



WINTER PARK

MULTI-TENANT OFFICE BUILDING

**FOR SALE**

**280 WEST CANTON AVENUE**

WINTER PARK, FL 32789



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY**

**CITY Commercial, LLC** has been engaged as the exclusive agent and representative of the Owner. No contact shall be made by any prospective purchaser or agents to the Owner, its personnel, related entities, or tenants. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CITY Commercial, LLC and should not be made available to any other person or entity without the written consent of CITY Commercial, LLC.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Neither CITY Commercial, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, CITY Commercial, LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or CITY Commercial, LLC, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CITY Commercial in compliance with all applicable fair housing and equal opportunity laws.

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## Executive Summary



### PROPERTY OVERVIEW

CITY Commercial is pleased to present 280 West Canton Avenue, a premier Winter Park commercial asset opportunity for office users or investors.

This four-story, mid-rise office building offers a unique opportunity to enter the niche Winter Park market. With its strategic location and stable tenant history, the property is positioned perfectly to maximize returns for future ownership.

A future owner/user would also utilize its building naming rights as a headquarters location by occupying a 7,500 sf vacancy. This would afford the ability to grow over time, making 280 West Canton an ideal opportunity.

### PRIMARY HIGHLIGHTS

- First time available in 25+ years
- Winter Park is Orlando's most highly sought-after office market
- Orlando's strongest rent corridor and lowest vacancy submarket
- The property is well-leased with the potential upside of significant rent growth
- Close proximity to executive housing

## Property Details



### THE NUMBERS

- Four stories
- 32,215 rentable square feet
- Parcel Size 1.43 acres
- Zoning O-1, City of Winter Park
- Year Built 1975, 2017 renovations
- # of parks - 100 + handicapped
- By design - 75% occupancy

### THE MAIN POINTS

- 100% Fee Simple Ownership
- 12 in-place tenants
- One 7,500-square-foot vacancy
- Under market rents
- Offered far below replacement value
- Long and stable professional tenant history

### THE DETAILS

- Rare "Street to Street" full block boundary
- Four points of ingress/egress
- Extremely well maintained
- Same engineer for 25+ years
- Two elevators - \$150K in capex improvements
- Fully fire sprinklered
- Excellent signage - both front & rear
- Exceptional views
- One of the few comm'l buildings above 3 stories

## Location Amenities



## LOCATION HIGHLIGHTS

One block to Park Avenue – Winter Park’s shopping, dining, and cultural gem, complete with arts, culture and museums.

Boasting more than 140 boutiques, sidewalk cafes, and museums, all in the shadow of the city's oak-canopied Central Park.

Stylish shops, diverse dining choices, and many cultural offerings, including seasonal art shows, concerts in the park, exotic car shows, fashion events, and holiday festivities.

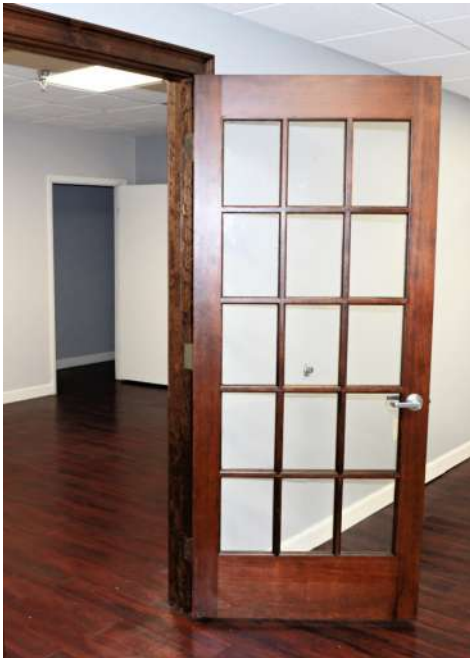
The highly acclaimed Rollins College and Alford Inn are located within 1/2 mile of the property.

Excellent access to Orlando’s expanding public transit system, including a SunRail stop 3 blocks away.

Exterior Photos

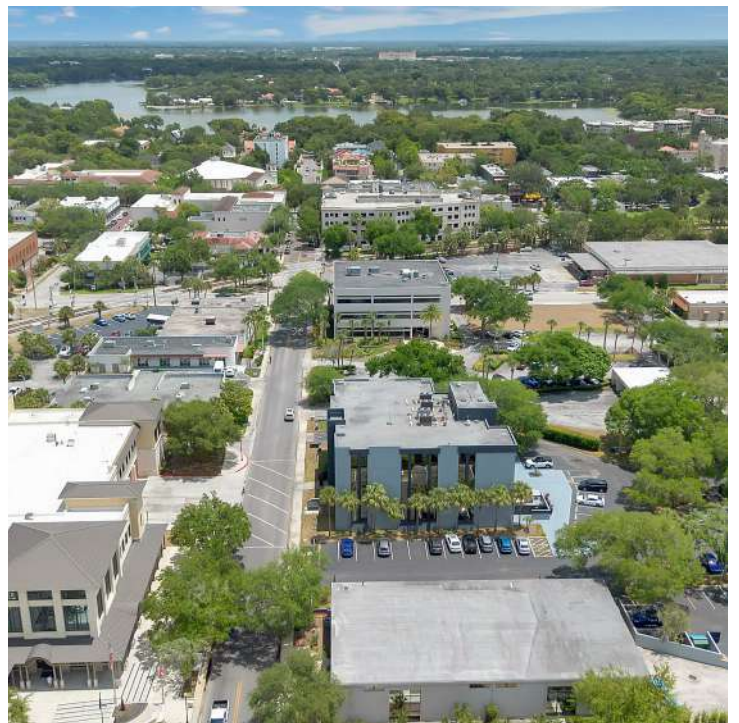


Interior Photos

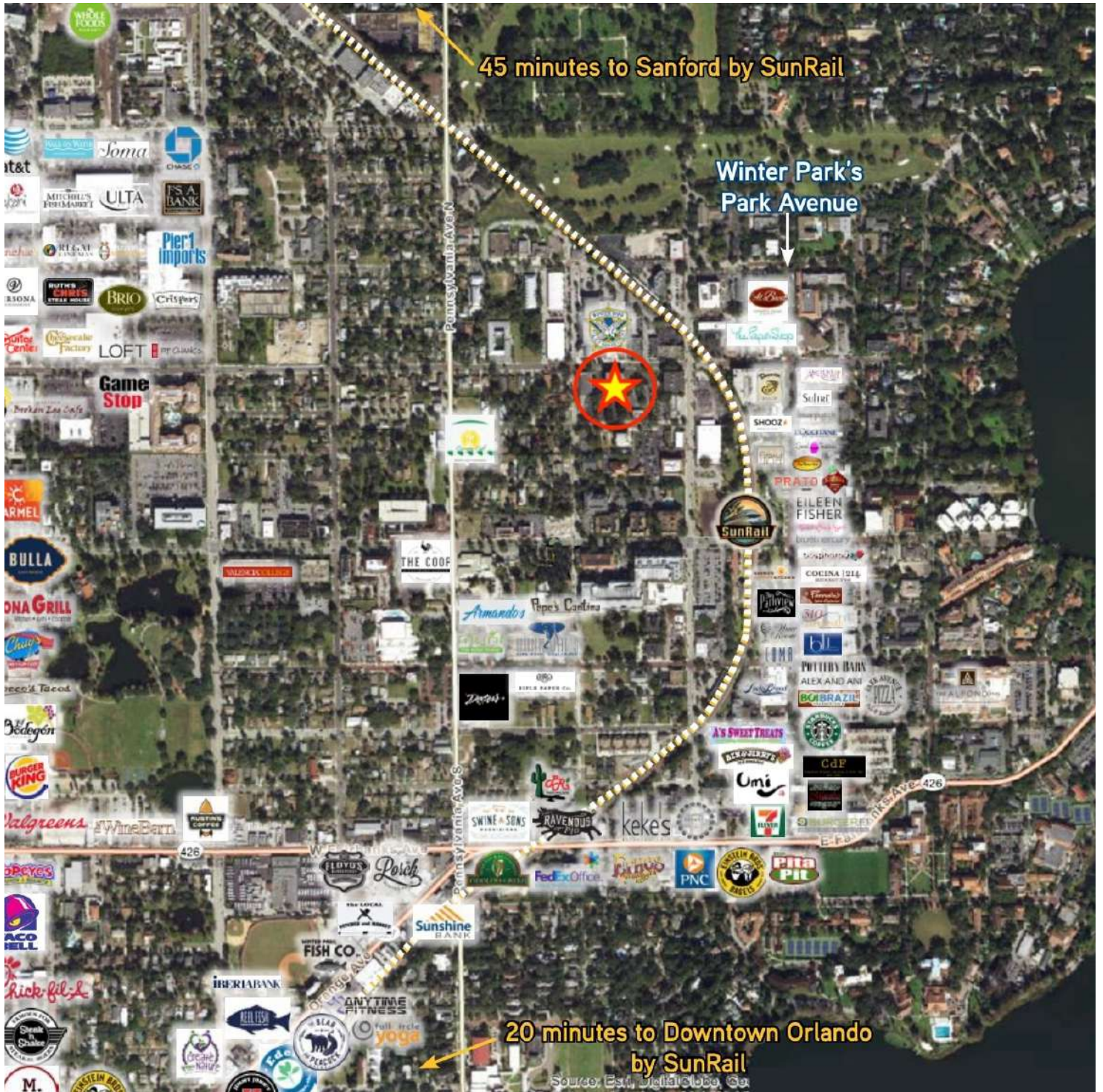




Aerial Photos



Amenities Map



Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>		<b>0 SF</b>	<b>0%</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>		
<b>AVERAGES</b>									

## Financial Summary

**INVESTMENT OVERVIEW**

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**OPERATING DATA**

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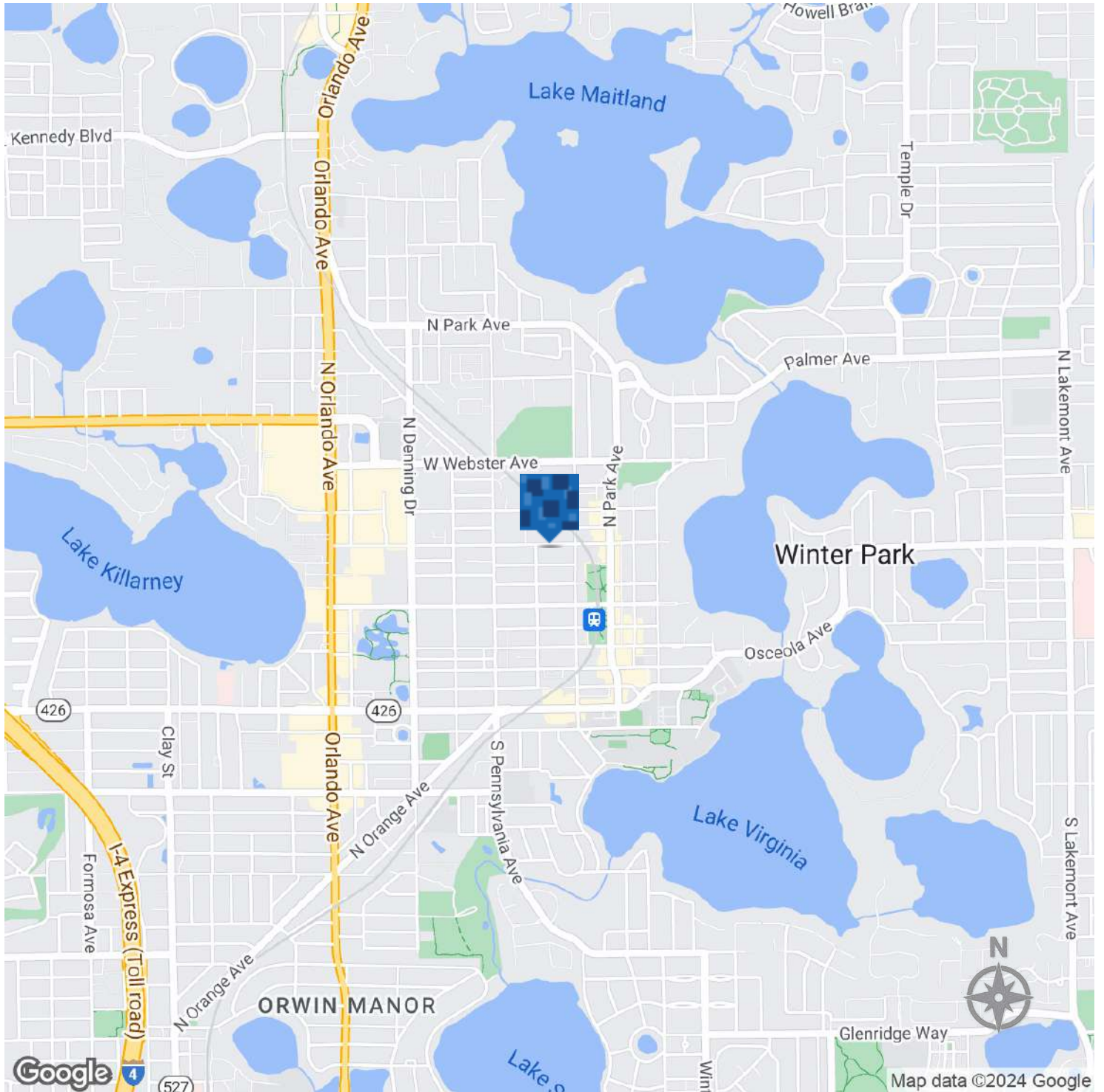
**FINANCING DATA**

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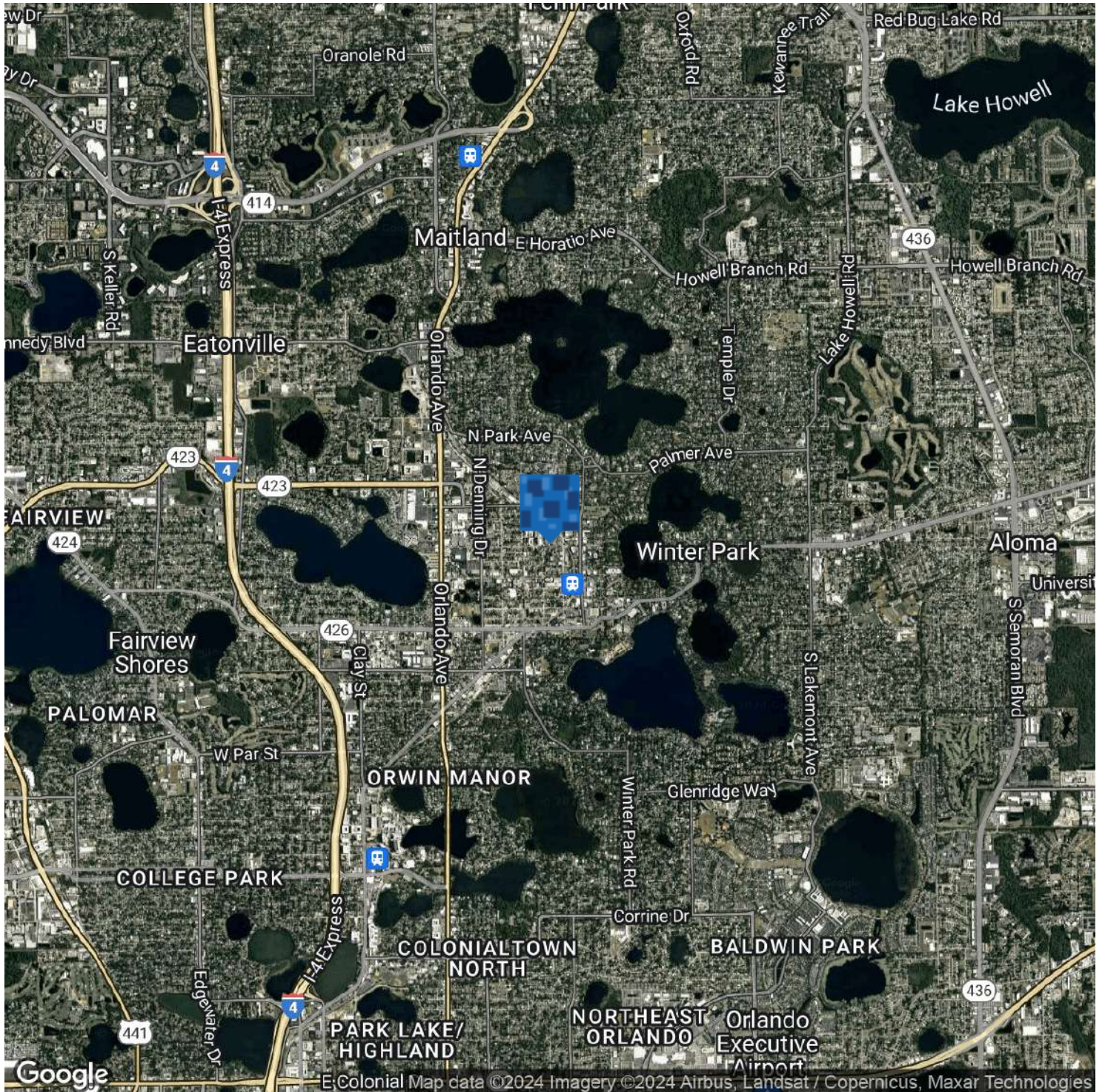
Property Boundaries



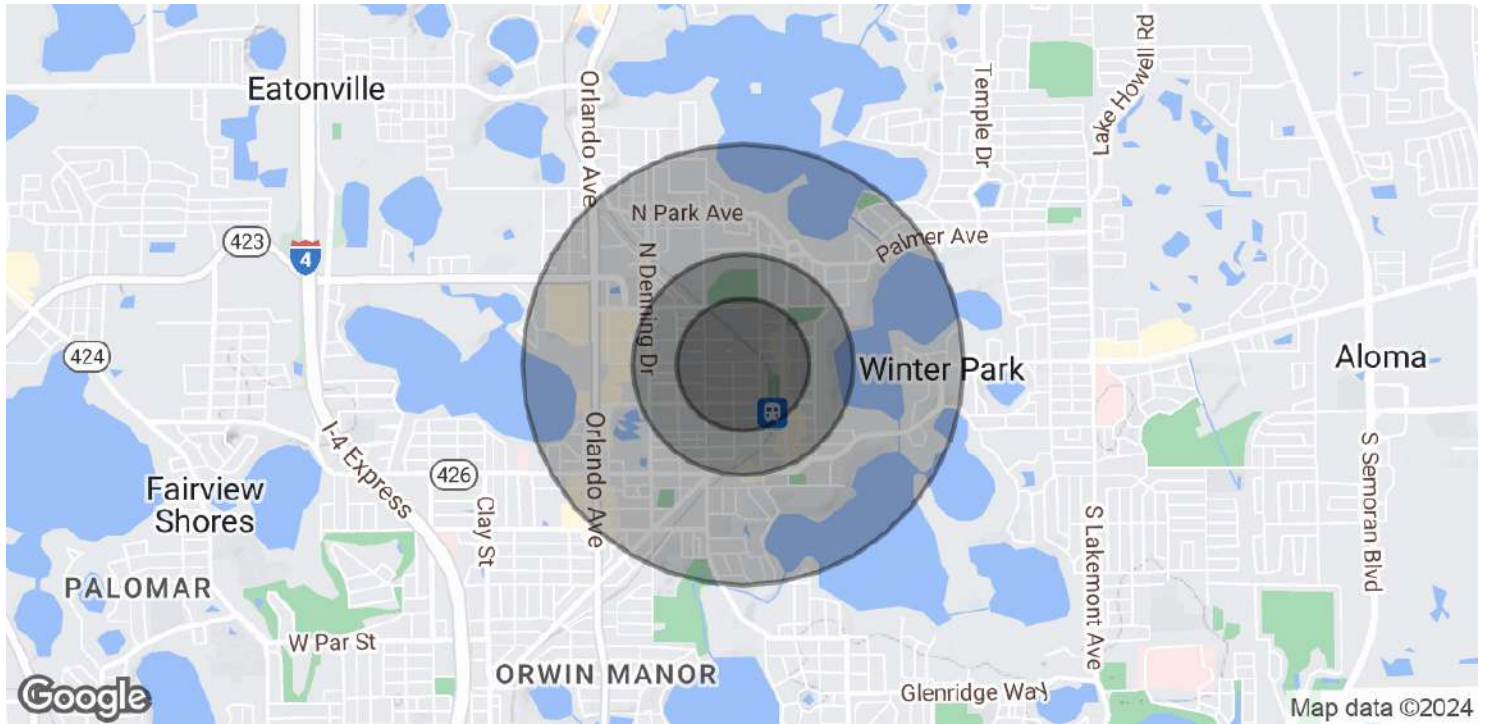
Location Map



Aerial Map



**Demographics Map & Report**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	913	2,607	8,587
Average Age	47	45	46
Average Age (Male)	44	44	45
Average Age (Female)	49	47	47

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	453	1,213	3,825
# of Persons per HH	2	2.1	2.2
Average HH Income	\$91,830	\$114,108	\$152,525
Average House Value	\$688,874	\$805,350	\$928,610

*Demographics data derived from AlphaMap*





**LEE ZERIVITZ, SIOR, CCIM**

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**PROFESSIONAL BACKGROUND**

Lee Zerivitz, SIOR, CCIM, Managing Partner of CITY Commercial, has sales and leasing transactions totaling over \$850M+.

Lee holds the two highly coveted commercial designations of SIOR and CCIM (less than 1% of all brokers hold these designations). He joins a tightly knit national network whereby a select group of top U.S. CRE Brokers are invited to become members through rigorous examinations coupled with substantial transaction and volume qualifications.

Lee is a CoStar Power Broker and a 7-time "Office Sector" winner based on dollar volume transactions by CFCAR (Central Florida Commercial Association of Realtors). Lee was also the recipient of CFCAR's 2013 "Deal of the Year" award and a past president of CFCAR. Lee is also on the Executive Association of Greater Orlando board and a prior member of the Lake Highland Parents Association.

Lee is an "Orlando native, with Orlando knowledge" and holds a bachelor's degree from the University of Florida. He resides with his wife and two children in Winter Park, Florida.

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