

# 2699 BUILDING

WINTER PARK OFFICE SPACE FOR LEASE



Orlando Orthopaedic Center

FOUNDRY  
COMMERCIAL



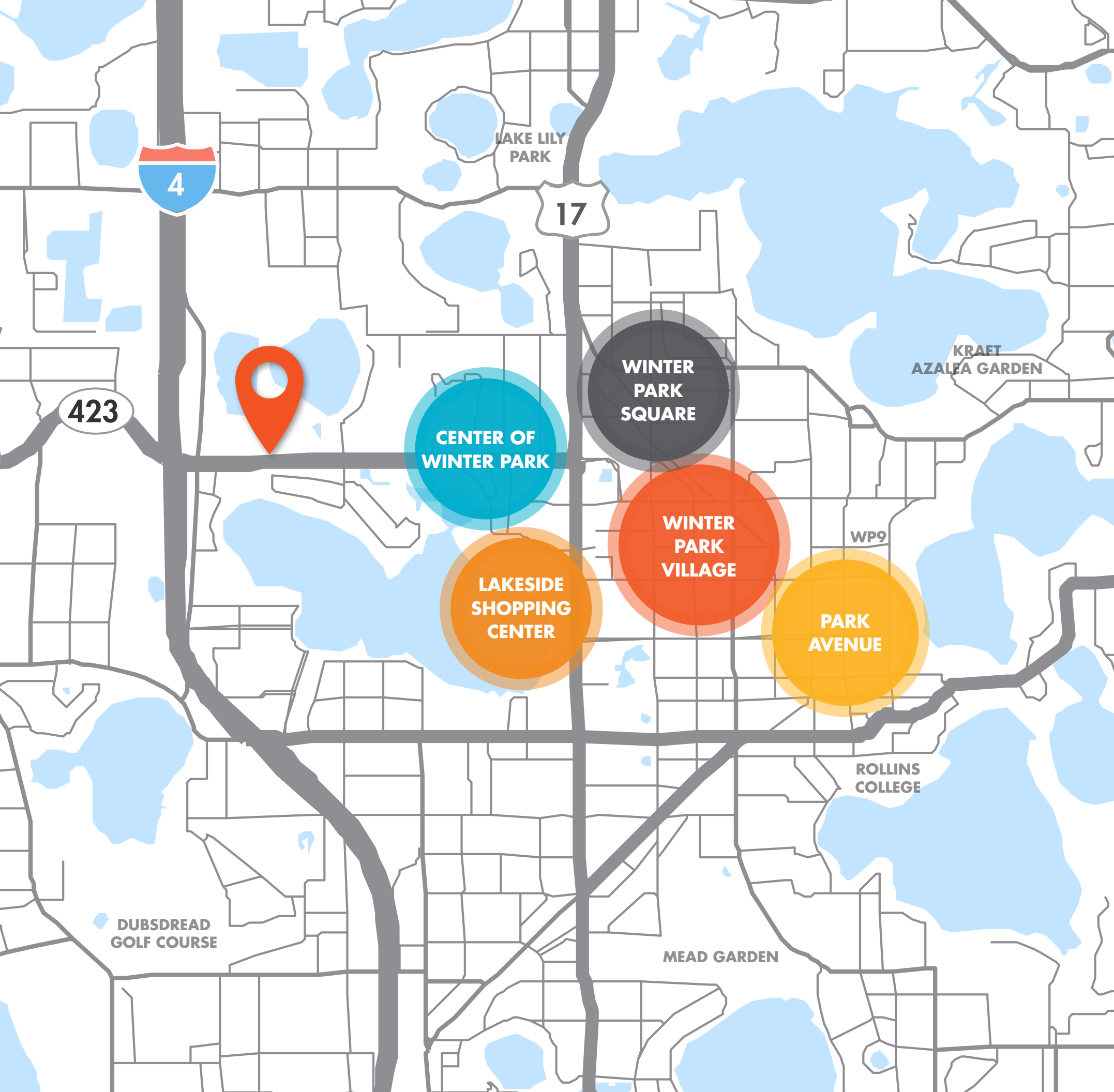


## THE GATEWAY TO **WINTER PARK**

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 | House                    |
| Another Broken Egg | Ulta Beauty              |
| Publix             | Regal Cinemas            |
| Menchie's          | J. Jill                  |
| Hand & Stone       | Sakari Sushi             |
| Adjectives Market  | Pier 1                   |
| Pizzeria Valdiano  | Bar Louie                |
| Clean Juice        | Firefly Kitchen          |

## 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 UPCOMING**



# THE LOCATION & AMENITIES YOUR COMPANY DESERVES



**30+ DINING OPTIONS**  
WITHIN 10 MINUTES



**5 SHOPPING PLAZAS**  
WITHIN 10 MINUTES



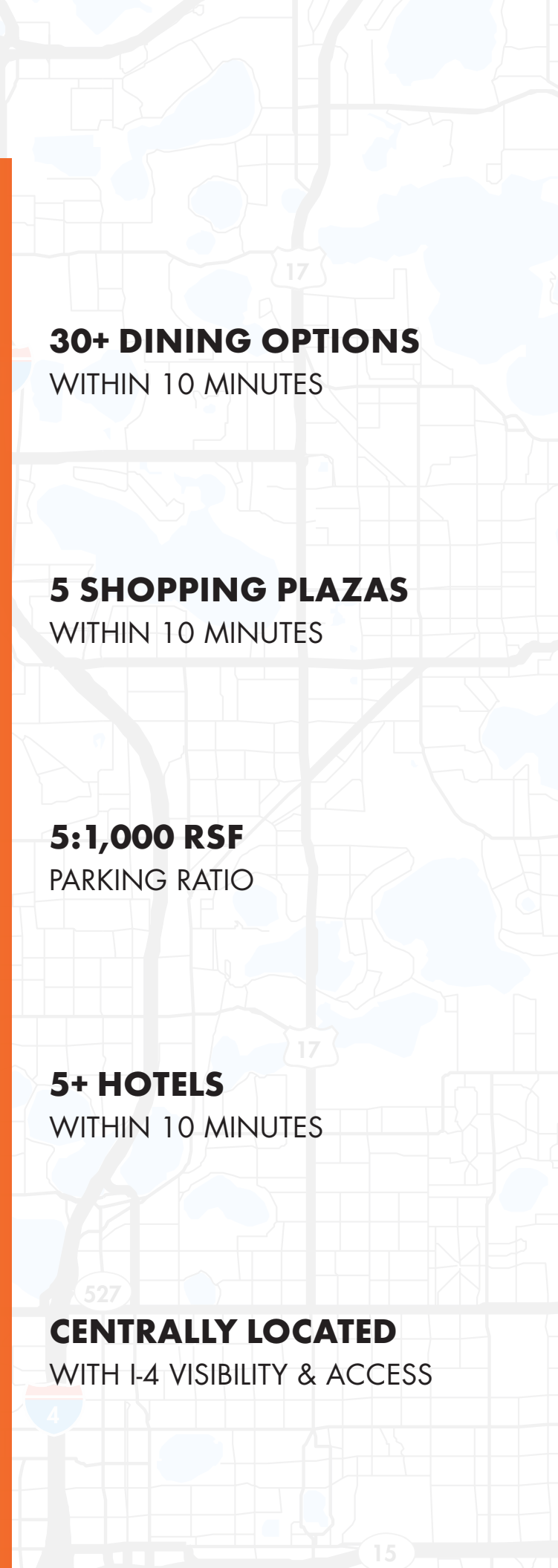
**5:1,000 RSF**  
PARKING RATIO



**5+ HOTELS**  
WITHIN 10 MINUTES



**CENTRALLY LOCATED**  
WITH I-4 VISIBILITY & ACCESS







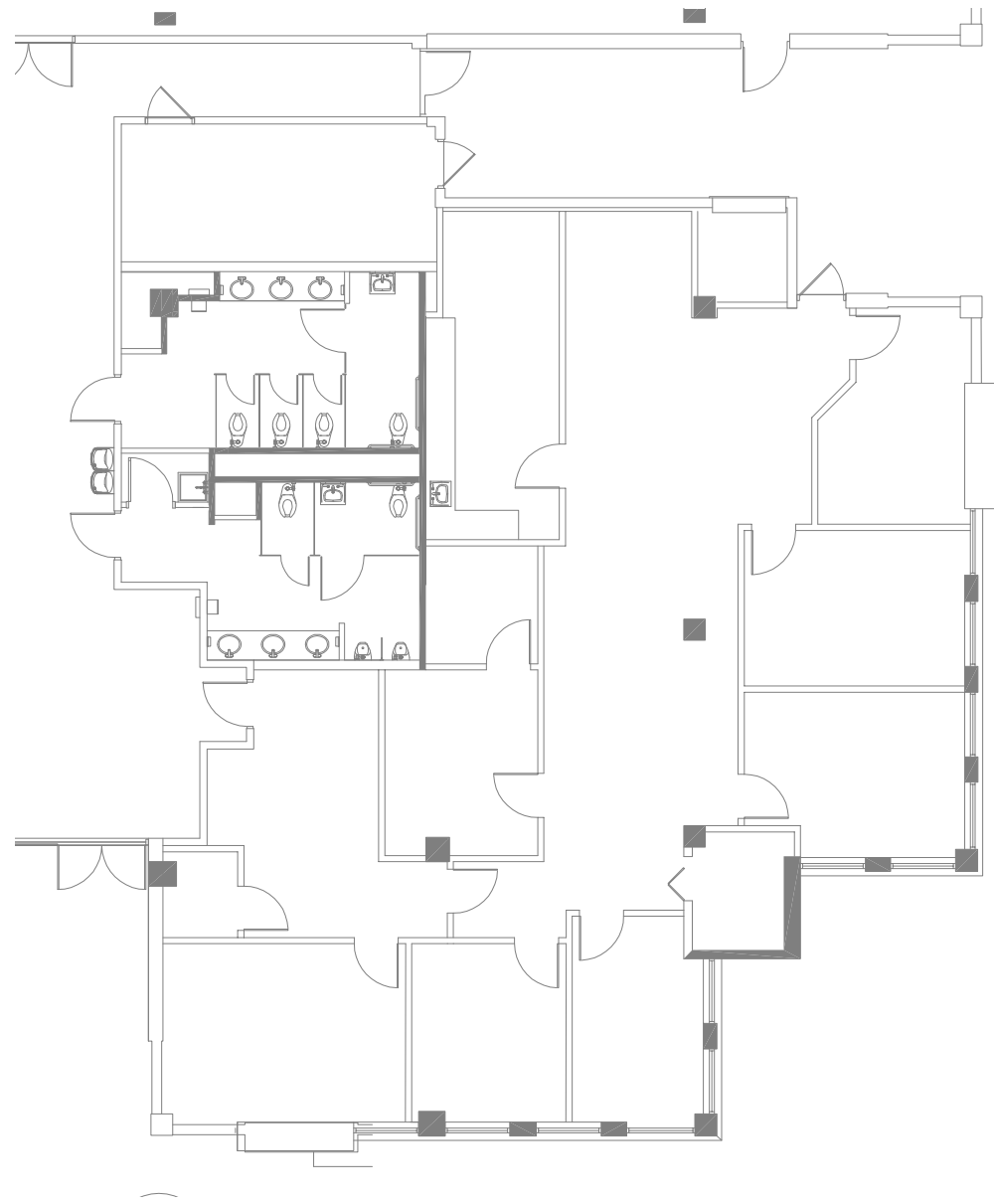
## AVAILABILITY

SUITE	RSF
110	3,037
120	2,693
300	2,199
302	4,260
320	1,778
500	11,457 - 14,468
505	1,456



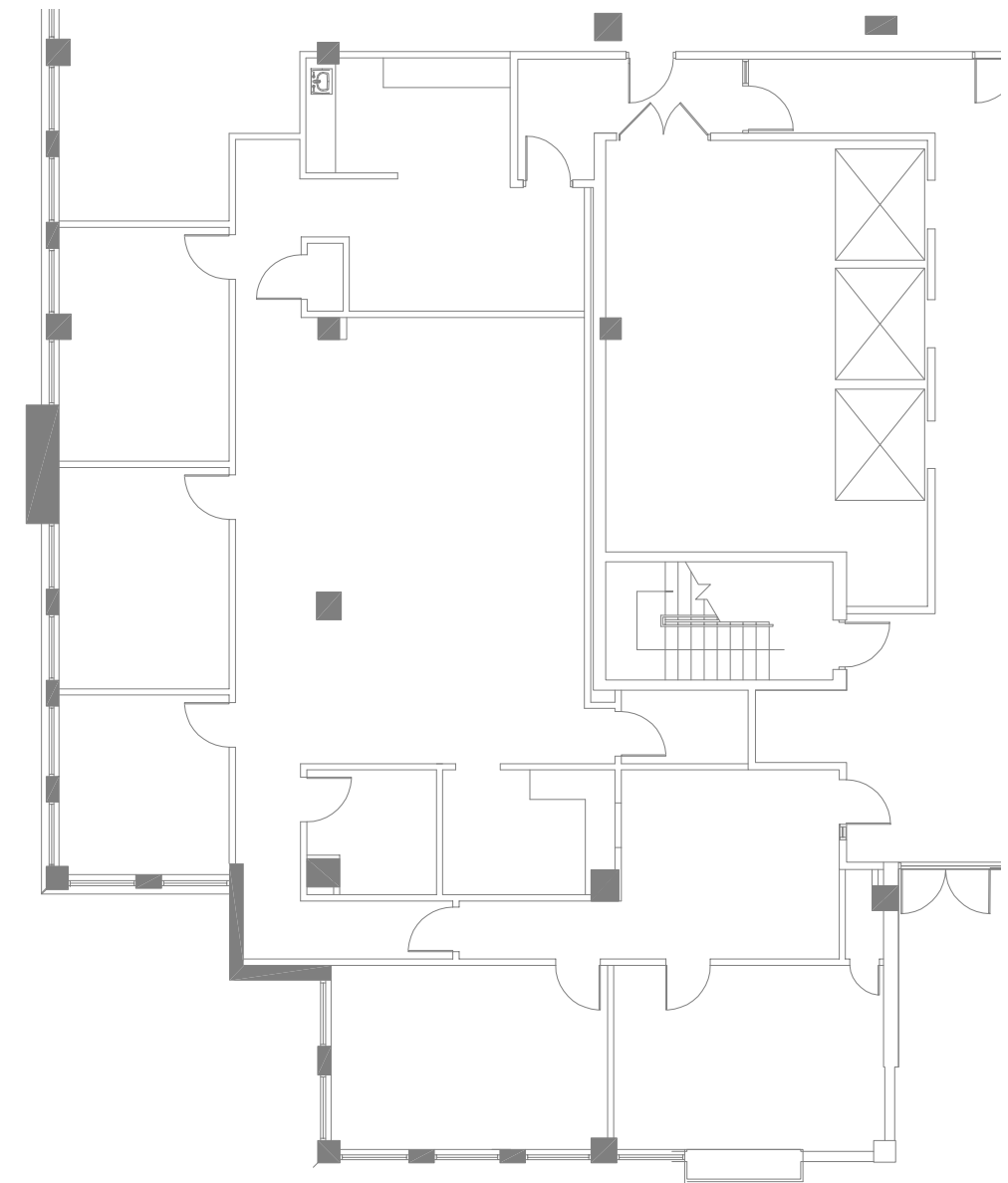
# SUITE 110

3,037+ RSF AVAILABLE OCT. 1



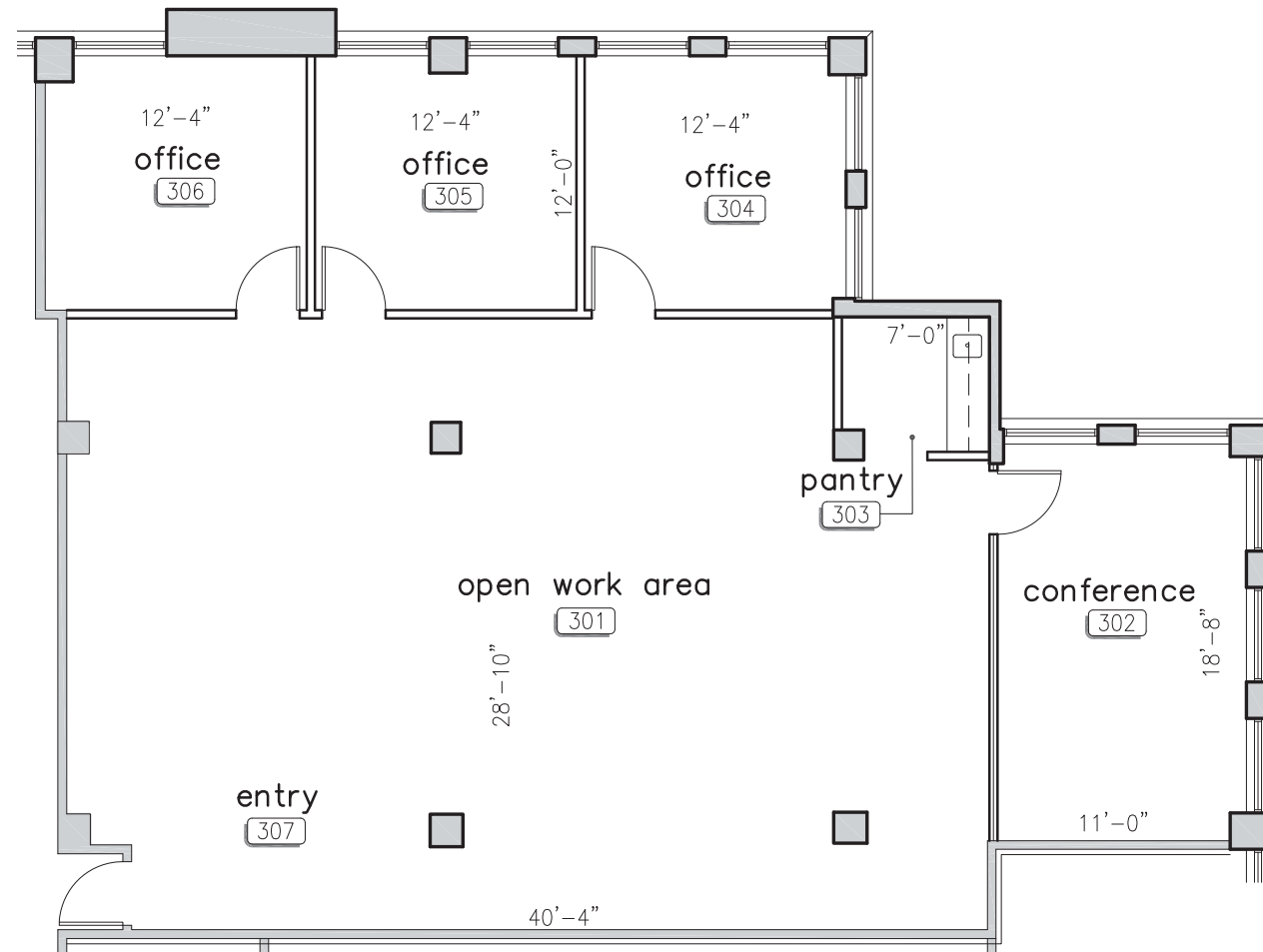
# SUITE 120

2,693+ RSF AVAILABLE OCT. 1



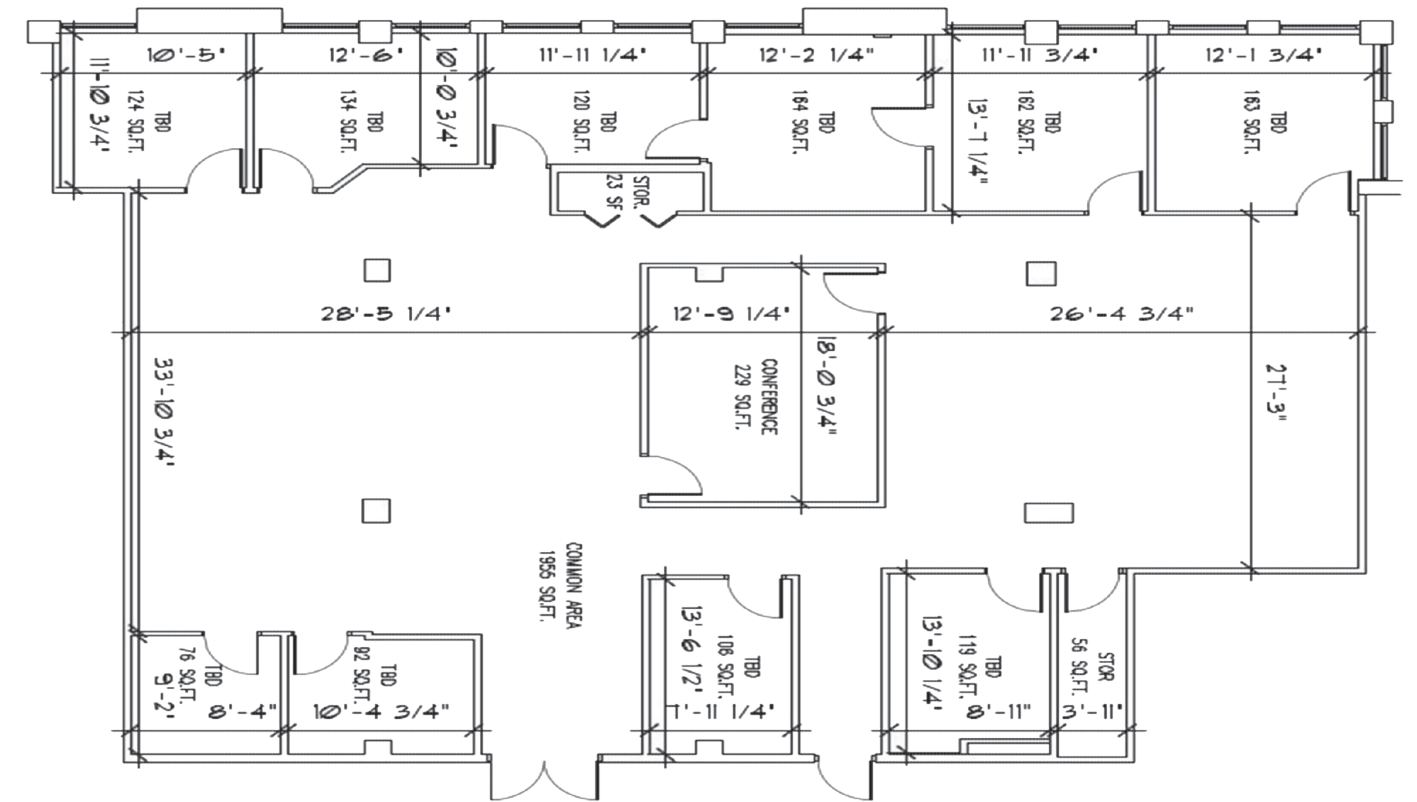
# SUITE 300

2,199+ RSF AVAILABLE



# SUITE 302

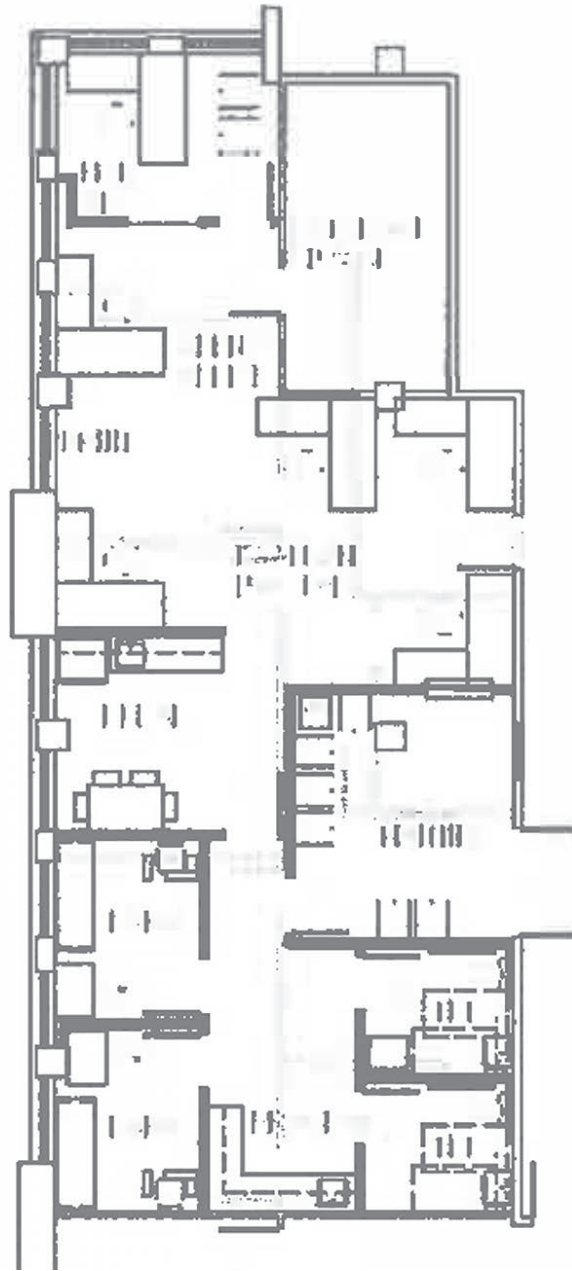
4,260+ RSF AVAILABLE





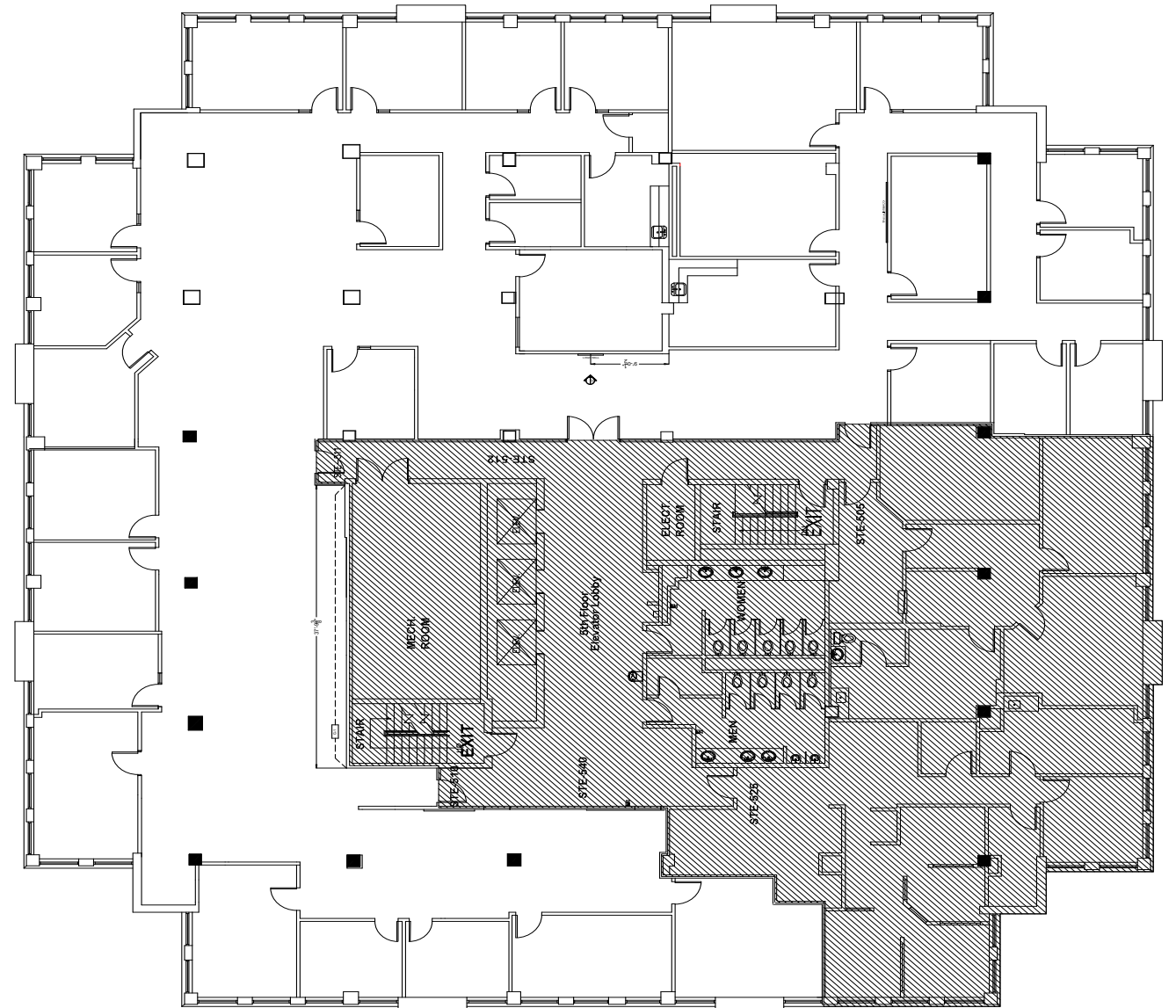
# SUITE 320

1,778± RSF AVAILABLE



# SUITE 500

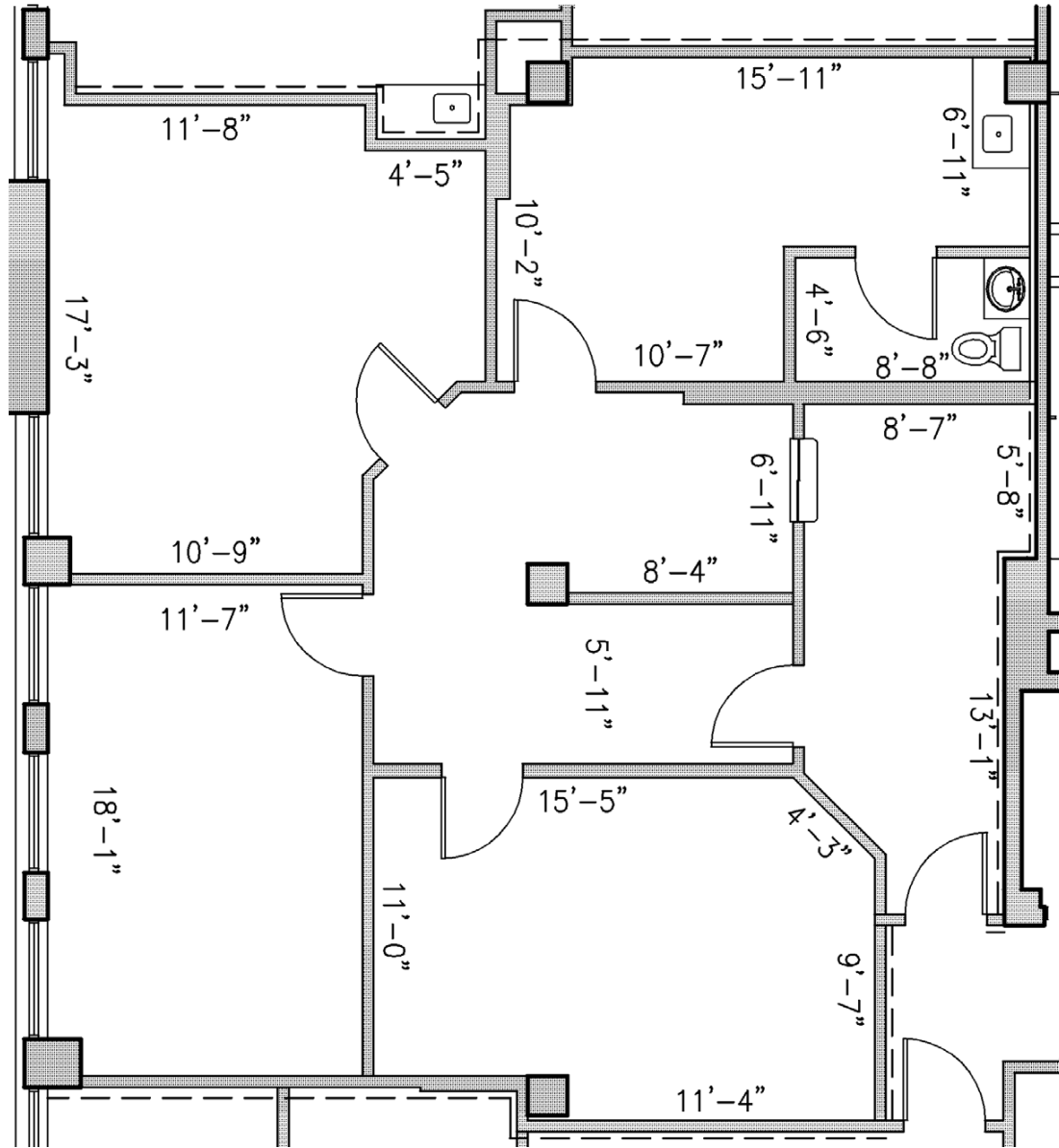
11,457-14,468± RSF AVAILABLE





# SUITE 505

1,456± RSF AVAILABLE





FOR MORE INFORMATION:

**GABE DE JESUS**

407.650.1501

GABE.DEJESUS@FOUNDRYCOMMERCIAL.COM

**JENNIFER JONES**

407.540.7741

JENNIFER.JONES@FOUNDRYCOMMERCIAL.COM

**FOUNDRY**  
COMMERCIAL