

**700 West Morse Boulevard,  
Mixed Use Building**  
Winter Park, Florida



**Client:**  
Palm Beach Land Trust

**Total Cost:**  
\$2,200,000

**Nature of Work:**

Borrelli + Partners was commissioned to design a new two-story, 21,366 square foot building. The building's interior spaces were designed as "Vanilla Box" shell spaces for commercial use on both the first and second floors. Common areas such as the building's entry, corridors, lobby, elevator lobby, and public restrooms were designed by Borrelli + Partners including the selection, design, and detailing of all finishes. Landscape and irrigation design was also provided for the project.

The selected building's architectural style is similar in style to architecture developed by the late Mr. James Gamble Rogers II. The east entrance is oriented toward the existing City of Winter Park's Commerce Arbor Plaza taking advantage of the park-like atmosphere.

The building's site retention on this very tight site was accomplished via a retention vault located at the rear of the building and under the parking lot.



**BORRELLI + PARTNERS**  
ARCHITECTURE PLANNING LANDSCAPE INTERIORS