

OFFICE SPACE FOR LEASE



MAITLAND GREEN II

2290 Lucien Way
Maitland, FL 32751

Maitland Green II is a 4-story Class A office building with approximately 84,000 RSF and available space ranging from 1,187 - 6,908 RSF.

Located in the highly desirable Maitland Center Office Park, this corporate building provides efficient office suites for all professional businesses.

For a virtual tour, [click here](#).

NEW BUILDING FEATURE

Tower has enhanced common area cleanings and put in place CDC recommended precautions to create a healthier building environment.

RSF Available

1,187 - 6,908



For more information, contact:

Damien Madsen

(407) 256.2844 | DMadsen@harbertrealty.com

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SPACE AVAILABLE

Suite	RSF
125	3,604
150	4,676
210 (Demisable)	3,317
260	3,752
300 (Demisable)	6,908 Virtual Tour

Virtual Tour: [Click Suite RSF](#)



BUILDING FEATURES & AMENITIES

- ▶ 84,000 RSF Class A 4-Story Building
- ▶ On-Site Institutional Property Management
- ▶ 4/1000 Parking Ratio
- ▶ Building Cafe located in Adjacent Building
- ▶ **New Building Feature: Advanced and Targeted Cleanings of Common Area Spaces**
- ▶ Large Centrally Located Courtyard for Collaborative Distancing Area



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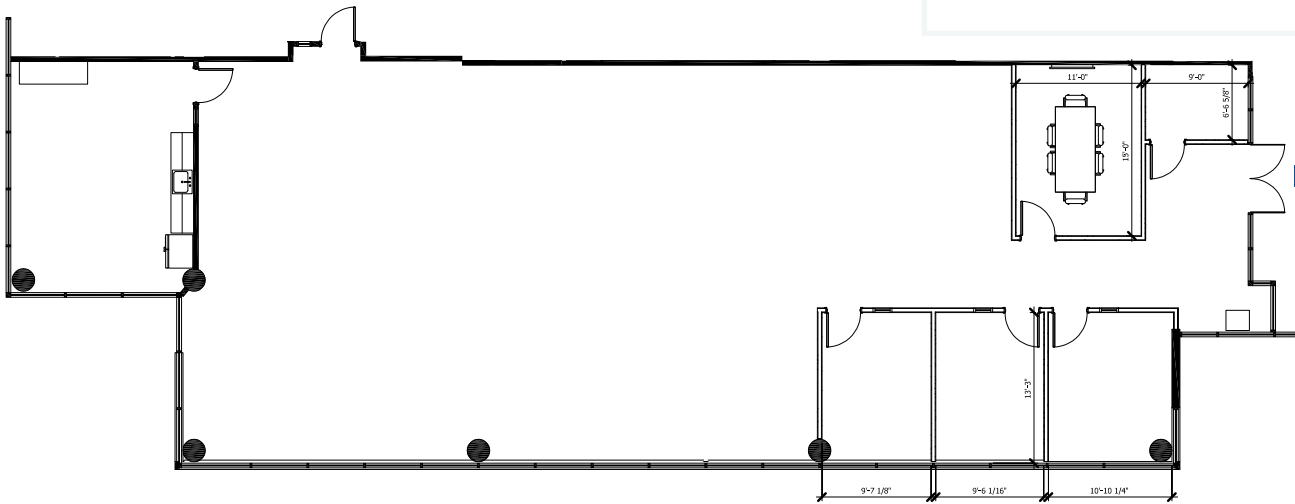
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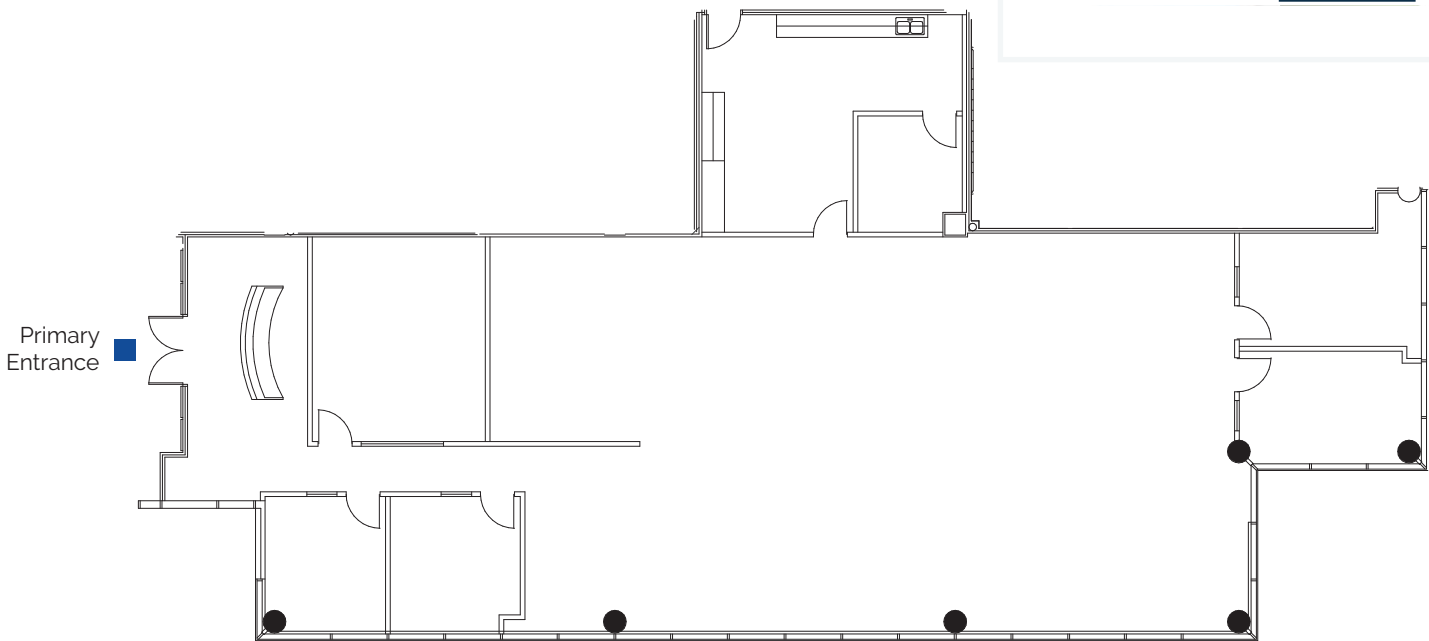
1st Floor

Suite 125: 3,604 RSF



1st Floor

Suite 150: 4,676 RSF



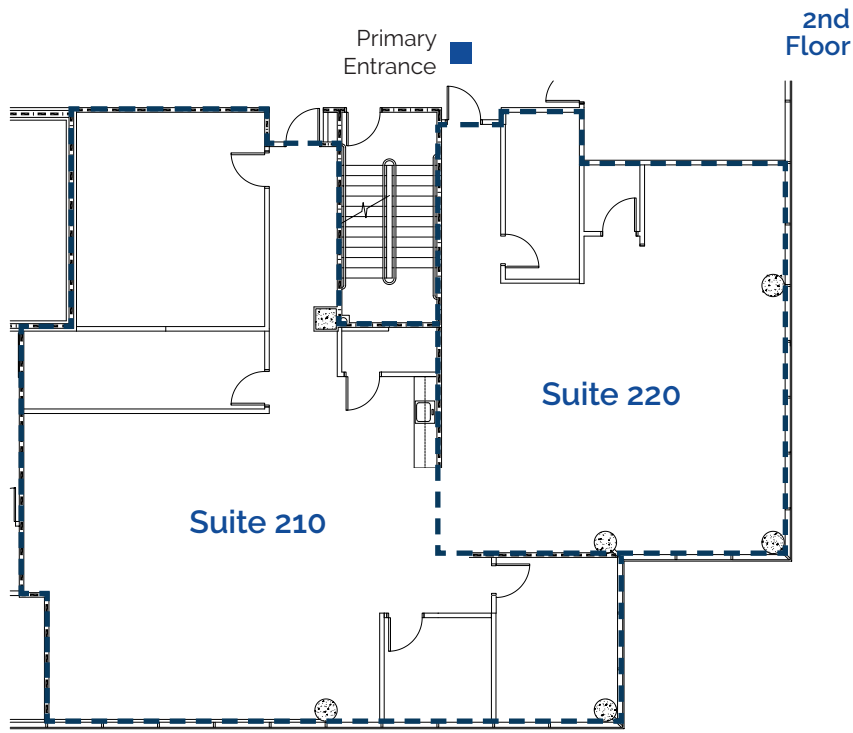
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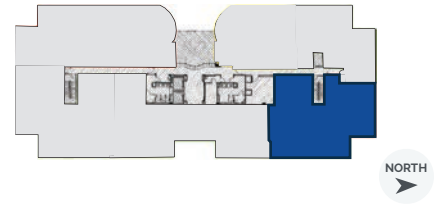
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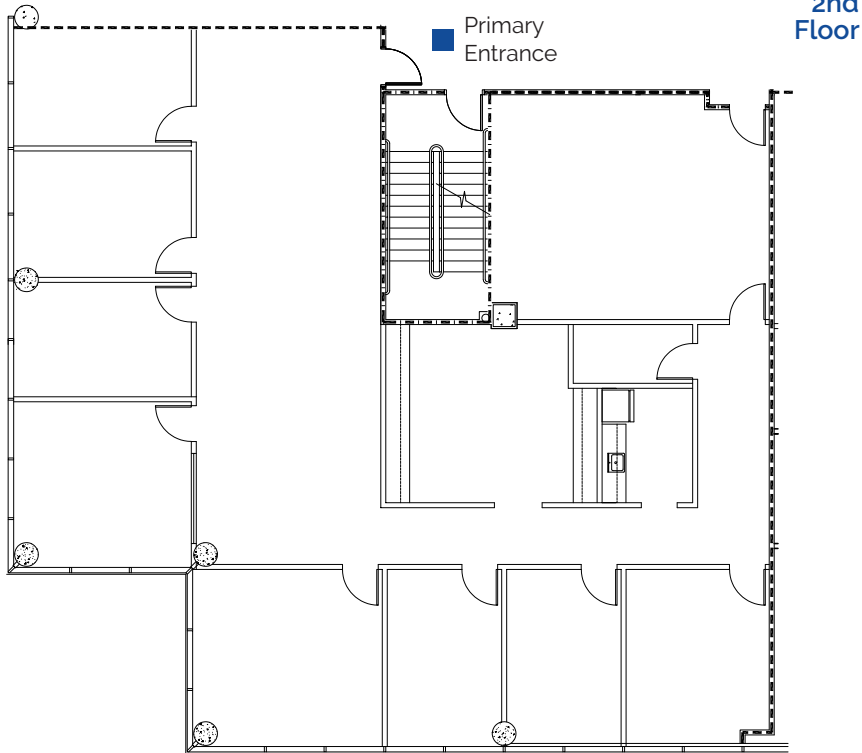


Suite 210: 3,317 RSF



Suite is Demisable

210	2,130 RSF
220	1,187 RSF



Suite 260: 3,752 RSF



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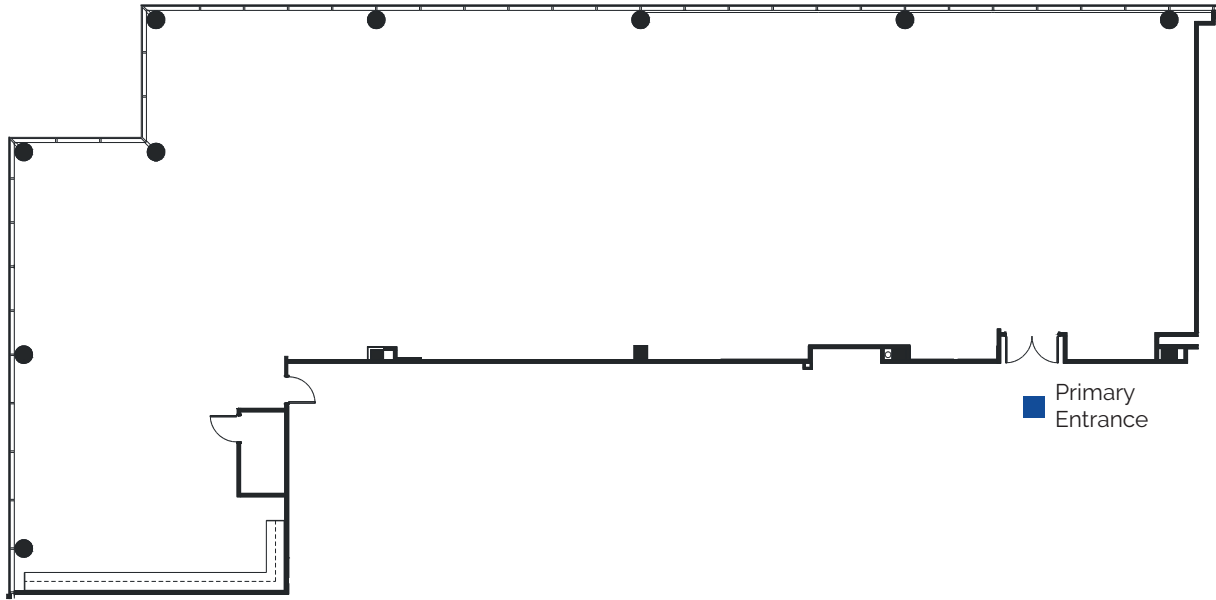
3rd
Floor

Suite 300: 6,908 RSF

[Virtual Tour](#)



Suite is demisable



Primary
Entrance

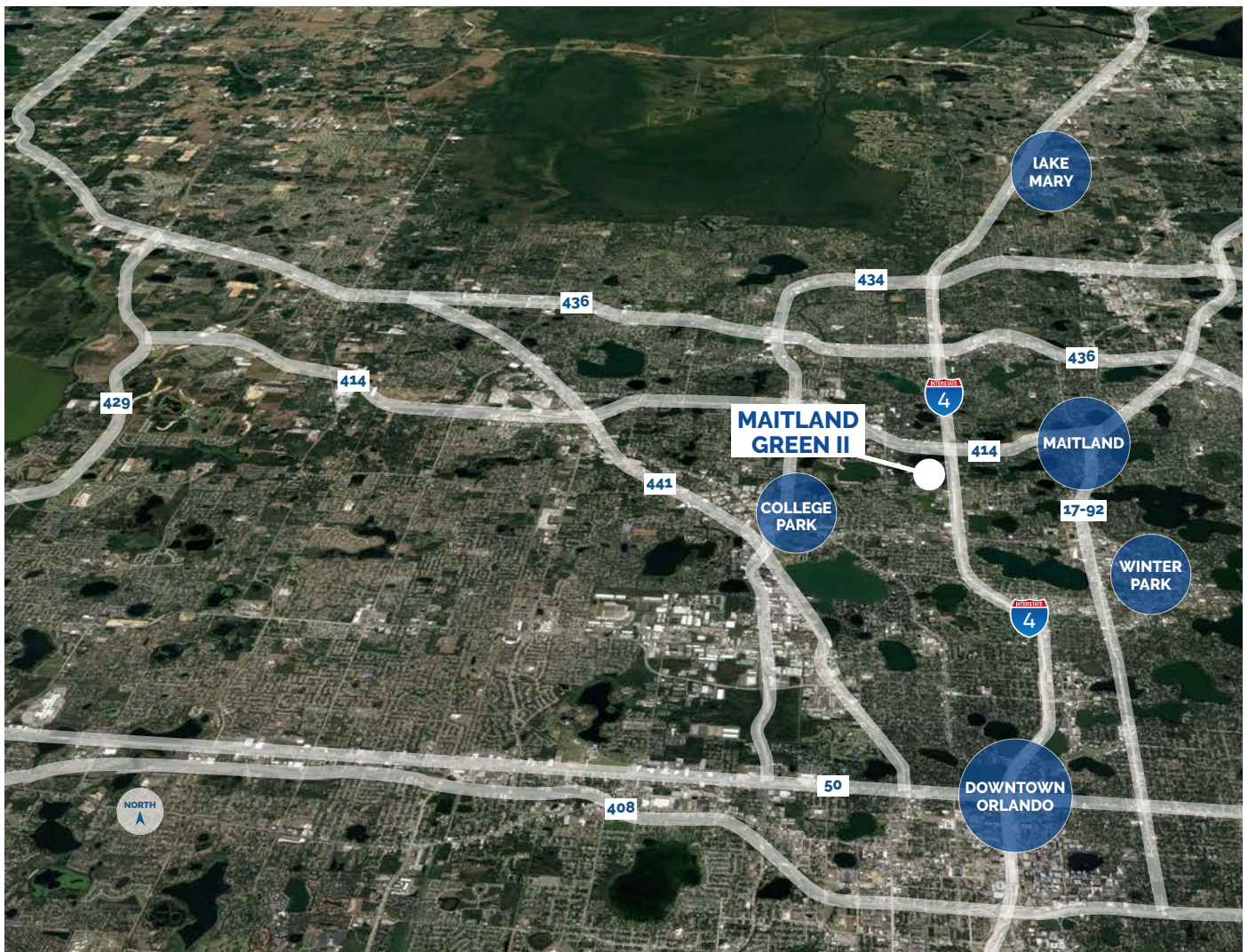
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LOCATION HIGHLIGHTS

- ▶ Well-positioned within Maitland Center Office Park, one of Orlando's largest office submarkets
- ▶ Conveniently less than a half mile from I-4 & providing easy access to Downtown Orlando
- ▶ Close to business hotels, restaurants, retail and the RDV Sportsplex
- ▶ Ideally located in Central Florida's top executive housing market & the following established neighborhoods
 - Maitland: 3-Miles
 - Winter Park: 5-Miles
 - College Park: 7-Miles
 - Downtown: 8-Miles
 - Lake Mary: 12-Miles

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