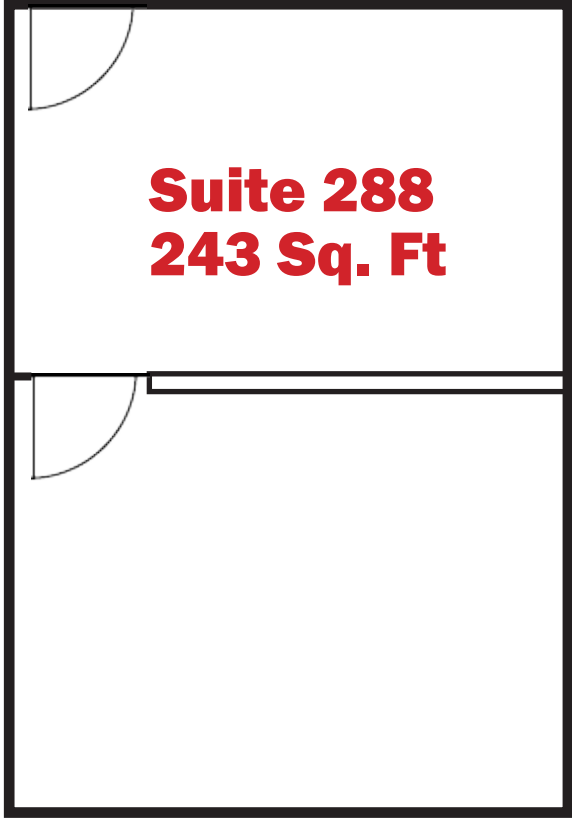
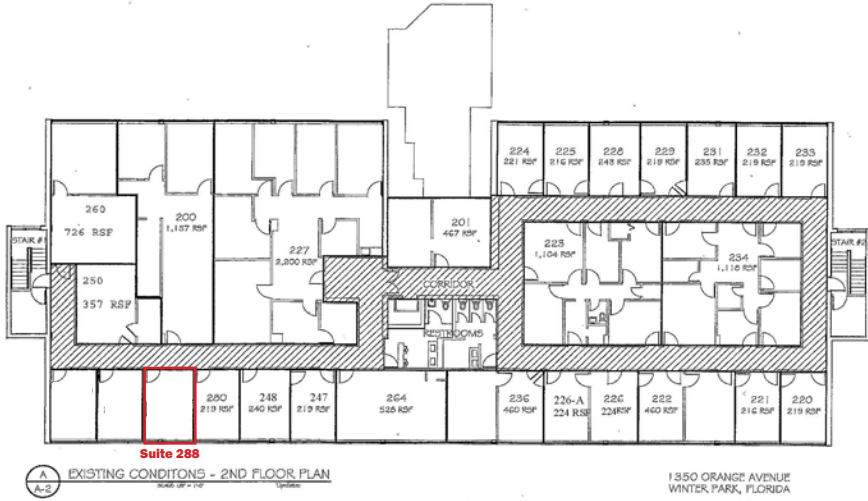
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288 Suite Floor Plan



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