



EXCEPTIONAL AMENITIES



CONVENIENT I-4 ACCESS



OUTSTANDING LAKE VIEWS

# Maitland 200

2301 MAITLAND CENTER PARKWAY  
MAITLAND, FL



# Your Ideal Workplace Environment

Maitland 200 is the location for companies desiring a Class A location and abundant amenities in beautiful Maitland Center. The building is a four-story atrium-style office building, totaling 207,000 square feet. Within Maitland 200 there is a deli, a 40 person common conference facility with presentation screens and flexible seating, as well as an inviting collaborative seating area in the building lobby with wi-fi and charging stations. On-site property management provided by Brookwood Management Partners, LLC ensures superb maintenance and immediately accessible building staff.



## Key Features



On-site cafe



On-site property management and building engineer



Easy access to Interstate-4



Nearby Genesis Health Club



Free Public WiFi

EXCEPTIONAL AMENITIES & ACCESS



Travel Times



Maitland SunRail Station  
8 MINUTES



Downtown Orlando  
10 MINUTES



Orlando International Airport  
35 MINUTES



Orlando Sanford International Airport  
29 MINUTES



The Beaches  
56 MINUTES



Altamonte Mall  
5 MINUTES

## SPECIFICATIONS

AVAILABLE SPACE	47,181 SF	TELECOM	Fiber optic lines
YEAR BUILT	1984	FLOORS	4
SIZE	207,010 SF	TYPICAL FLOOR PLATE	26,000 SF
PARKING RATIO	4.3/1,000		
HVAC	Digitally-controlled VAV system		

### Amenities

- On-site deli
- Conference center with WiFi
- Collaborative lobby seating with power and WiFi
- Surface parking
- Easy access to Interstate-4
- Area hotels and restaurants

### Features

- On-site property management
- On-site engineer
- Day porter
- Loading area
- Freight elevators (2)
- Multiple fiber providers



## Leasing Information

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AVISON YOUNG | LICENSED REAL ESTATE BROKER  
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About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.  
brookwoodfinancial.com

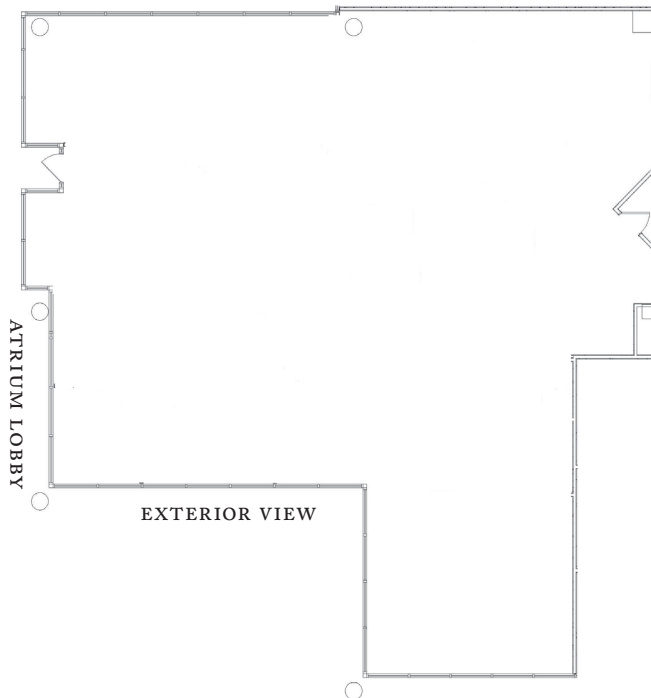
## Suite 160

4,283± Rentable Square Feet

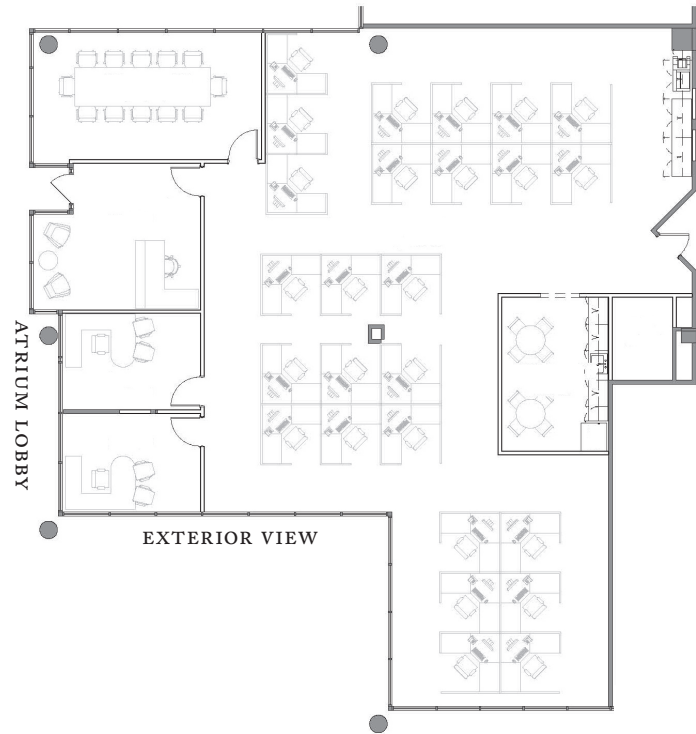
### Corner Suite

- Located at the east building entrance
- Main lobby entry and presence
- Abundant natural light from both exterior windows and atrium
- Convenient to common conference room and café

CURRENT LAYOUT



SAMPLE LAYOUT



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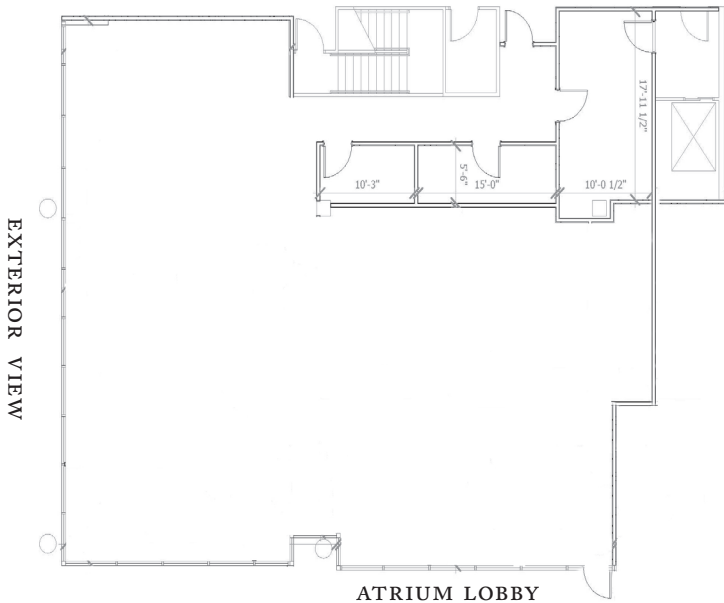
## Suite 170

3,591± Rentable Square Feet

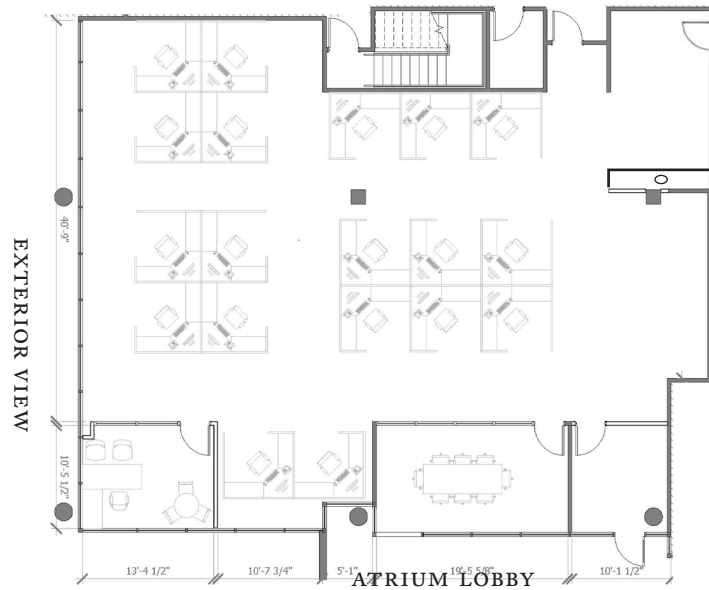
### Corner Suite

- Located at the east building entrance
- Main lobby entry and presence
- Natural light from both the outside and atrium
- Convenient to common conference room and café

CURRENT LAYOUT



SAMPLE LAYOUT



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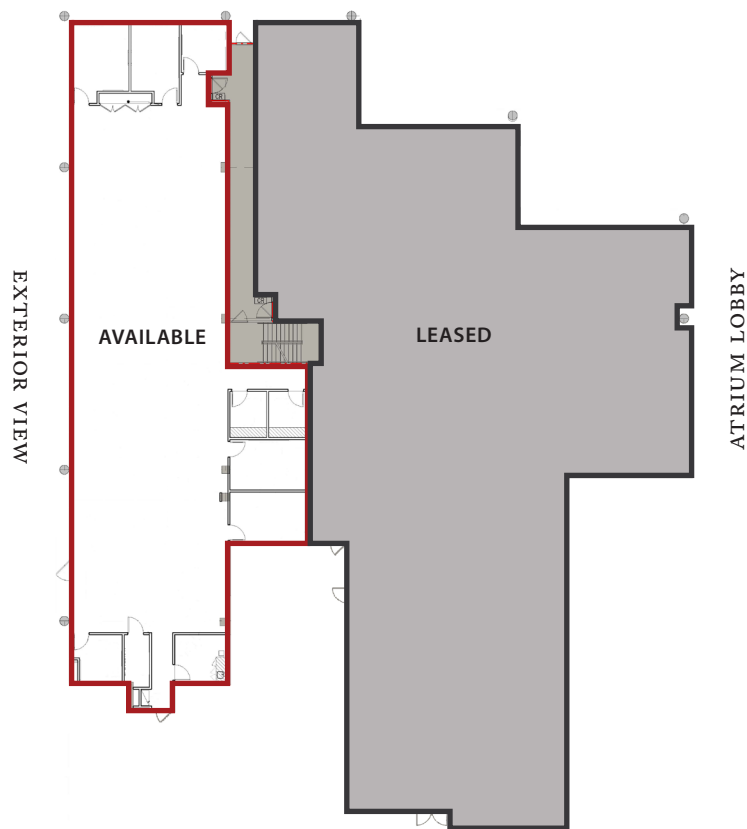
Emily Zinaich  
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## Suite 185

5,570± Rentable Square Feet

### Corner Suite

- Located at the west building entrance
- Abundant natural light
- Convenient to common conference room and café
- Exterior entrance/exit available



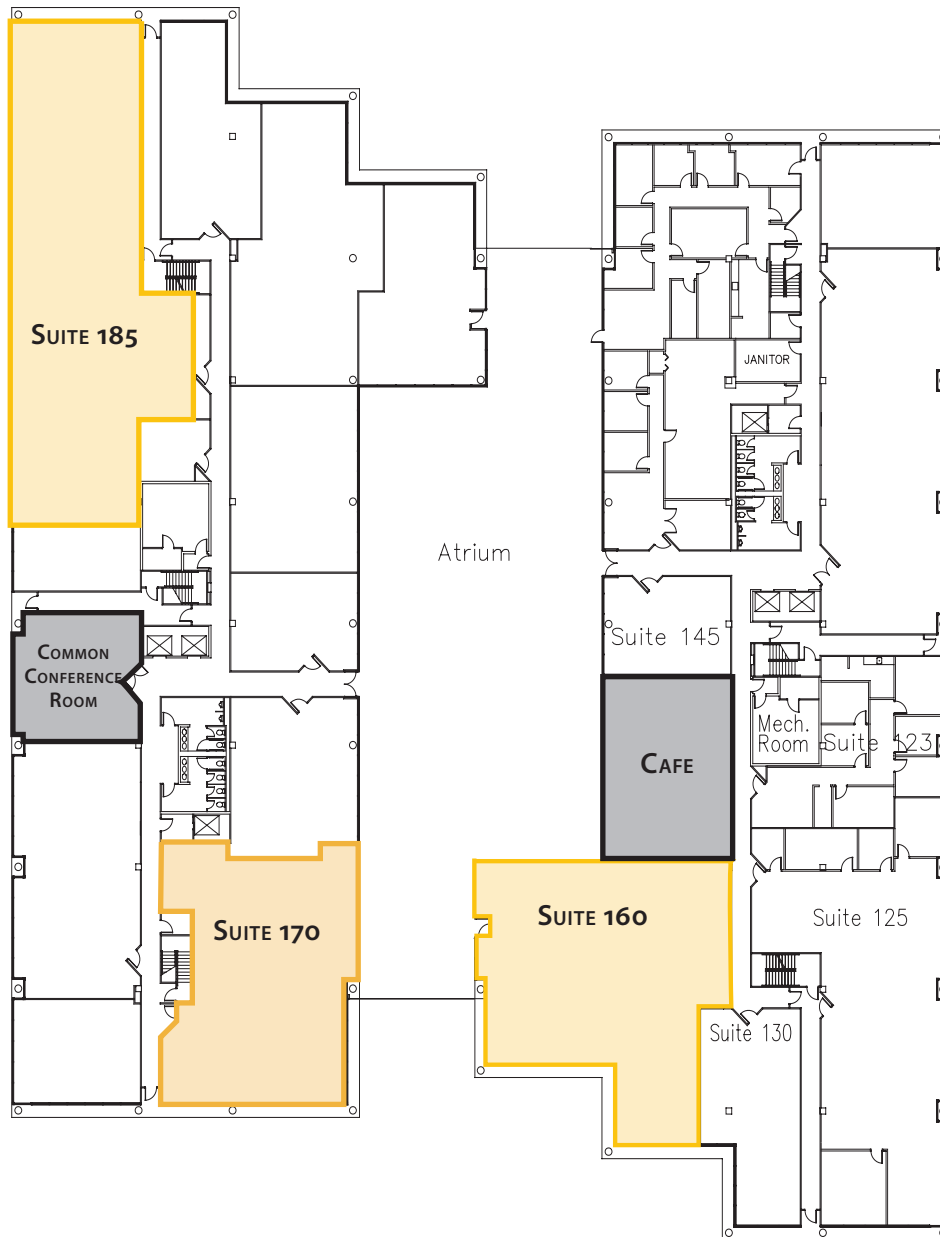
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## First Floor Suites Available



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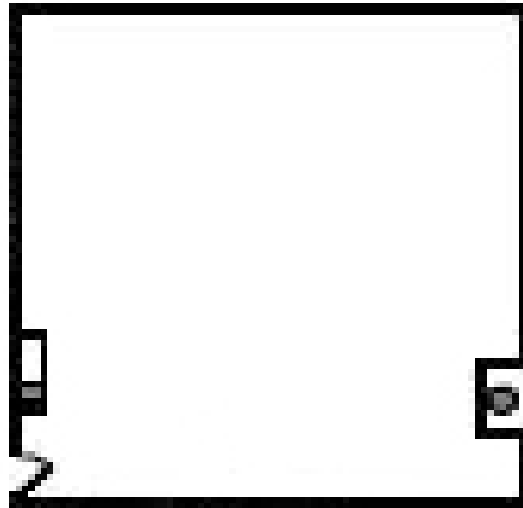
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## Suite 220

1,435± Rentable Square Feet

### Second Floor Suite

- Exterior views
- Flexible open floorplan



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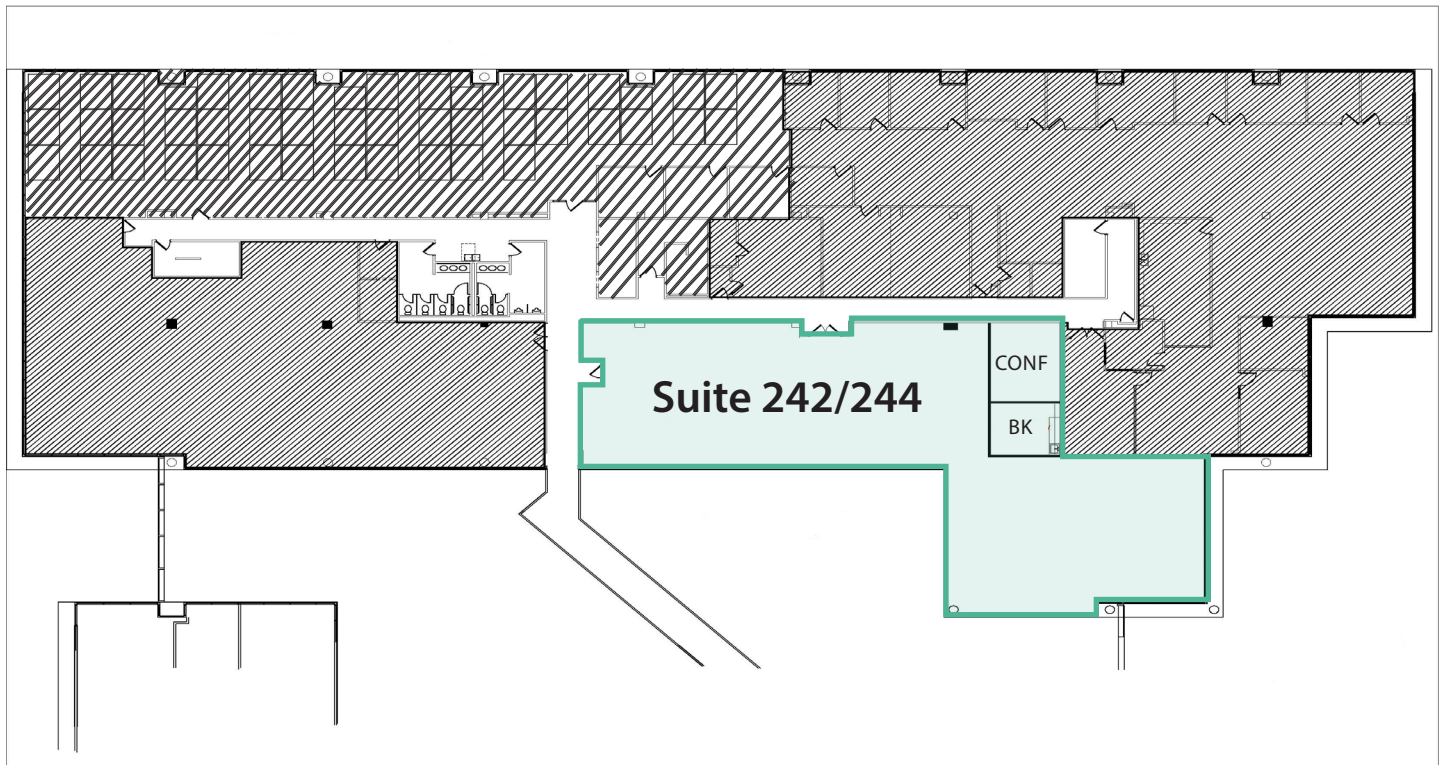
Emily Zinaich  
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## Suite 242/244

5,874± Rentable Square Feet  
Available March 1, 2024

### Second Floor Suite

- Exterior and atrium views
- Flexible open floorplan
- Entrance at elevator lobby



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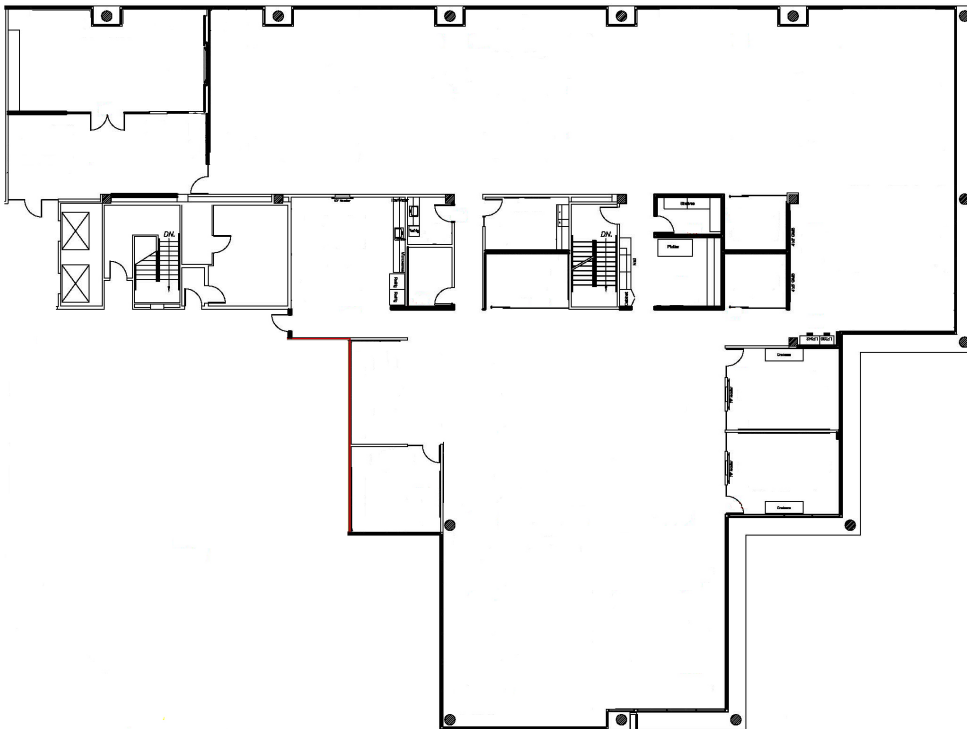
Emily Zinaich  
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## Suite 400

14,714± Rentable Square Feet  
Available March 1, 2024

### Second Floor Suite

- Beautiful lake views
- Flexible open floorplan
- Double-door entry on the elevator lobby



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**Suite 450**

11,714± Rentable Square Feet



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## Suite 400/450

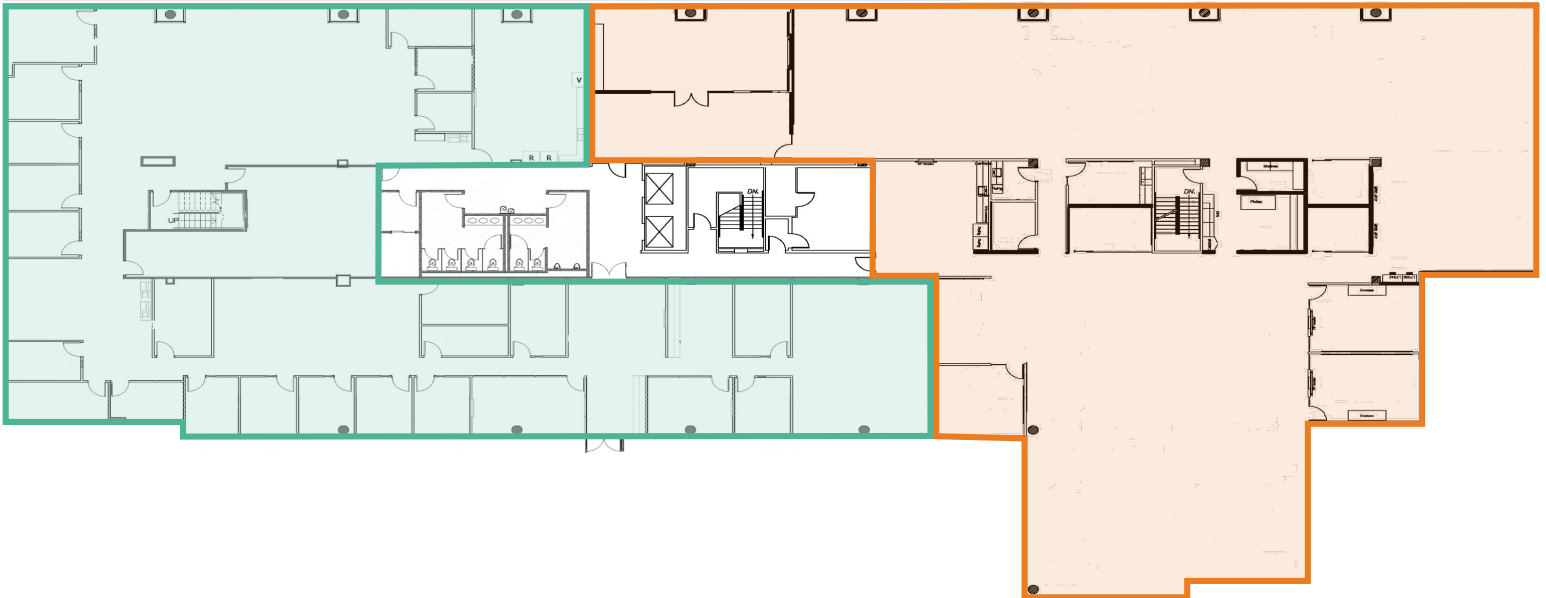
Up to 26,428± Rentable Square Feet

### Second Floor Suite

- Beautiful lake views
- Double-door entry on the elevator lobby
- Quality finishes throughout

**Suite 450**  
11,714± RSF

**Suite 400**  
14,714± RSF



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