



**CITY COMMERCIAL**

**FOR LEASE: PRIME WINTER PARK OFFICE/FLEX BUILDING**  
**4122 Metric Drive**  
**Winter Park, FL 32792**

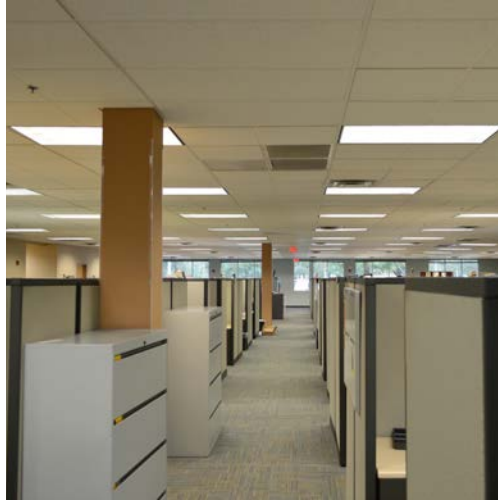


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## Property Highlights

### Building Highlights

- Professional single or multi-tenant flex building
- Up to  $\pm 37,221$  total SF available
- Pre-cast concrete panel construction
- Presently demised at  $\pm 21k$  and  $\pm 16k$  SF
- Can be combined or leased separately
- Well maintained and new seal & stripe
- Historically low operating expenses
- Fully sprinklered
- Zoned I-2/I-3 Uninc Orange County
- Ceiling heights: office 9', storage 12' & deck 18'
- Two 8 x 10' roll up doors
- $\pm 160$  parks (4.3/1000)
- Located at signalized intersection of University Blvd. and Metric Dr.
- Easy access to UCF, 417, OIA and 436

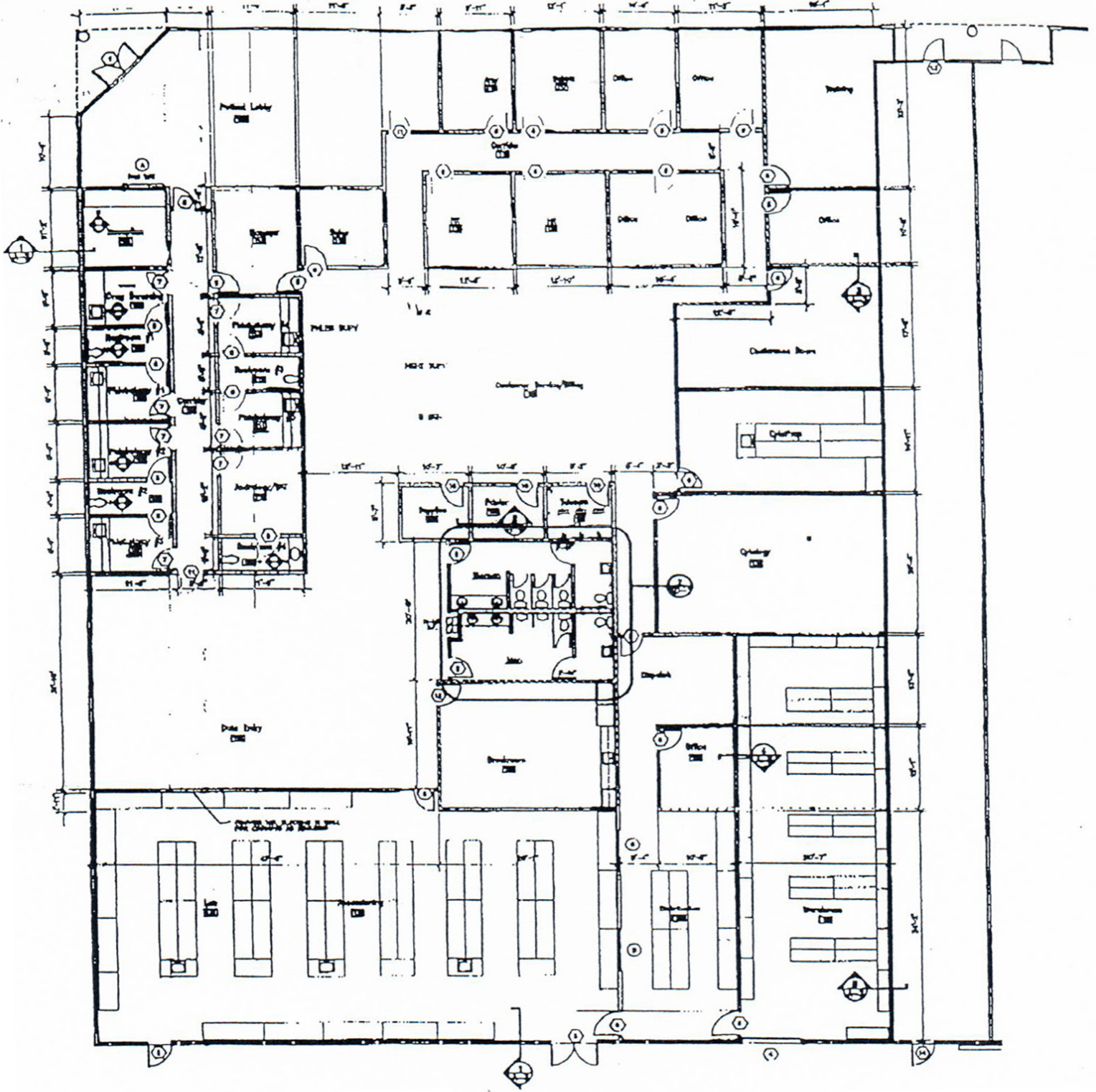
### Space Specifics

- Suite 100:  $\pm 20,592$  SF
  - Large cubicle areas surrounded by private offices
  - Multiple conference rooms
  - Warehouse storage area
- Suite 800:  $\pm 16,365$  SF
  - Combo of classrooms, cubes and labs
  - 100% HVAC including storage areas

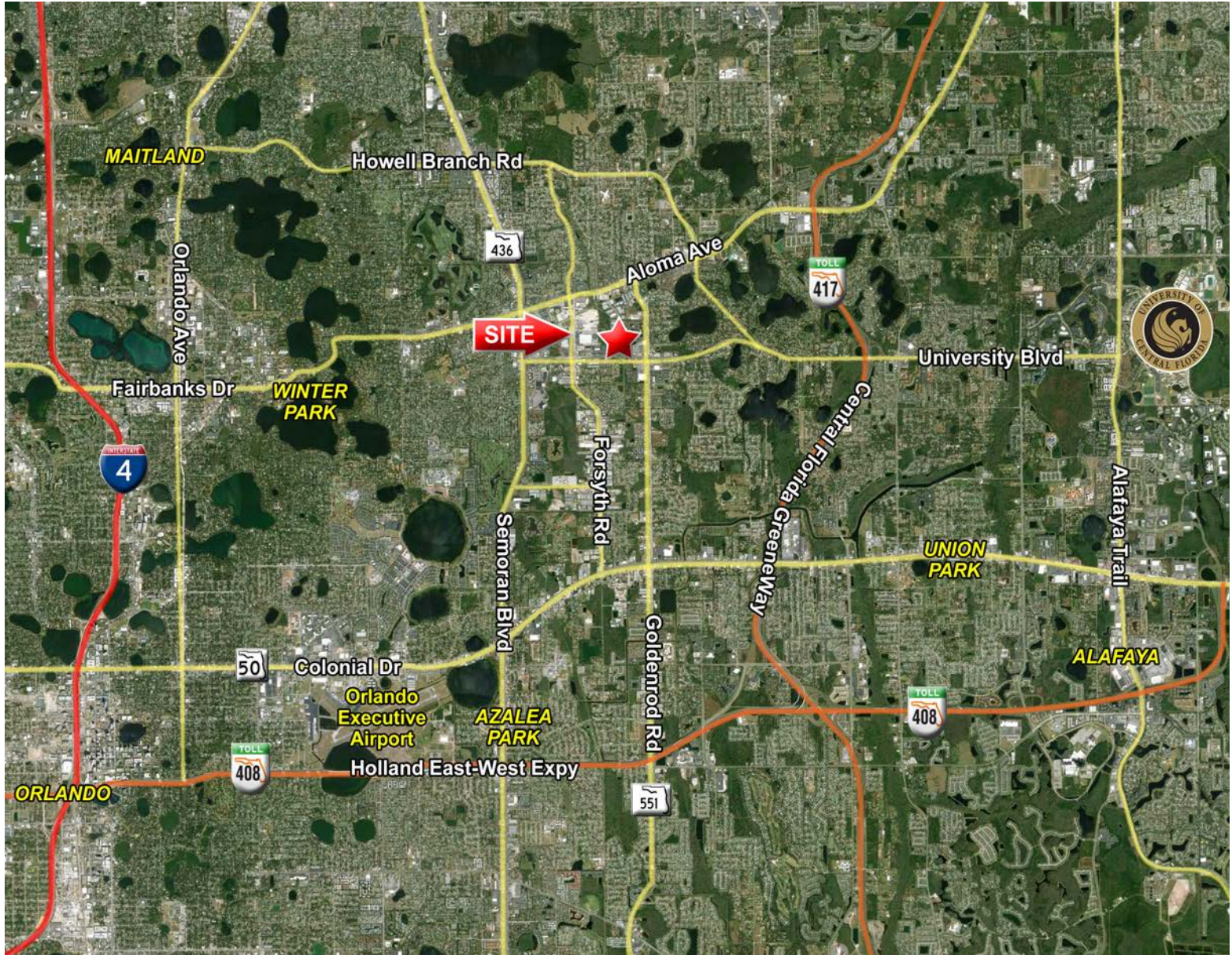
Space Plan | Suite 100



**Space Plan | Suite 800**



## Market Aerial



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