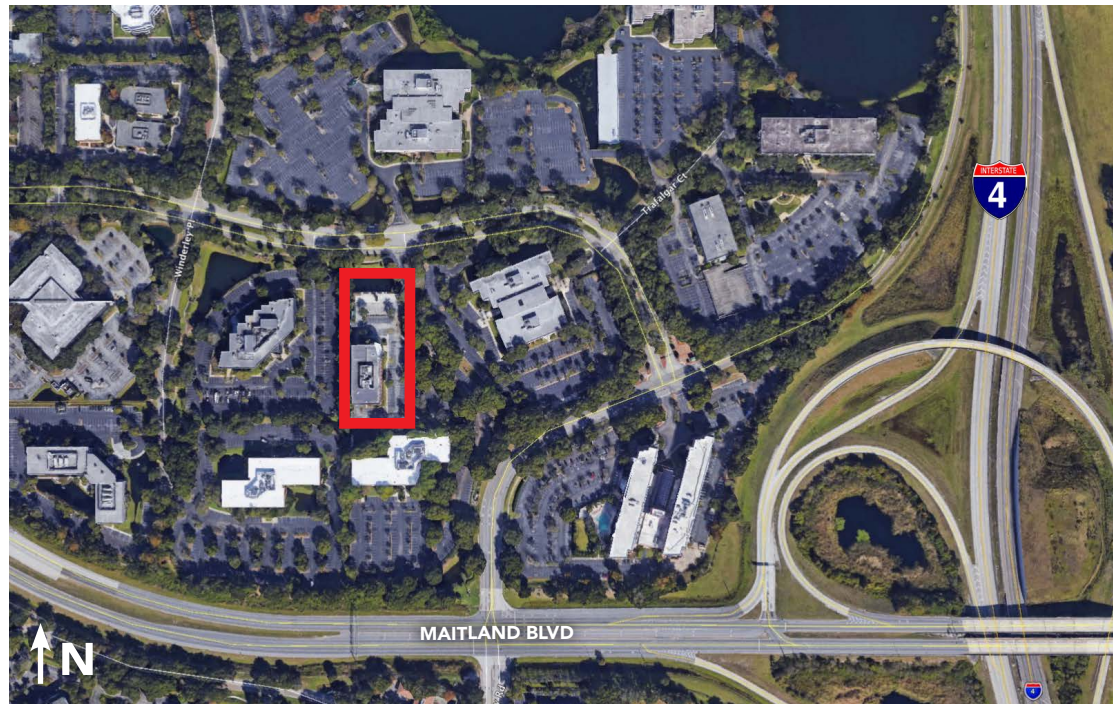


## Office Space For Lease

### AVAILABLE SUITES:

- Suite 200 – 4,420 RSF
- Suite 205 – 2,133 RSF
- Suite 300 – 8,164 RSF
- Suite 301 – 6,630 RSF

- Building Size: 41,274 SF Total
- Three-Story Class A Building in the heart of Maitland Center
- High End Finishes Throughout
- Beautiful Glass Lined offices with Efficient Floor plans
- Building & Monument Signage Available
- Fiber Optics
- On-site FedEx & Mail Service
- 500 KW Generator
- Reserved & Covered Parking



### DEMOGRAPHICS:

#### POPULATION

1 mile	<b>10,116</b>
3 miles	<b>98,410</b>
5 miles	<b>249,409</b>

#### DAYTIME BUSINESS POPULATION

1 mile	<b>19,560</b>
3 miles	<b>77,949</b>
5 miles	<b>189,480</b>

#### TRAFFIC COUNTS

**+/-81,000 vehicles/day**  
on Maitland Blvd

**+/-149,000 vehicles/day**  
on I-4

#### AVERAGE HH INCOME

1 mile	<b>\$ 79,901</b>
3 miles	<b>\$ 71,165</b>
5 miles	<b>\$ 78,999</b>

2450 MAITLAND CENTER PKWY, MAITLAND, FL 32751



**HARBERT**  
REALTY SERVICES

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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