

The Space Your Business Needs The Location You Deserve

This Class 'A' building provides ample parking, on-site banking, and the abundant lifestyle offerings of downtown Winter Park.

MORSE BLVD OFFICE BUILDING
1031 W. Morse Blvd | Winter Park, FL 32789

- ✓ **High-End**
- ✓ **Visibility**
- ✓ **Location**

First Floor Suite - 2,472 SF high visibility suite with direct entry from the lobby.

Second Floor Suite - 1,731 SF suite in a more private, secure, and focused area.



DARBY HOLD

T: 407-691-0505

M: 407-810-0454

dhold@holdthyssen.com

301 S New York Ave
Suite 200
Winter Park, FL 32789
www.holdthyssen.com



**HOLD
THYSSEN**
REAL ESTATE SERVICES

Downtown Orlando

Fairbanks Ave.

PALM HILLS
110,456 SF
Retail Development



Winter Park
Library/Event Center

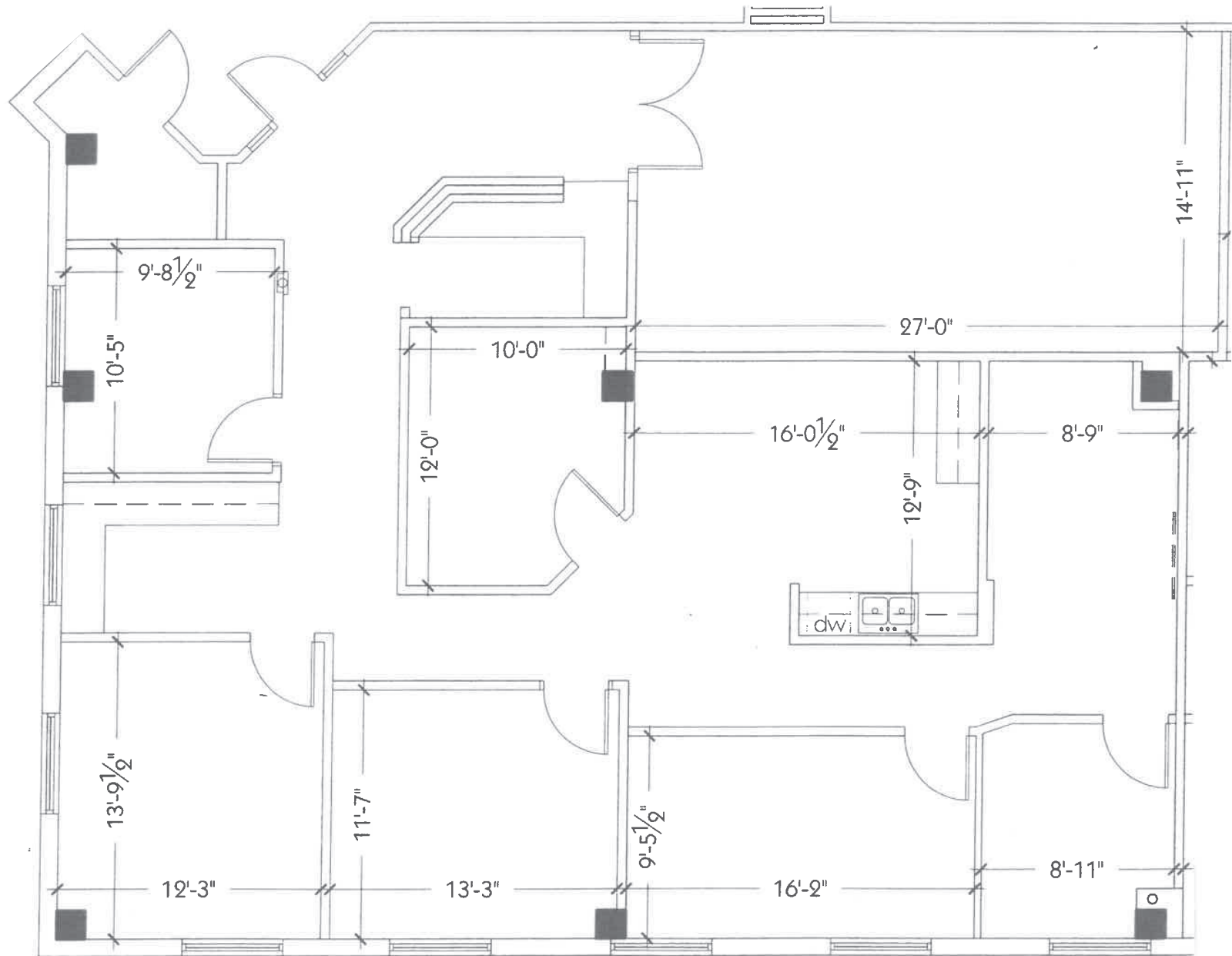
US 17-92



Morse Blvd.

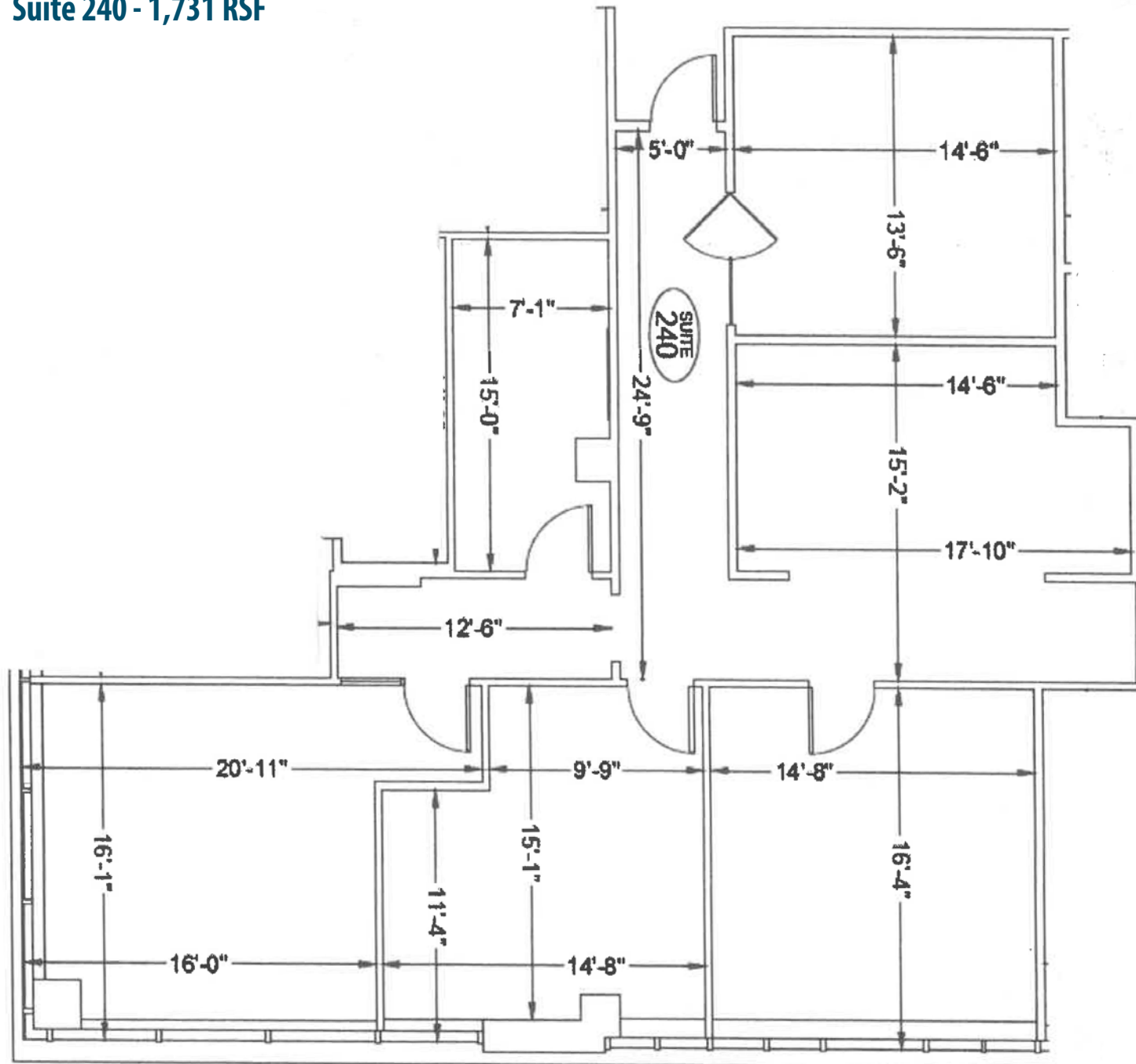


First Floor: Suite 120 - 2,472 RSF



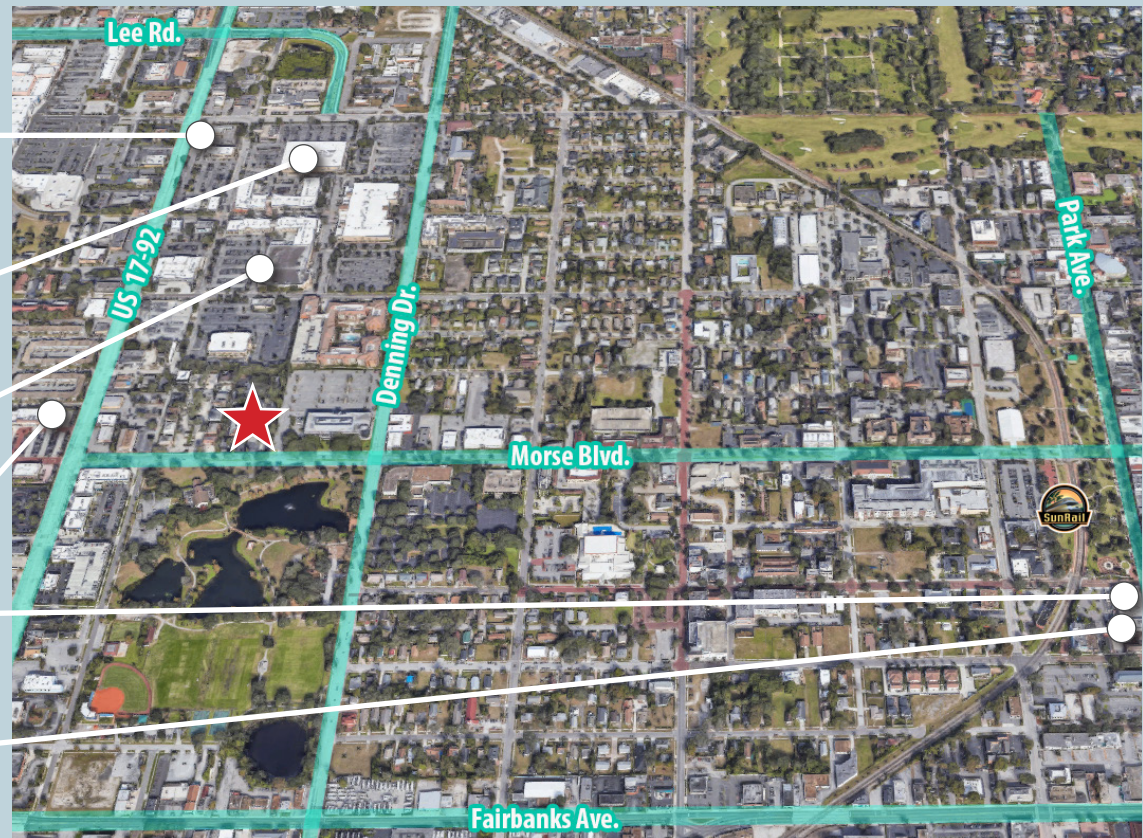


Second Floor: Suite 240 - 1,731 RSF





AREA RESTAURANTS AND RETAIL



POPULATION
(3-MILE 2023)
87,786



PROJECTED
POPULATION
(3-MILE 2028)
89,330



AVERAGE
INCOME
(3-MILE 2023)
\$111,652



DARBY HOLD
T: 407-691-0505
M: 407-810-0454
dhold@holdthyssen.com

301 S New York Ave
Suite 200
Winter Park, FL 32789
www.holdthyssen.com



**HOLD
THYSSEN**
REAL ESTATE SERVICES

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thyssen, Inc. is a licensed real estate broker.