

2699 BUILDING

WINTER PARK OFFICE SPACE FOR LEASE

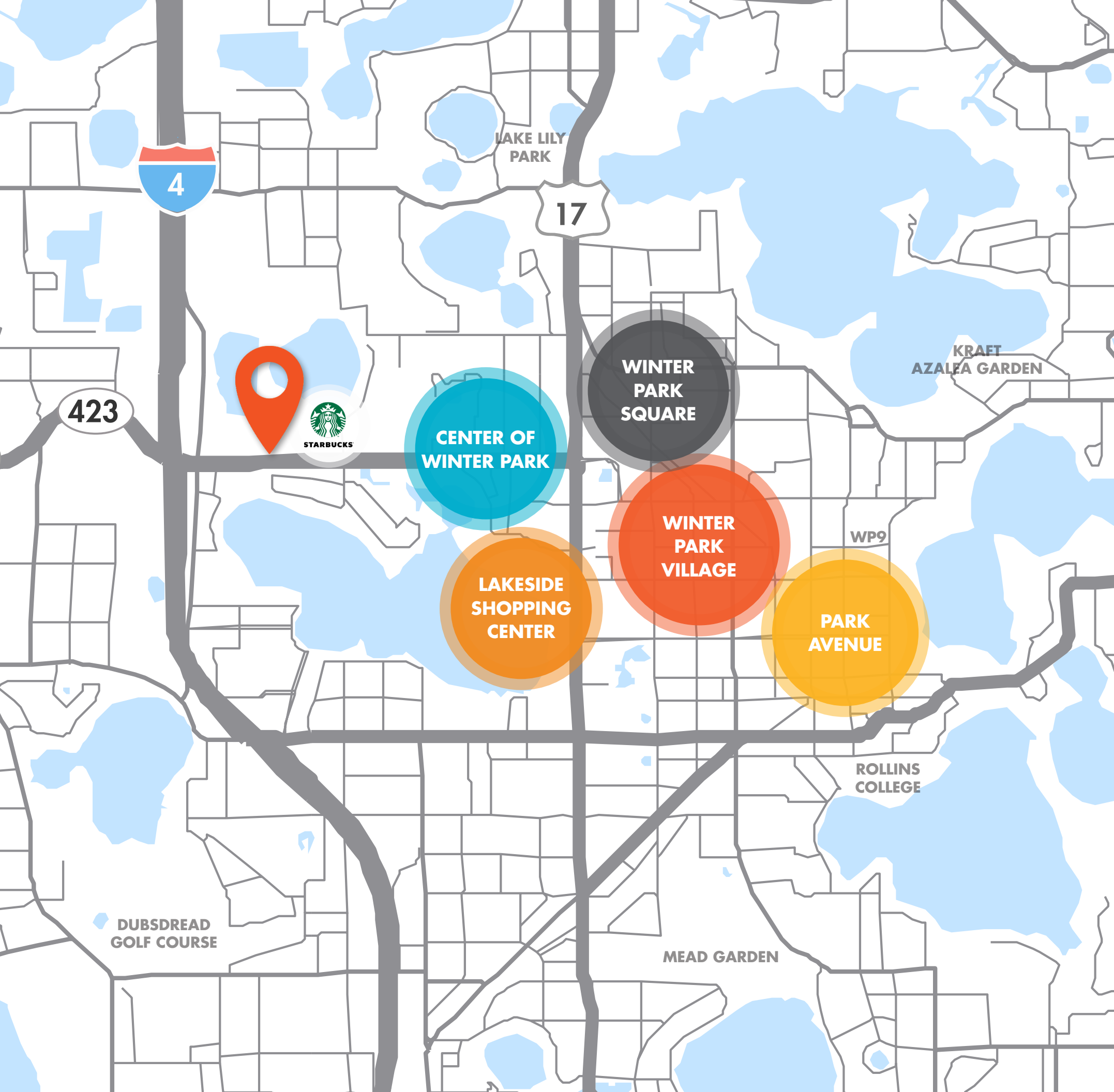


BRAND NEW STARBUCKS NOW OPEN NEXT DOOR

THE GATEWAY TO **WINTER PARK**

The 2699 building is an iconic building in Winter Park. It is situated at one of the most prominent intersections that enables quick access with efficient commute times. With its location as a core value, Owens Realty offers modern renovations to compliment and contribute to the area's energetic productivity and vibrancy. The building, originally built in 1974, will be transformed into a Class A office building, spanning six floors providing 89,316 SF. It's 2,000 SF shared terrace not only acts as a connection to the outdoors but as a walkway to the future retail development. A total of 347 parking spaces are available onsite. From ground level offices, incredible visibility and optimal views- The 2699 Building works for everyone.

2699 LEE ROAD, WINTER PARK, FL



CENTER OF WINTER PARK

- | | |
|-------------------|---------------------|
| Fleming's Prime | El Potro Mexican |
| Zoe's Kitchen | WaWa |
| Tropical Smoothie | Home Goods |
| Thai Place | Olive Garden |
| LA Fitness | CVS |
| Five Below | Ross |
| Blaze Pizza | Michaels |
| Marshall's | DSW |
| Petco | Office Depot |
| GNC | Tamarind Restaurant |

WINTER PARK SQUARE

- | | |
|--------------------|---------------|
| Whole Foods Market | Cafe Rio |
| Nordstrom Rack | Mexican Grill |
| Sephora | PNC Bank |

WINTER PARK VILLAGE

- | | |
|--------------------|--------------------------|
| Starbucks | P.F. Changs |
| Cheesecake Factory | Ruth's Chris Steak House |
| Brio Tuscan Grille | Ulta Beauty |
| Another Broken Egg | Regal Cinemas |
| Publix | J. Jill |
| Menchie's | Sakari Sushi |
| Hand & Stone | Pier 1 |
| Adjectives Market | Bar Louie |
| Pizzeria Valdiano | Firefly Kitchen |
| Clean Juice | |

LAKESIDE SHOPPING CENTER

- | | |
|--------------|---------------|
| Trader Joe's | Orange Theory |
| Shake Shack | Spa 810 |
| Jillycakes | Guidewell |

PARK AVENUE

- | | |
|-----------------|--------------------|
| Luma Restaurant | Burgerfi |
| Prato | Starbucks |
| Briarpatch | Orchid Thai |
| Wine Room | 310 Park South |
| Bosphorous | Pannullo's Italian |
| Le Macaron | Boca Kitchen |
| Pottery Barn | Gap |



Office space in this particular corridor has become homogenous. The ownership at 2699 aims to implement a modern and contemporary renovation to provide a luxury experience that is reflective of its Winter Park address. These improvements include new restrooms, hallways, lobby, refreshed elevator cabs, and welcoming LED lighting. In addition to substantially improving the interior of the building, ownership has acquired an adjacent land with plans to add new dynamic retail opportunities on site. Once finished, this office space is guaranteed to impress your clients, help you attract and retain the best talent in the area, while still maintaining a reasonable asking rate.

MODERN LOBBY AND BUILDING
RENOVATIONS COMPLETE

THE LOCATION & AMENITIES
YOUR COMPANY DESERVES



BRAND NEW STARBUCKS
RIGHT NEXT DOOR



30+ DINING OPTIONS
WITHIN 10 MINUTES



5 SHOPPING PLAZAS
WITHIN 10 MINUTES



5:1,000 RSF
PARKING RATIO



MONUMENT SIGNAGE
AVAILABLE



CENTRALLY LOCATED
WITH I-4 VISIBILITY & ACCESS



AVAILABILITY

SUITE	RSF
200	15,190
320	1,778
400	5,442
500	2,000 - 11,457



FOR MORE INFORMATION:

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