

OFFICE SPACE FOR LEASE

- **1,940± RSF Available**
- Highly Visible Office Building
- Flexible Floor Plans
- Outside Break Area with Beautiful Lake Views
- Easy access to Maitland Blvd and Interstate-4
- Within minutes of Winter Park & Downtown Orlando
- Nearby Restaurants, Retail, Hotels & Banking
- Dedicated Building Engineer
- Monument Signage & Building Signage Available
- Abundant Parking



DEMOGRAPHICS:

POPULATION

1 mile **6,249**
3 miles **93,961**
5 miles **254,886**

DAYTIME BUSINESS POPULATION

1 mile **19,111**
3 miles **84,341**
5 miles **195,447**

TRAFFIC COUNTS

+/-81,000 vehicles/day
on Maitland Blvd
+/-149,000 vehicles/
day on I-4

AVERAGE HH INCOME

1 mile **\$ 88,402**
3 miles **\$ 75,774**
5 miles **\$ 82,895**



