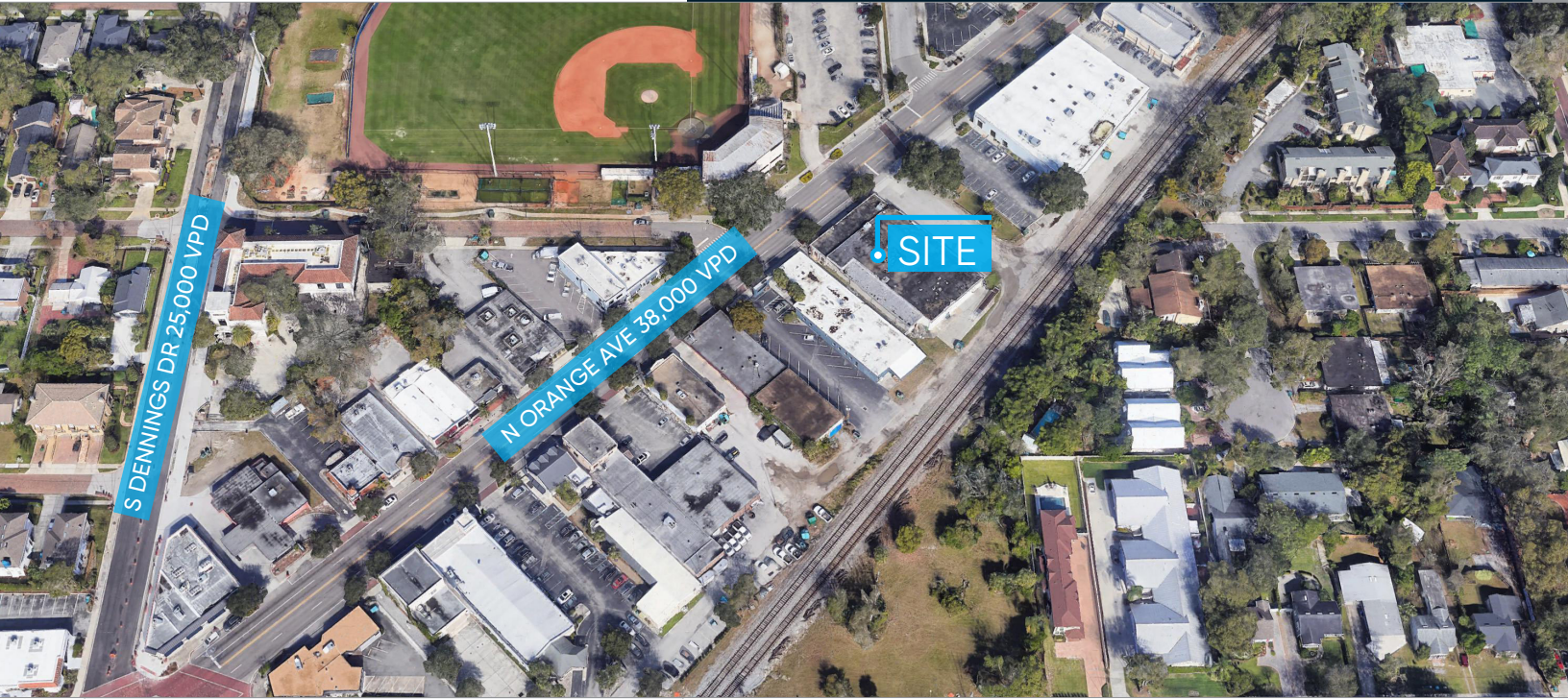




Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

834 N Orange Avenue  
Winter Park, FL 32789

## OUTSTANDING WP LEASE OPPORTUNITY



## FOR LEASE

- + Lease Rate: \$26.00 NNN
- + Available Space: 11,762 SF
- + Building Class: A
- + Building Size: 11,762 SF
- + Zoning: C-3 – Winter Park
- + Parking: 20 spaces + street parking



## Highlights

- **Outstanding opportunity to lease space in one of Orlando's most active submarkets.**
- Building is currently undergoing a complete renovation. Put your final touches on already beautifully designed space.
- Centrally located in Winter Park, this sublease opportunity won't last long.
- The interior full remodel is approximately 75% complete.
- Affords a tenant the opportunity to customize their finishes and final touches on the space which can be delivered quickly since permits are already pulled and active.

**KYLE WOOD**  
Executive Vice President  
(407) 734.7207  
Kyle@BBDRE.com

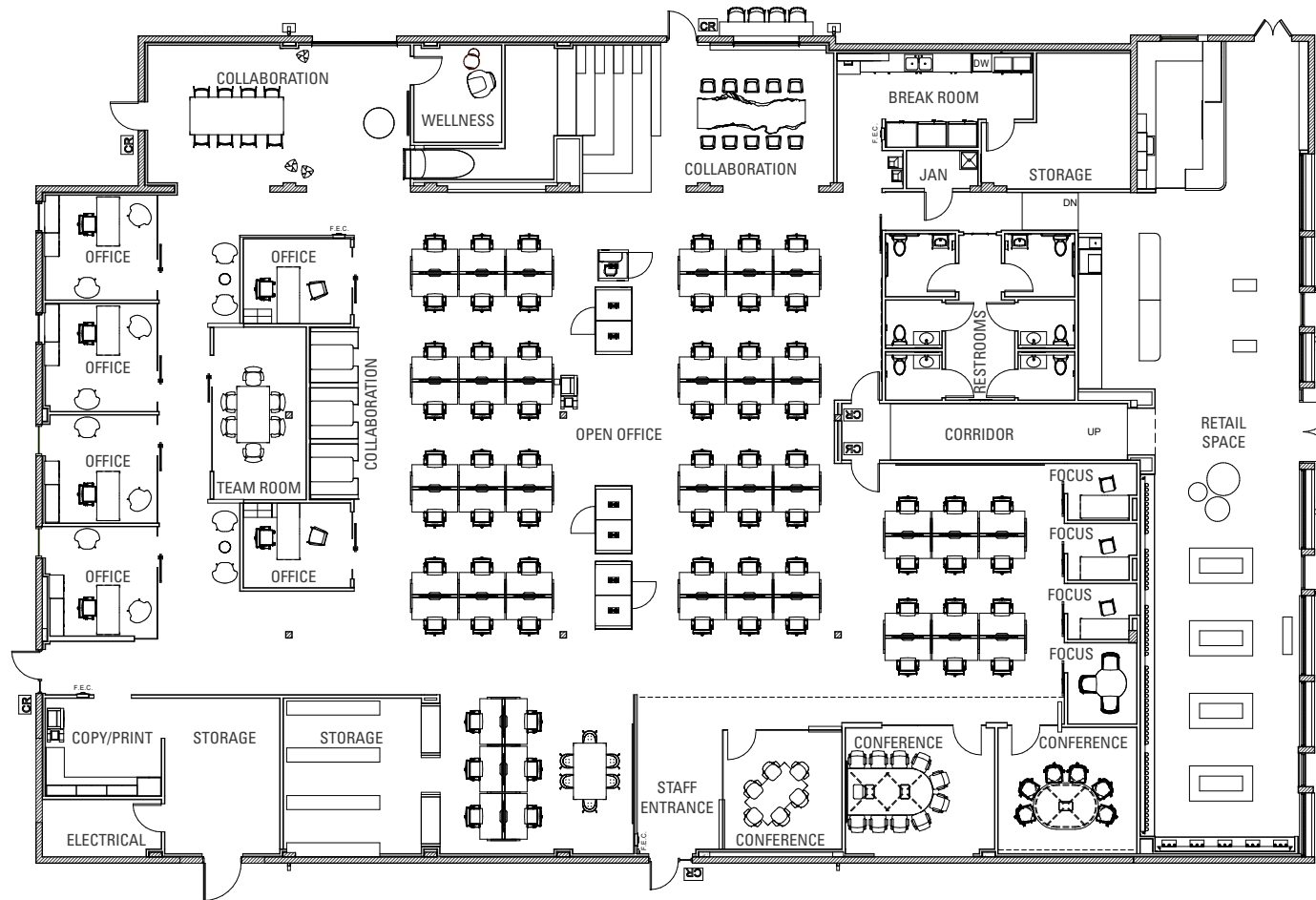
**MICHAEL BEALE, CCIM**  
Principal  
(407) 734.7208  
Mike@BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.

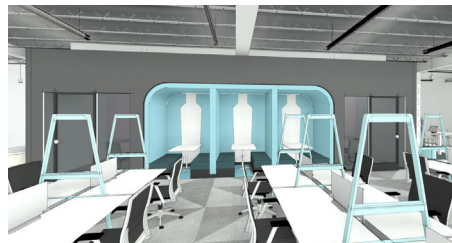


**BISHOP BEALE DUNCAN**  
250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

# Floor Plan & Renderings



Note: Furniture shown is not included





# Location Aerial & Demographics

## 1 MILE



10,166  
ESTIMATED  
POPULATION 2017



42.6  
AVERAGE AGE



\$91,466  
AVG HOUSEHOLD  
INCOME



52.9%  
BACHELORS DEGREE  
OR HIGHER



\$443,684  
AVERAGE HOME VAL-  
UE 2010

## 3 MILE



88,930  
ESTIMATED  
POPULATION 2017



42.6  
AVERAGE AGE



\$103,030  
AVG HOUSEHOLD  
INCOME



55.2%  
BACHELORS DEGREE  
OR HIGHER



\$425,355  
AVERAGE HOME VAL-  
UE 2010

## 5 MILE



270,127  
ESTIMATED  
POPULATION 2017



42.6  
AVERAGE AGE



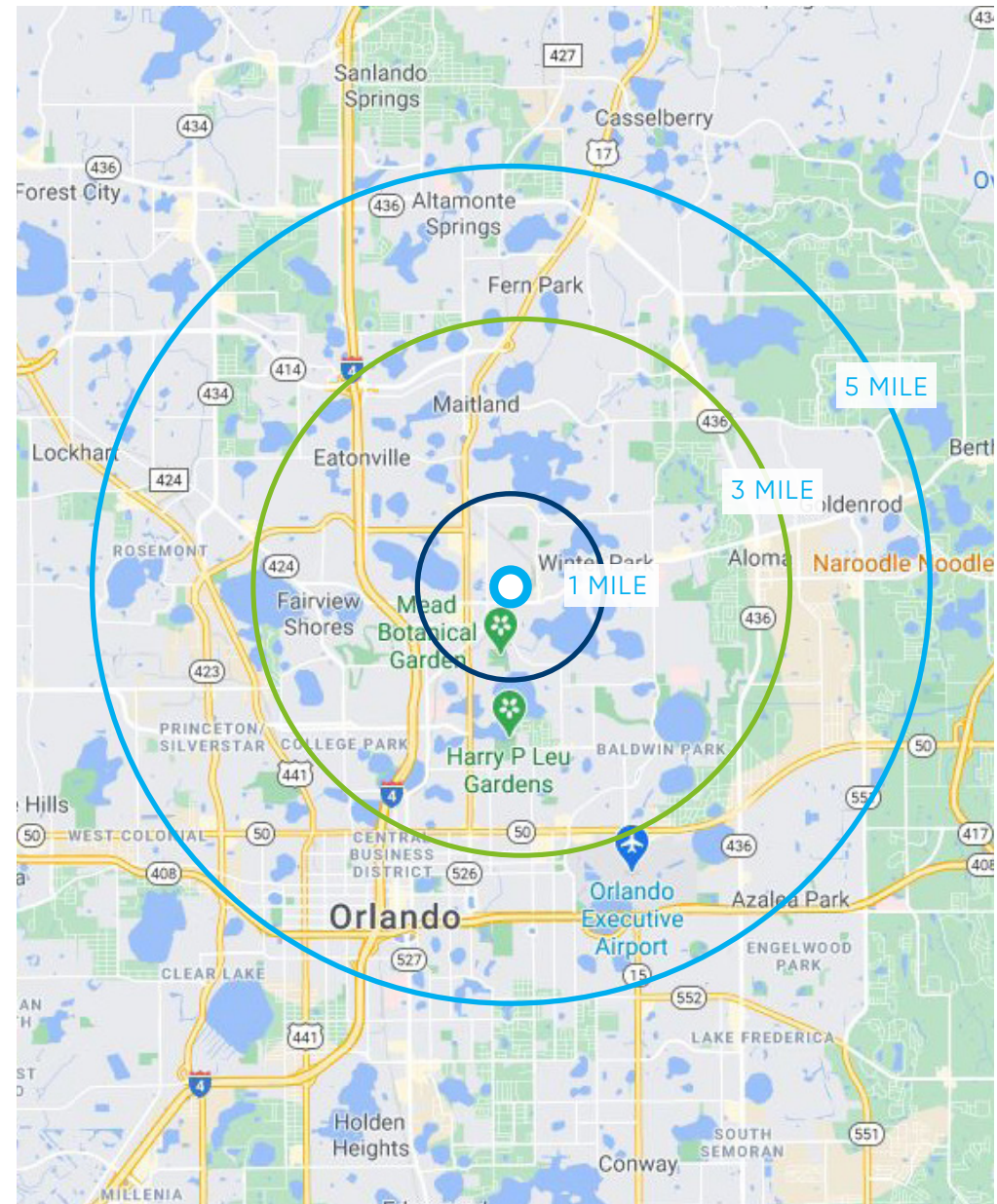
\$77,238  
AVG HOUSEHOLD  
INCOME



40.4%  
BACHELORS DEGREE  
OR HIGHER



\$315,705  
AVERAGE HOME VAL-  
UE 2010





# Market Aerial





# N Orange Avenue

