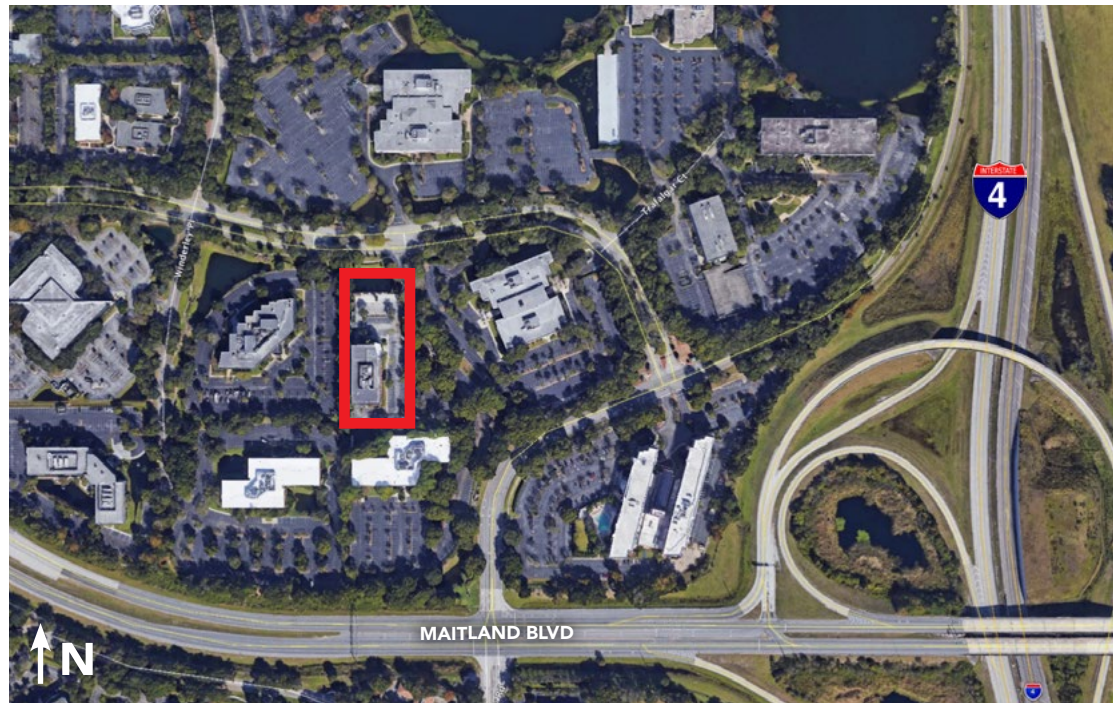


# Office Space For Lease

**AVAILABLE SUITES:**

- Suite 200 – 4,420 RSF
- Suite 205 – 2,133 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>

**TRAFFIC COUNTS**

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

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

**DAYTIME BUSINESS POPULATION**

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

**AVERAGE HH INCOME**

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



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.

**Buffy Gillette**  
bgillette@harbertrealty.com  
407.377.4043

**2450 Maitland Center Pkwy**  
**Suite 200**  
**Maitland, FL 32751**

**HarbertRealty.com**  
**205.323.2020**