



FIRST TIME AVAILABLE
IN 25 YEARS

FOR SALE

WINTER PARK - EXCEPTIONAL OFFICE BUILDING

1075 W. MORSE BOULEVARD, WINTER PARK, FL 32789



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Exceptional Winter Park Office Building - First Time Available in 25 years



OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	5,928 SF
Zoning:	O-1, City of WP
50% leaseback available	Ask broker

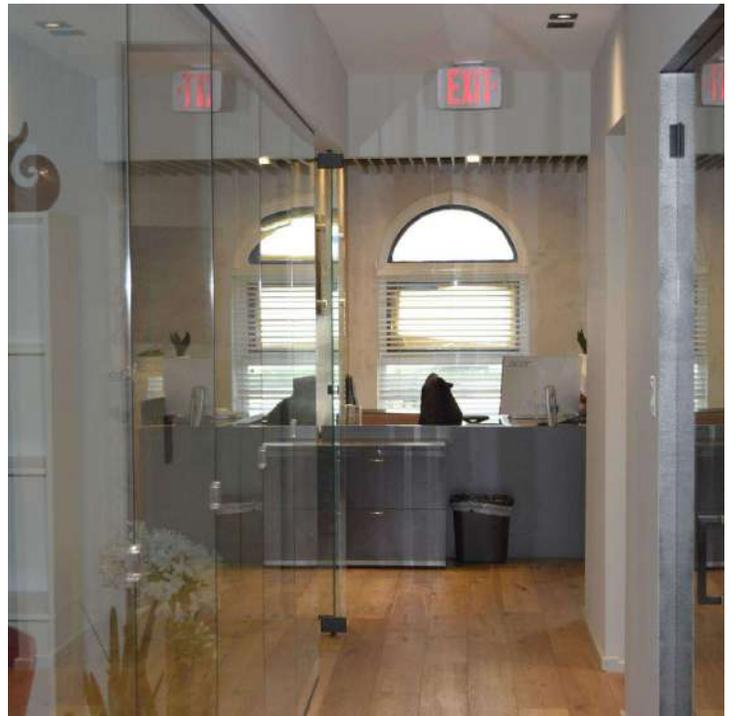
PROPERTY OVERVIEW

Morse Blvd standalone, timeless professional office building
 Located: across from the brand new WP Library & Event Center and adjacent to The WP Village
 Keewin Center - a well established & maintained boutique office park
 Walk to WP's prime dining and social venues
 One block east of 17/92 with access and exposure to all major highways

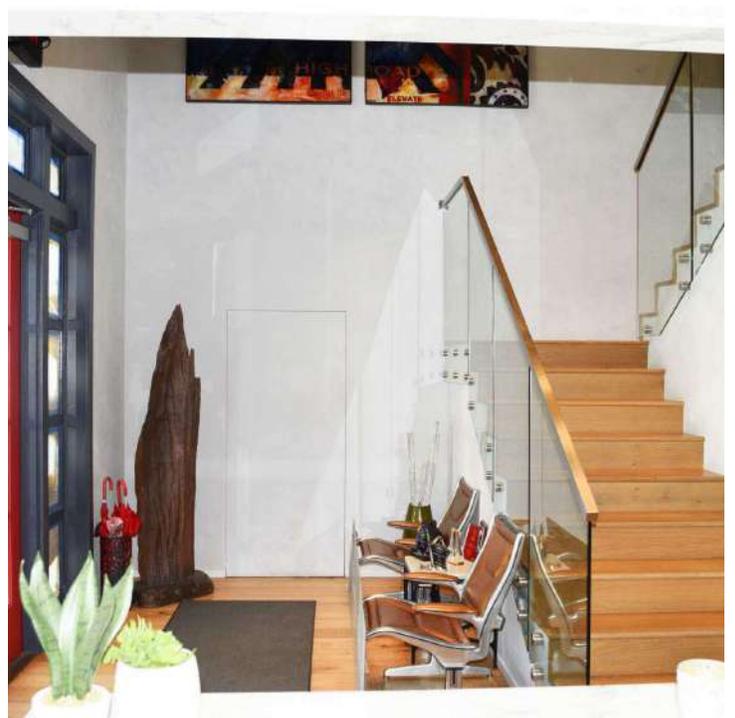
PROPERTY HIGHLIGHTS

- Professionally designed with high-end finishes throughout
- Significant renovation 2020. Mix of private offices & open collaboration areas.
- Trendy "open-to-deck" central workspaces
- Floor-to-ceiling glass: offices, stairwell, and two conference rooms
- Island breakroom with stone countertops
- Stained concrete and wood flooring. Solid core doors throughout.
- All offices have windows, including two hidden panel-entry offices.

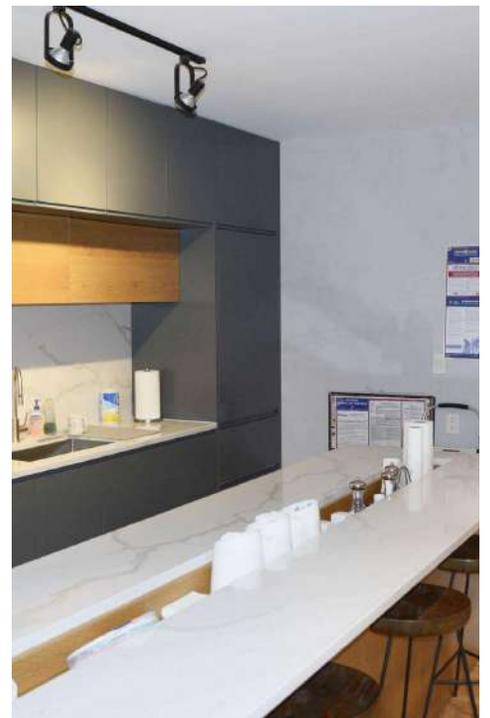
Building Photos



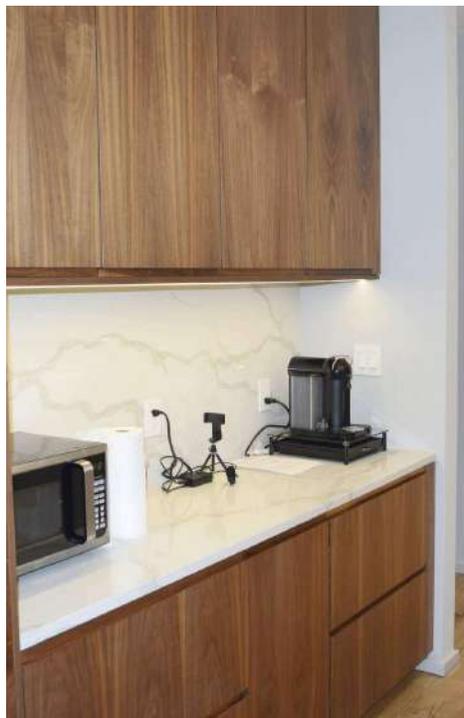
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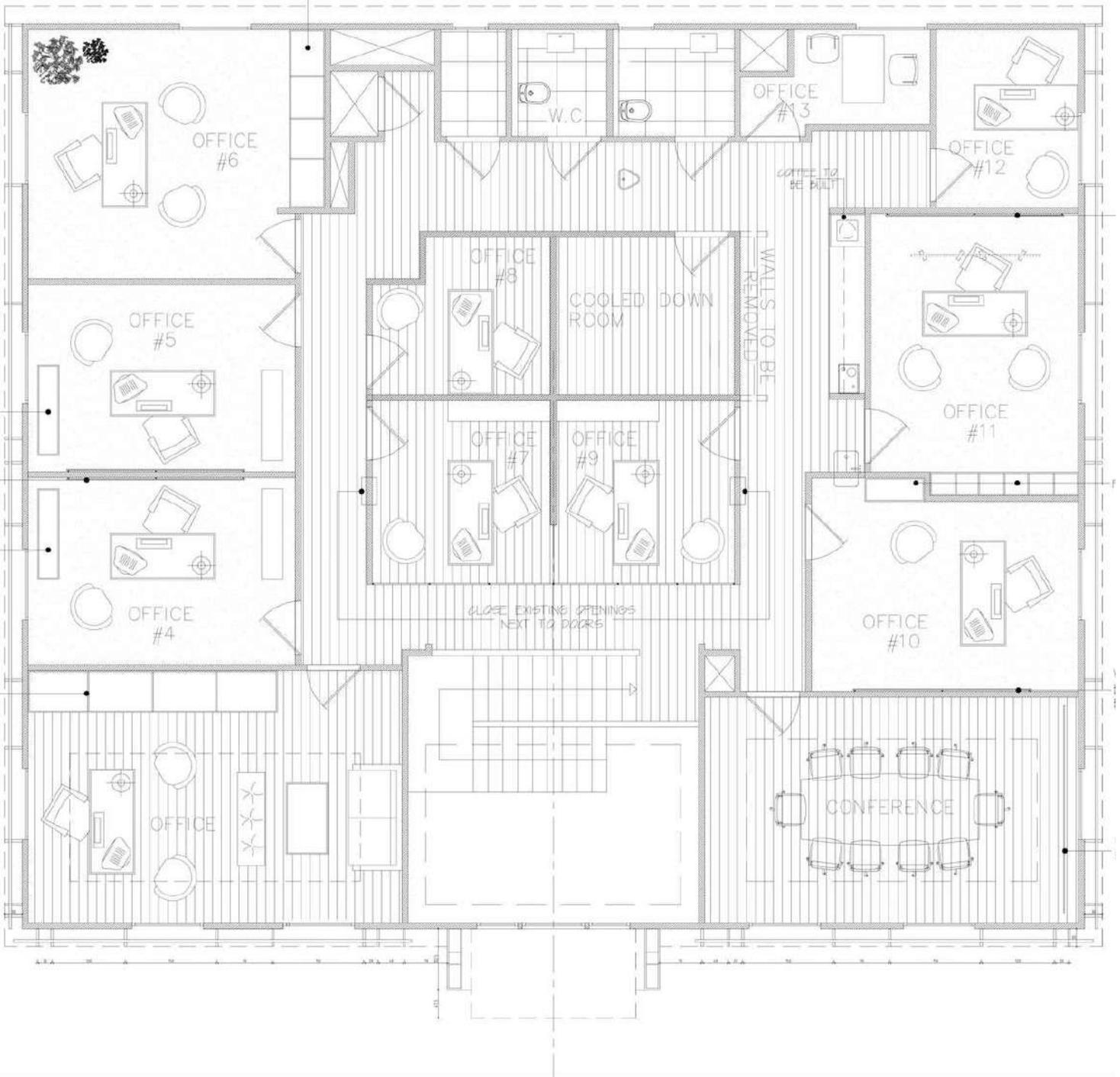
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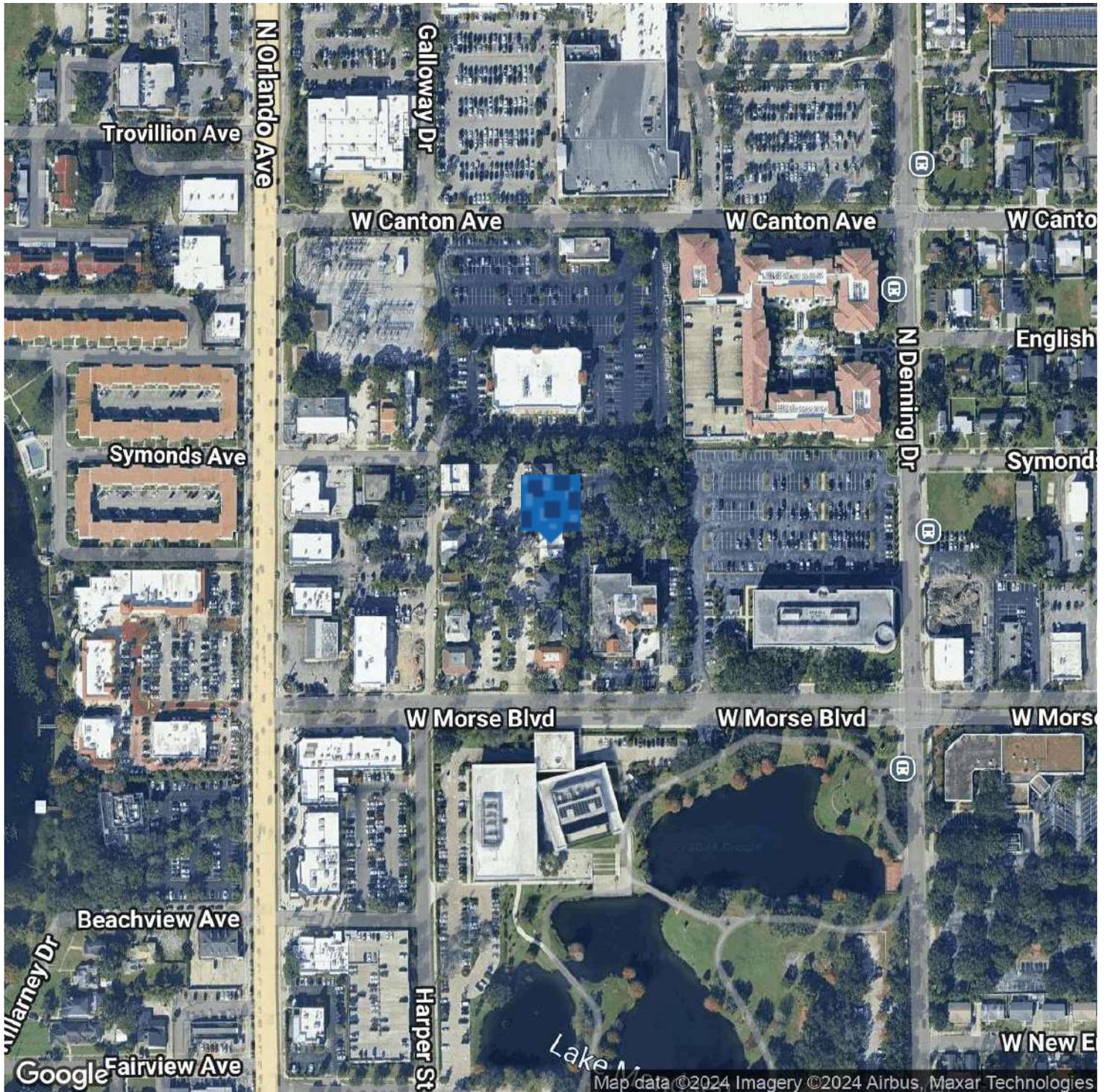
1st Floor Space Plan



2nd Floor Space Plan



Location Map



Aerial Map

