

Luxury Class-A Office Suites On West Morse

336 West Morse Boulevard | Orlando, FL 32789





About

4 ACRE

4 ACRE is Orlando's premiere boutique commercial real estate company. It was founded in 2016 by entrepreneur and Belle Isle, Florida, Mayor Nicholas Fouraker and wife, Amy. Together, they dreamt of a personalized agency that would reach both accessible and luxury markets and chaperon client and broker transactions.

Clientele

There are no clients - only relationships. Both individuals and properties are provided with a bespoke introduction and facilitation. 4 ACRE prides itself on transforming a business facilitation into a timepiece experience.

Culture of Quality

4 ACRE doesn't standardize its offerings by the real estate industry. It pioneers its own production of elegant and dynamic brokerage and marketing. From concierge driven client relationships, elevated advertising promotions to high-end signage - no detail is spared the custom crafted approach.

Discoveries

4 ACRE carries its select range of luxury "discoveries" - because each listing is a company award that speaks to the premiere craftsmanship in which 4 ACRE explores. Whether historic or modern, all discoveries are awarded a boutique interaction for a historic listing agreement.

Premier Orlando
Boutique Brokerage



Custom Targeted
Analytics & Marketing



Curated Portfolio
of Over 79,000 SF Discoveries



4 ACRE Highlights

4 ACRE exclusively partners with clientele to which it dedicates the most bespoke brokerage and local expertise. By selecting 4 ACRE as your brokerage concierge, your business is securing its investment of wealth and security.

Locale

Through partnering with 4 ACRE, the client instantly accesses a wealth of targeted market knowledge. 4 ACRE boasts of a multi-generational Floridian team and is intimate with the entire central Florida market and extended cities.

Dedication

The 4 ACRE team's selective process of cultivating property discoveries and partnering with an exclusive level of clients allows for highly engaged and dedicated concierge and time investment.

Property

Liaison & Broker

4 ACRE has a curated team of 3 brokerage executives and procures more than 20 years of joint commercial real estate experience - targeted in the central Florida market and extended satellites.



Samuel Gaslin, Senior Associate

Specializes in acquisitions of real estate investments transactions for single and multi-tenant retail shopping centers ranging from \$5,000,000.00 to \$25,000,000.00.

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Discover

The Properties

4 ACRE is delighted to present leasing opportunities on West Morse Boulevard in the sophisticated Douglas Grand and in the heart of Winter Park's luxury dominion.

Both properties are adjoining suites and currently share a partitioned wall - which can be removed on tenant request. The suites feature direct entrance and full tinted ceiling to floor window frontage on the beautifully manicured West Morse. Currently, one of the suites has a street facing consumer entry and the adjoining suite can have that feature added. Both suites have private tenant entry, whether on foot or by car. The parking garage is discretely tucked behind the building on quiet West Welbourne Avenue with a gated entrance and brightly lit spaces. A private elevator is situated near the garage entrance. All neighboring commercial tenants cater to luxury clientele and include barre3, YMD Eye & Face and multiple law firms.

Douglas Grand is an astonishingly built mixed residential and street-level commercial building and sumptuously decorated in red brick, ornate Greek entry columns and turreted hard corners. All tenants are displayed on multiple ornate business directory plaques inside the marble-floored entrance foyers and under chandeliers. Tenants further have individual plaques in front of each suite entrance.



Suite 102, 103

Features

Zoned / C2

Building Class / A

Maximum SF / 3,627

Minimum SF / 1,781

Year Built / 2008

Parking Spaces / 5 Per 1,000

Parking Location / Garage

Signage / Tenant Plaques



Suite 102 | 336 West Morse Boulevard | Orlando, FL 32789



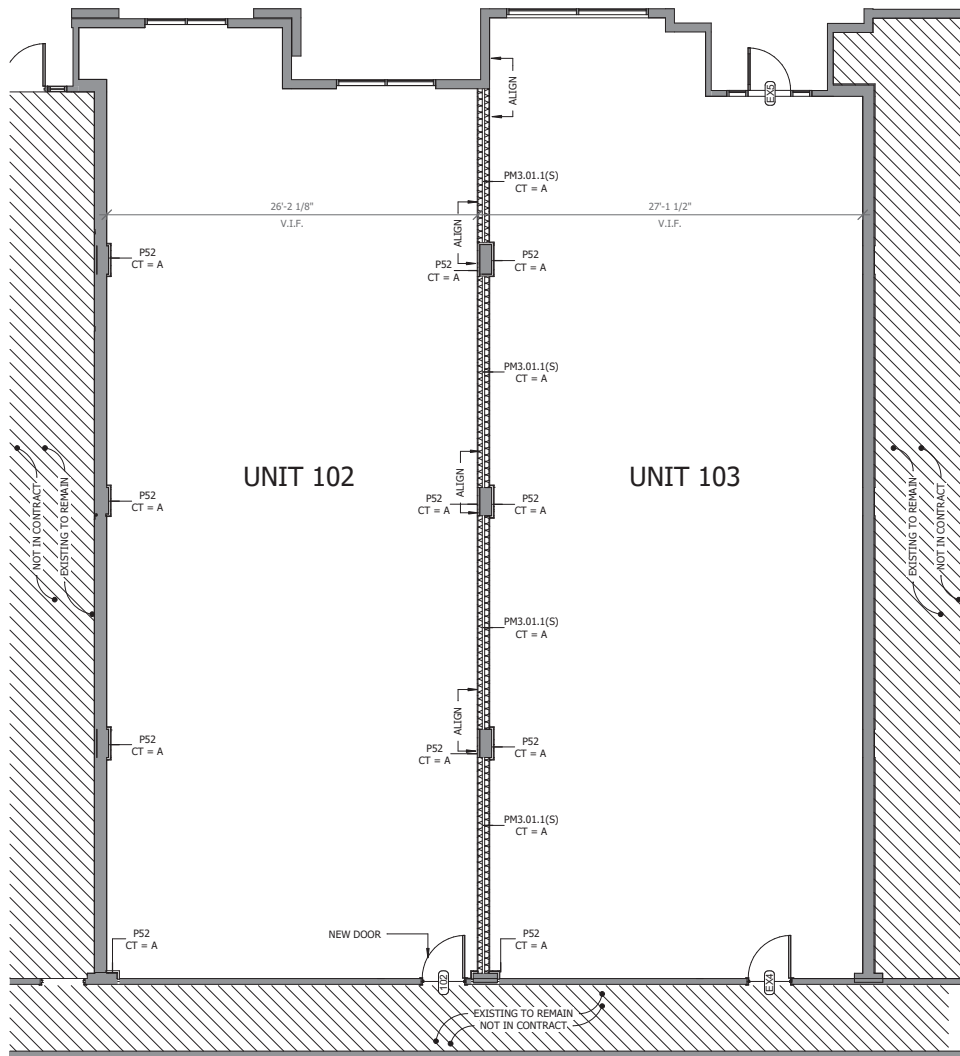
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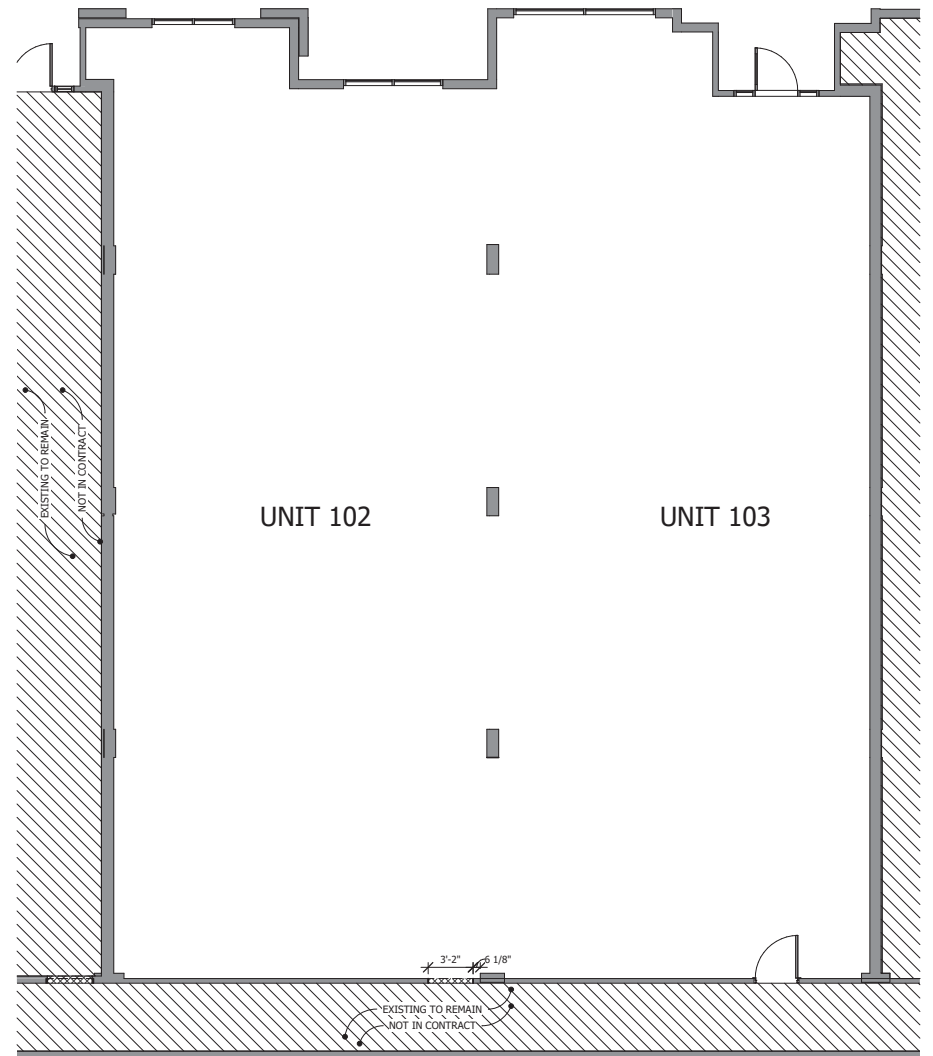
Parking Garage | 336 West Morse Boulevard | Orlando, FL 32789



Floor Plan | 336 West Morse Boulevard | Orlando, FL 32789



1 NEW FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



Discover

The Locale

The property is situated not only within posh Douglas Grand but in the art, shopping and restaurant epicenter of Winter Park, at the hard corner of high visitor, resident and consumer-trafficked West Morse Boulevard and South New York Avenue.

Only a mere 2 minutes walking distance from the famous Winter Park Sun Rail Station, quaint Central Park and renown shopping plaza, North Park Avenue.

Winter Park is famous in central Florida as a mecca of rich culture and arts and for its elite urban lifestyle and demographic. The pedestrian friendly city is an epitome of lush tree promenades bordering luxury shopping and dining. Elegant mansions, condominiums and world-renown Rollins College statutely face towards Central Park. The 11-acre park is the quaint painting of local residents, visitors and tenants enjoying its sunny fountains, rose garden and seasonal events. The city's shopping epicenter, North Park Avenue features 140 luxury and local boutiques, sidewalk cafes, art galleries, museums, and oak-dappled promenade medians.

Stand-out shopping: Ethan Allen, Lilly Pulitzer, Lucky Brand, The Spice and Tea Exchange.

Stand-out dining: Prato, The Wine Room, Umi and Panera Bread.

Demographics | Winter Park, FL

Population / 98,993 - 3 Mi
Population Growth / +9.70%
Median (Med) Age / 40.10
Med HHI / \$62,476
Med HHI Growth / +9.50%
Households / 43,911
Home Owners / 67%
Med Property Value / \$371,300
Med Property Growth / +9.08%
Med Household Income / \$68,078
Employment Rate / 5.77%
Daytime Employees / 94,299
Car Owners / 2 Cars
Avg Travel Time / 21.3 Minutes
Students / 4,316 Active

Top Industries:

Management (18.1%)
Sales & Related (12.6%)
Office Admin (10.3%)
Education & Training (7.46%)
Financial Ops (6.97%)

Most Specialized:

Legal Occupations (5 RCA)
Arts & Media (2.6 RCA)