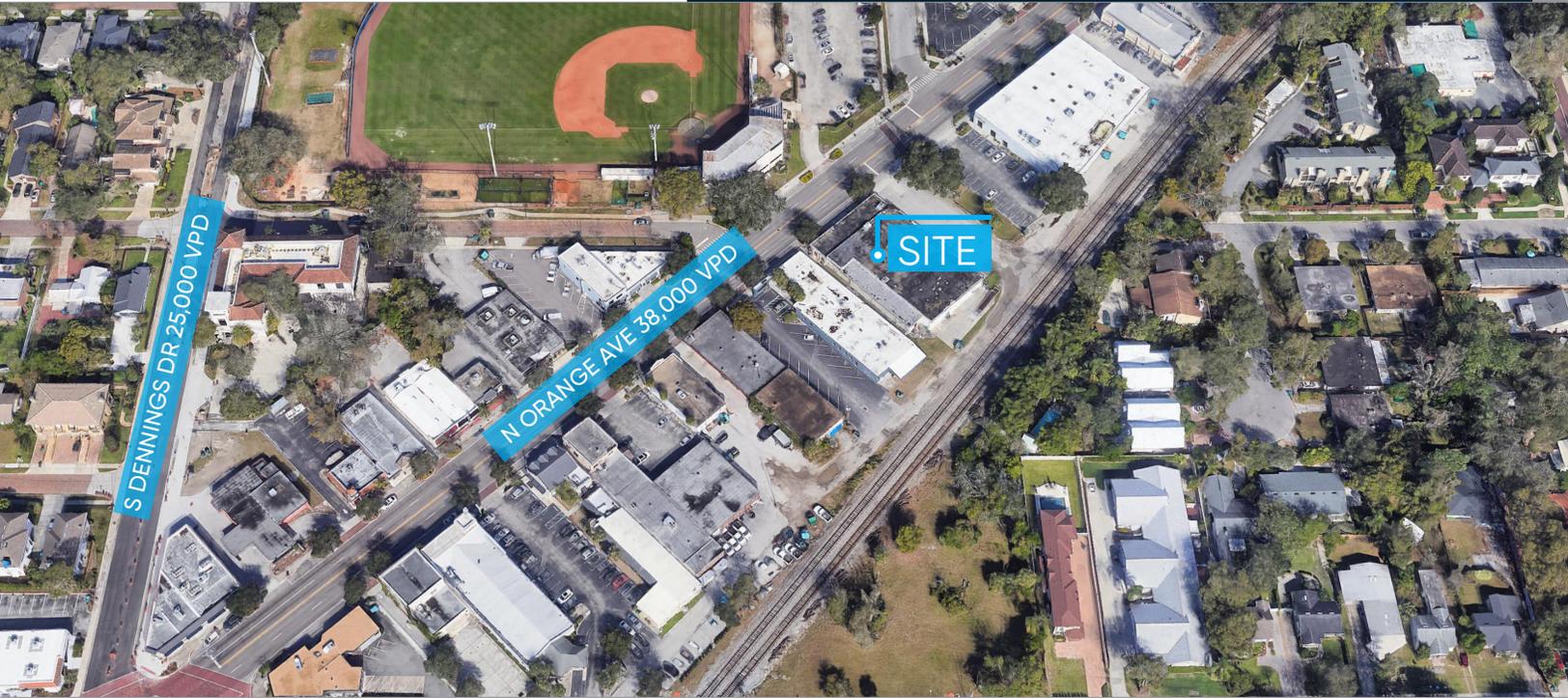




Bishop Beale Duncan
COMMERCIAL REAL ESTATE

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

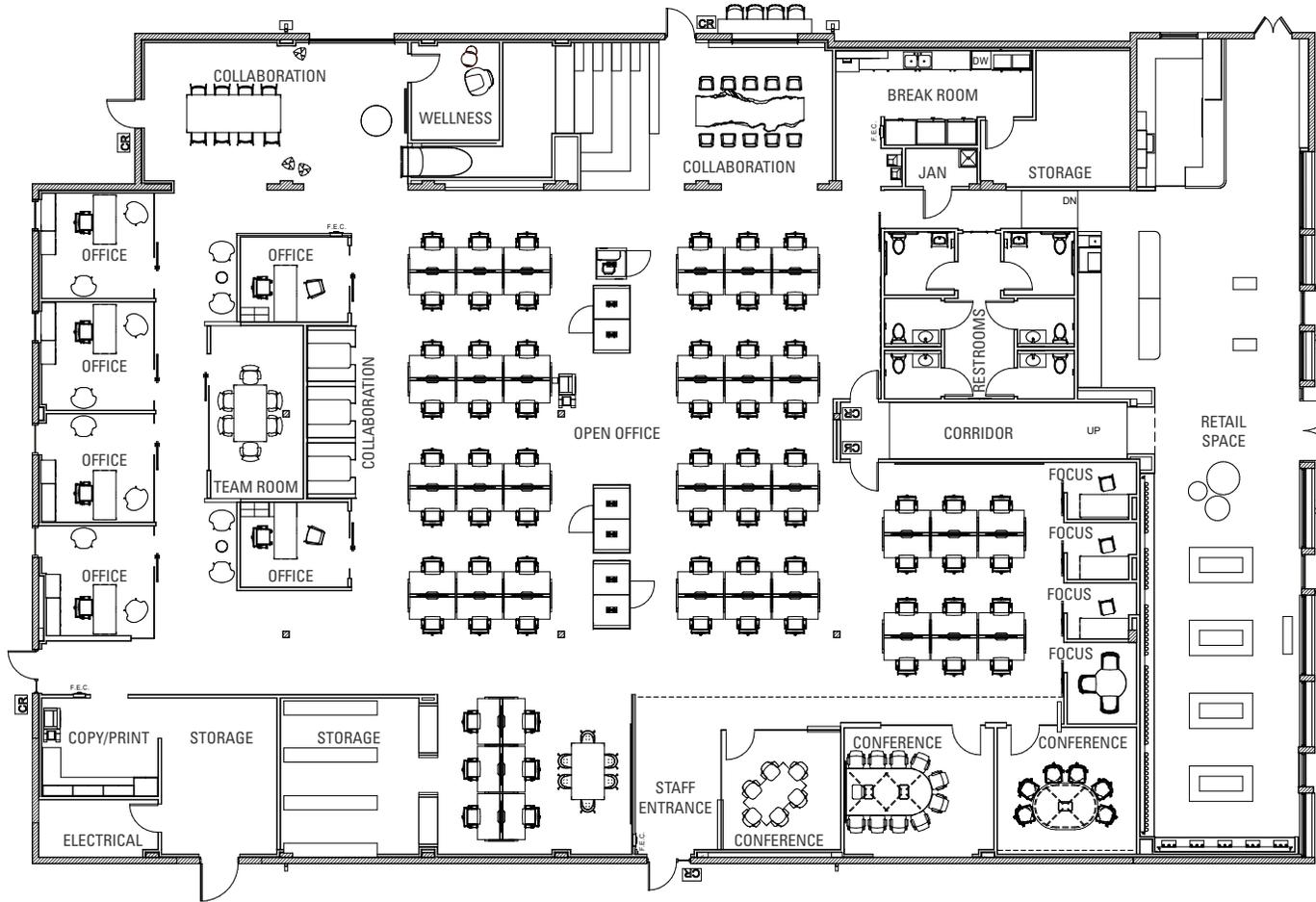
MICHAEL BEALE, CCIM
Principal
(407) 734.7208
Mike@BBDRE.com



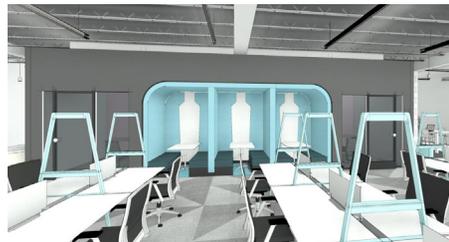
BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

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

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



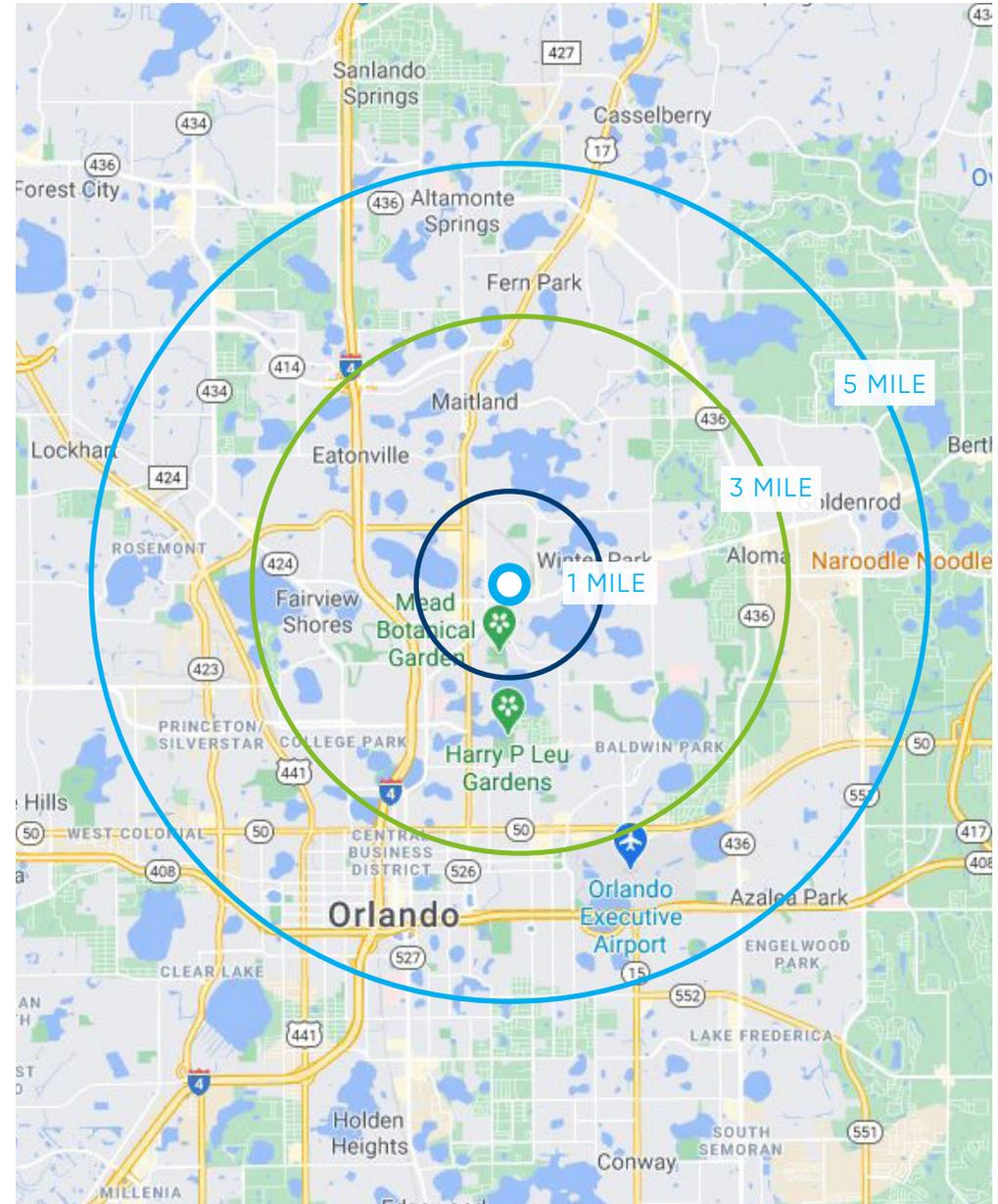
\$77,238
AVG HOUSEHOLD
INCOME



40.4%
BACHELORS DEGREE
OR HIGHER



\$315,705
AVERAGE HOME VAL-
UE 2010



Market Aerial



N Orange Avenue

