

# Professional Real Estate Company, LLC



Commercial Sales • Leasing • Property Management  
Seminole • Orange • Volusia Counties

## FOR LEASE

1201 S. Orlando Dr.,  
Winter Park, FL Suite 440

### Property Features:

- Space Available 2250 RSF
- Rate \$26.00 SF
- Parking Ample
- Traffic Demographic Winter Park
- Maintenance Property Manager
- Lease Term 3 Yr., 2 yr. w/higher rental rate
- Recently Renovated

Other Amenities: Full Service Security



### Property Details

Excellent use of square footage offering a nice sized breakroom, 3 large window offices, or two office/conference room combination. Suite offers an open layout with room for cubicles, collaborative area, etc. along with an IT/Storage closet and small lobby area. Newly renovated with high quality carpet tiles and neutral paint/w accent walls. Also includes modern ceiling and wall fixtures. Current tenant is willing to negotiate on office fixtures/furniture. Onsite amenities include outdoor eating areas, commercial vacuum/air for vehicles exclusively for tenant's. Property manager and maintenance tech onsite with weekly janitorial service. Prime location in Winter Park with full service utilities.



**LEASING • SALES • PROPERTY MANAGEMENT**  
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