

OFFICE / MEDICAL SPACE FOR LEASE

1300 Minnesota Avenue, Winter Park, FL 32789



Total Space Available	4,357 SF
Rental Rate Yr	Negotiable
Min. Divisible	2,157 SF
Max. Contiguous	2,200 SF
Property Type	Office
Property Sub-type	Medical Office
Building Size	8,768 SF
Building Class	B
Lot Size	22,529 SF
Zoning Description	0-1 Zoning

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.
Space 1	2,200 SF	Negotiable	2,200 SF	2,200 SF	Modified Gross	July 2017
		Negotiable	2,157 SF	2,157 SF	Modified Gross	July 2017

Property Description

- Office/Medical Space - First Floor
- Ample Parking
- Lushly landscaped
- Centrally and conveniently located in Winter Park
- Easy access to US Hwy 1792 and Interstate 4
- 0-1 Zoning
- Serviced by Lynx transit bus lines

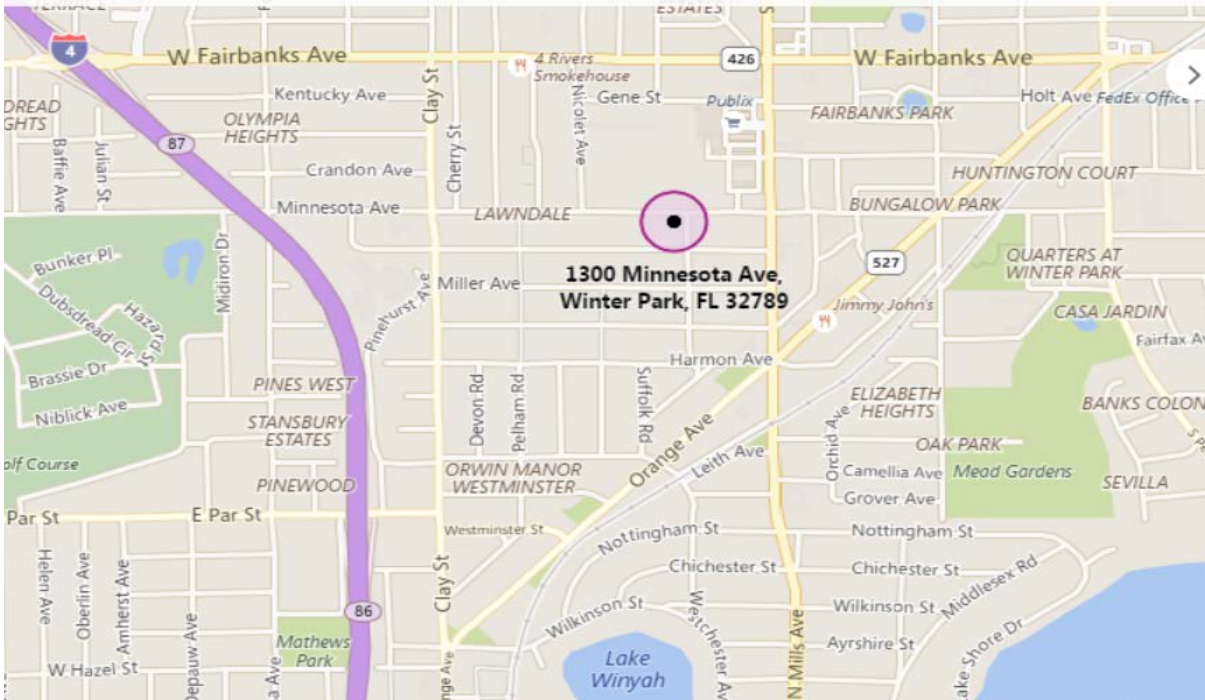


1300 Minnesota Ave ~ First Floor Plan



Space 2 Total 2,157 RSF

Space 1 Total 2,200 RSF



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