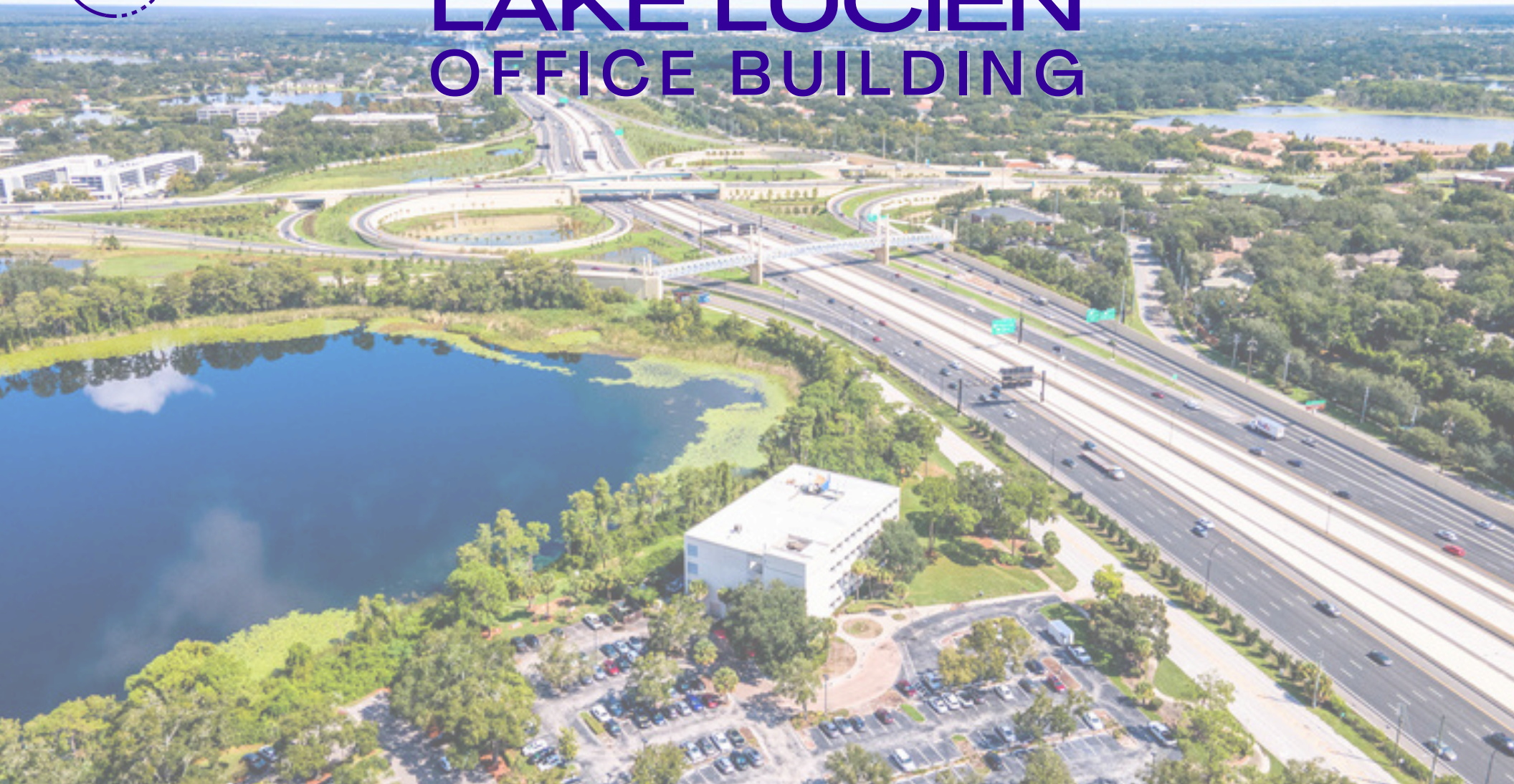




# LAKE LUCIEN OFFICE BUILDING



## MAITLAND CENTER OFFICE PARK ORLANDO MSA, FL

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# PROPERTY OVERVIEW

<b>PROPERTY ADDRESS:</b>	2201 Lucien Way, Maitland FL 32751
<b>MARKET:</b>	Orlando
<b>SUBMARKET:</b>	Maitland Center(Office Park)
<b>PROPERTY TYPE:</b>	Office (Multi Tenant)
<b>BUILDINGS:</b>	1
<b>NUMBER OF STORIES:</b>	Four
<b>NET RENTABLE AREA:</b>	52,210 SF
<b>PARKING:</b>	184 SPACES; 3.7/1,000 RSF ratio
<b>ACREAGE:</b>	4.2 AC usable with 3.8 AC submerged as part of Lake Lucien
<b>OCCUPANCY:</b>	93.26%
<b>LEASE STRUCTURE:</b>	Full Service
<b>CAP (IN PLACE)</b>	7.76%
<b>PROFORMA:</b>	8.70%
<b>PRICE:</b>	\$6,450,000



[Visit the Property Website to access the confidentiality agreement and subsequent offering materials](#)



Excellent location fronting I-4 and Lake Lucien, right off Maitland Blvd.

Office Park hub north of Orlando, home to many Fortune 500 Companies

2017 - \$1.5M in renovations and capital improvements - new elevators, marble floor lobbies, upper floor common area, chiller



# INVESTMENT HIGHLIGHTS

- Superb View - Lake Lucien and Interstate 4 frontage
- Strategic Location - "Maitland Center" - Orlando's first suburban major office park
- North of Downtown Orlando CBD, nestled between Highways 441, 417 and 429
- Close proximity to the suburban residential areas of Maitland, Winter Park, Lake Mary and Oviedo
- Nearby hotels, entertainment, retail and restaurants
- National Credit tenants
- No deferred maintenance
- Upside opportunity with vacant space leasing
- Strong barrier to entry - scattered lands available not for Office development

## Recent Capital Improvements

<b>2011</b>	Roof Replacement, New monument sign
<b>2013/2014</b>	New Lobby Marble Floors
<b>2016</b>	Restroom Upgrade (floors 2-3); new fire alarm panel upgrade
<b>2017</b>	Elevator Upgrade/remodification; Parking Re-Stripe \$1.5M complete renovation of tenant's space floors 1-3
<b>2022</b>	New Chiller
<b>2023-2024</b>	New Landscape and Exterior Pressure Washing

# TENANT PROFILE



**TOTAL REVENUE  
4TH QUARTER  
2022  
\$308M**

## VITAS

VITAS® Healthcare is an end-of-life care provider, with more than 40 years of experience in hospice care. It is the nation's largest single-source provider of end-of-life care, founded and headquartered in Miami, FL, today it operates in 14 States and the District of Columbia.

Owned by the publicly traded Chemed Corporation, VITAS employs 10,860 professionals serving an average of 18,076 patients, with its network of doctors, registered nurses, home health aides, social workers, clergy, and volunteers.

VITAS provides care in 25 inpatient hospice units as well as patients' homes, hospitals, nursing homes and assisted living communities for older adults. In 2021 it provided \$12M dollars of charity care to hospice patients nationwide.



# FLOOR PLANS

1ST FLOOR



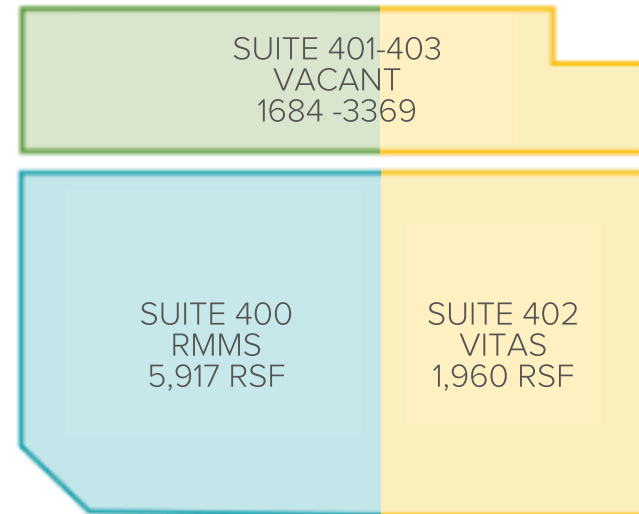
2ND FLOOR



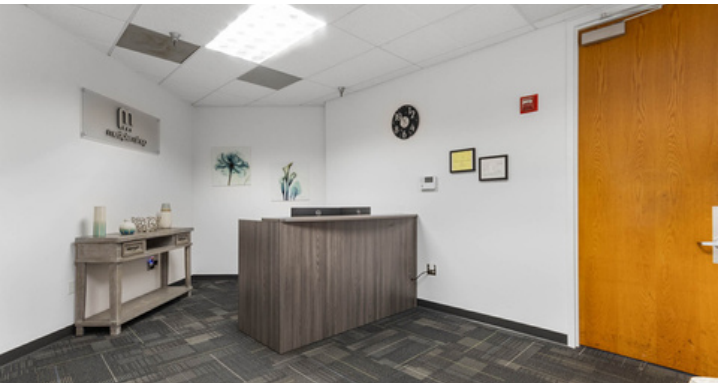
3RD FLOOR




4TH FLOOR\*



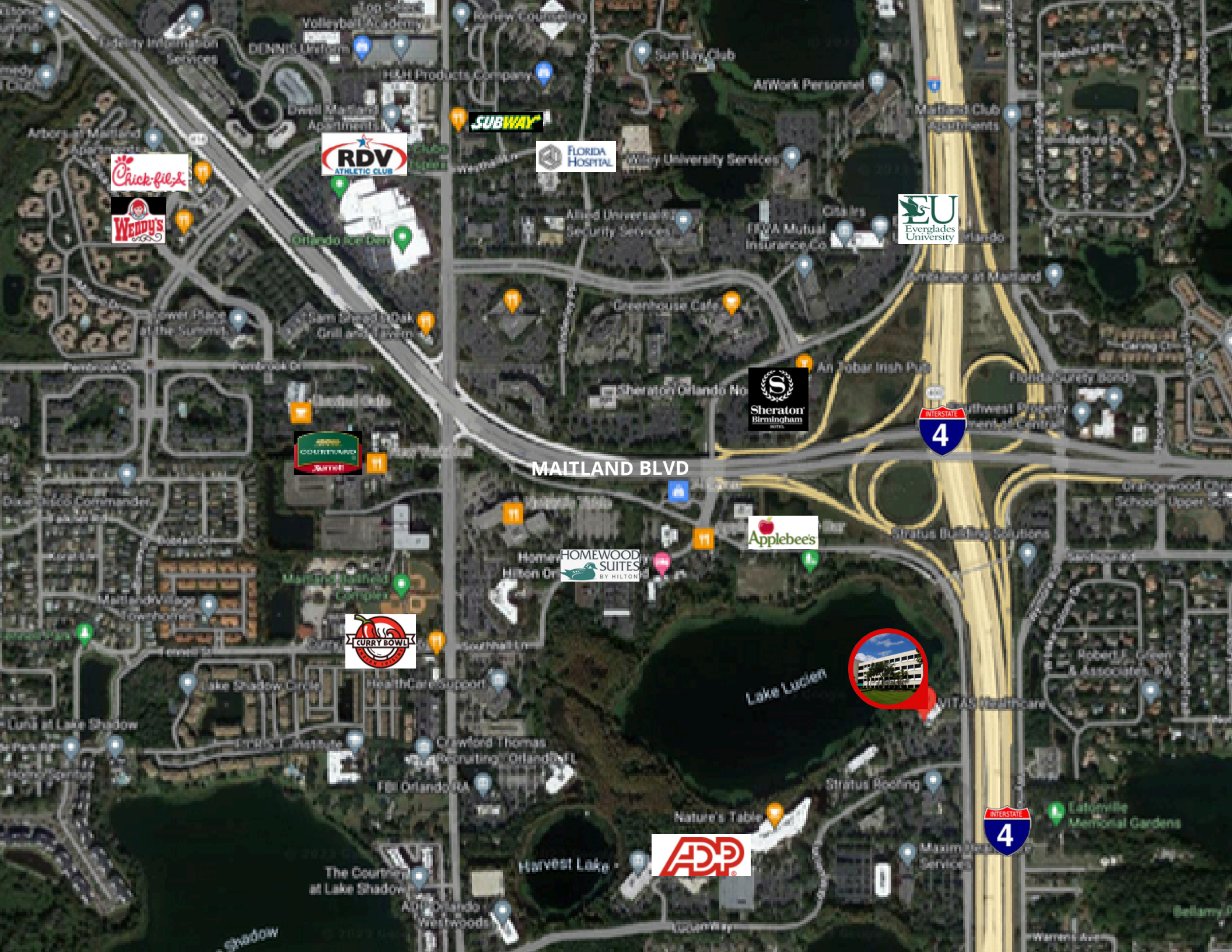






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MAITLAND BLVD



# CONFIDENTIALITY AND DISCLAIMER

*Exclusively Presented By*



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