

711 N. ORLANDO AVE
MAITLAND, FL

FOR LEASE
OFFICE/MEDICAL SPACE

5,000 SF
AVAILABLE



LIMITED TIME ONLY BROKER BONUSES AVAILABLE



CALL FOR DETAILS

COLIN CHOU
COLIN@4ACRE.COM
850.218.1902

GARRETT GLEITER
GARRETT@4ACRE.COM
407.539.4514

PROPERTY DETAILS

Lease Rate:	CALL FOR DETAILS
Rentable SF	Up to 5,000 SF 2,610 Available Now Suite 203 Available in 90 Days
Location:	711 N. Orlando Ave. Maitland, FL, FL 32751
Municipality:	City of Maitland
Parcel ID:	25-21-29-0000-00-076
Property Use:	Office
Building Class:	A
Building Size:	29,574 SF
Stories:	3
Year Built:	2008
Parking:	149 Spaces/4.96 Spaces/1000 SF
Signage:	Monument Signage Available



HIGHLIGHTS

- Move-in Ready Office Space
- Ideal Floor Plan for Medical Conversion
- Class A Office Directly on 17-92
- Located in Downtown Maitland and Near Winter Park
- Heavily Parked
- Adjacent to the Sunrail Station

**CALL TO LEARN HOW THIS PRIME
MAITLAND OFFICE SPACE CAN BE
PERFECT FOR YOUR BUSINESS**

PRIME CLASS A OFFICE SPACE IN THE HEART OF DOWNTOWN MAITLAND

The VJR Professional Center is a Class A Office building located directly on 17-92 in downtown Maitland. The prime location of 711 N Orlando Ave ensures that your business will be in the heart of a vibrant community, surrounded by a diverse range of complementary companies. Additionally, the property offers ample parking space, a luxury in any commercial area. All vacancies are currently move-in ready and can be delivered for immediate occupancy. This is a unique opportunity to join a divergent list of Tenants so call today.

OFFERED BY:

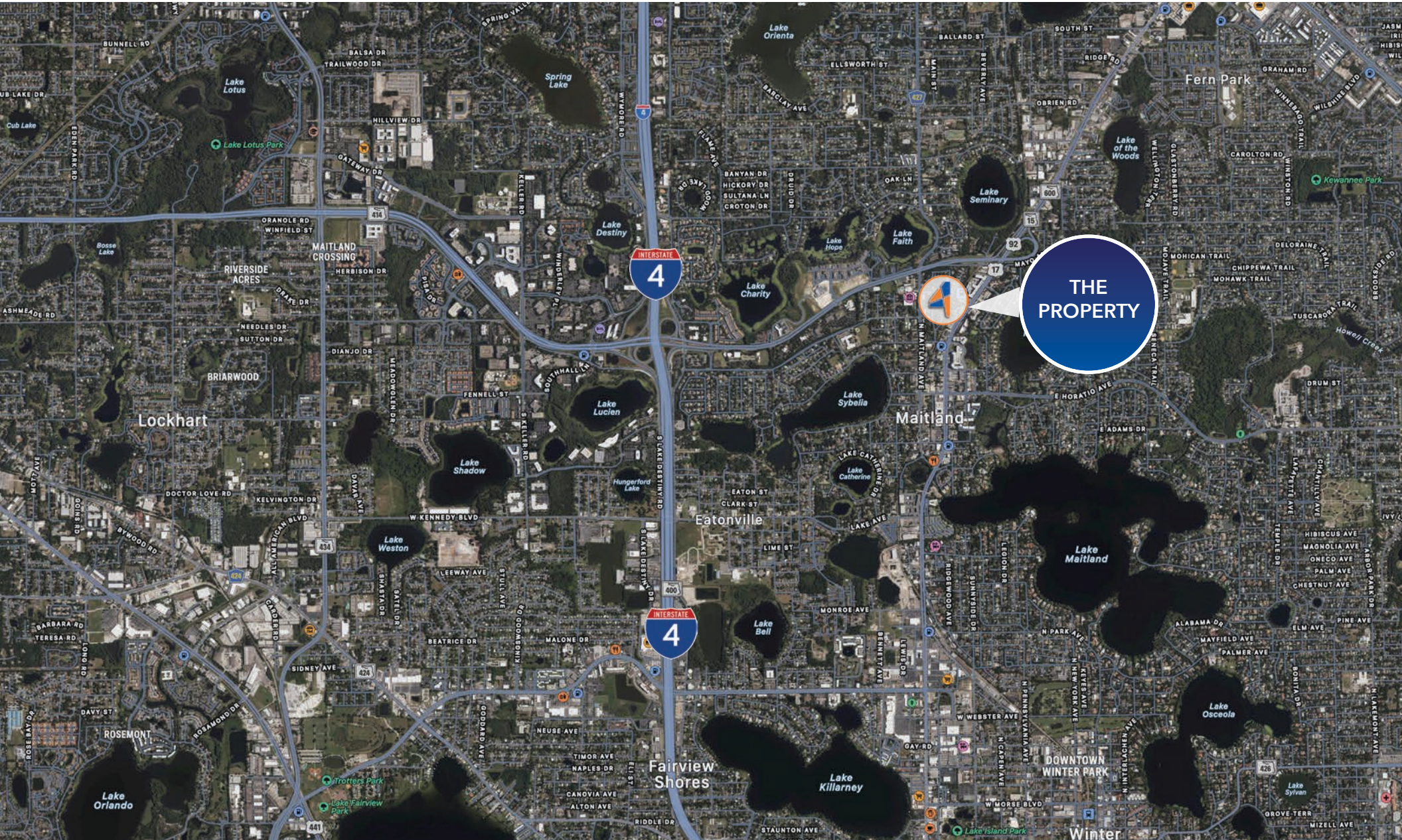


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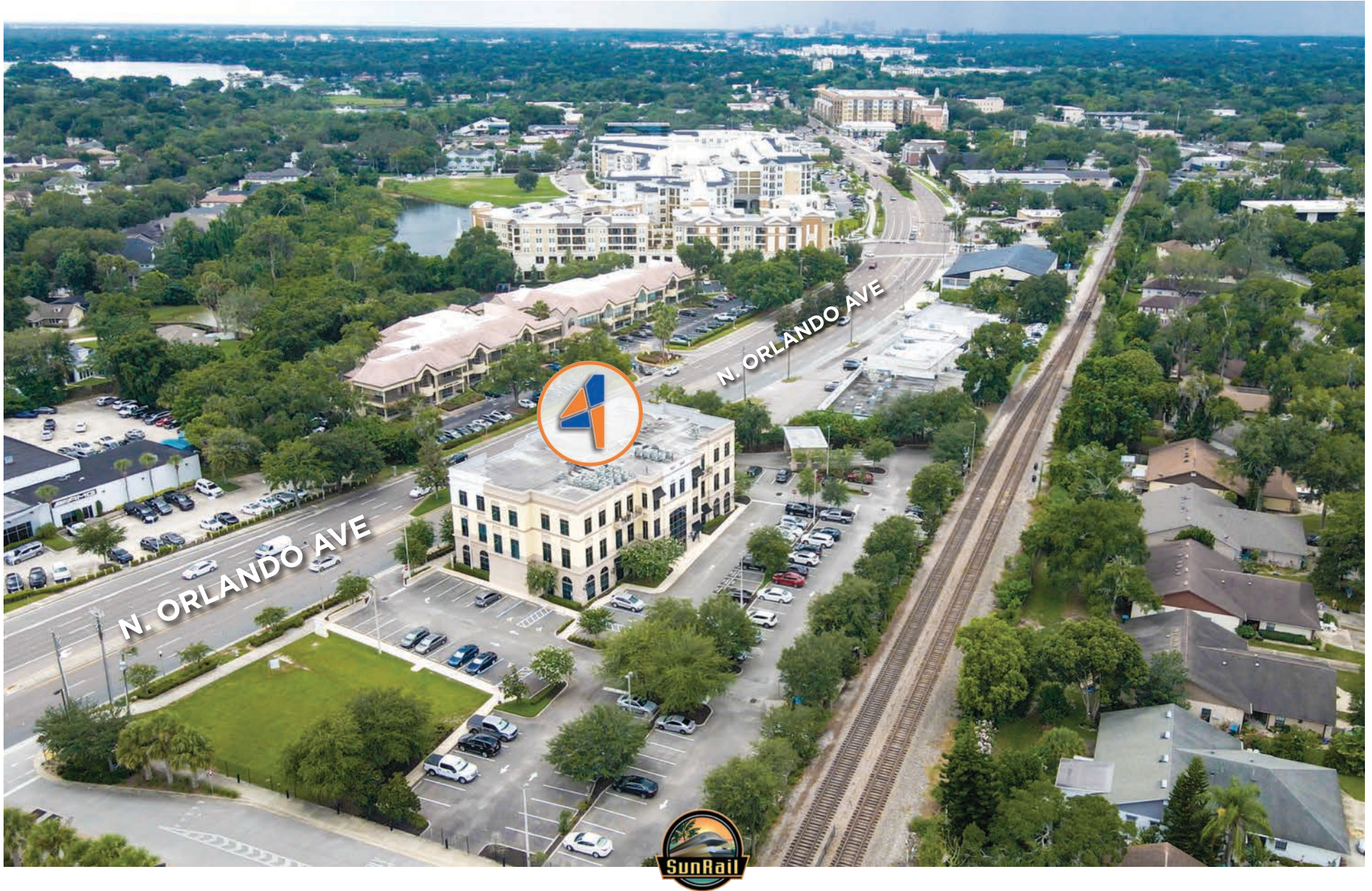


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PROPERTY LOCATION



PROPERTY AERIAL



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EXTERIOR PHOTOS



INTERIOR PHOTOS | SUITE 202 | ±2,610 SF



ENTRANCE FOYER



RECEPTION/CONFERENCE



OPEN WORK AREA

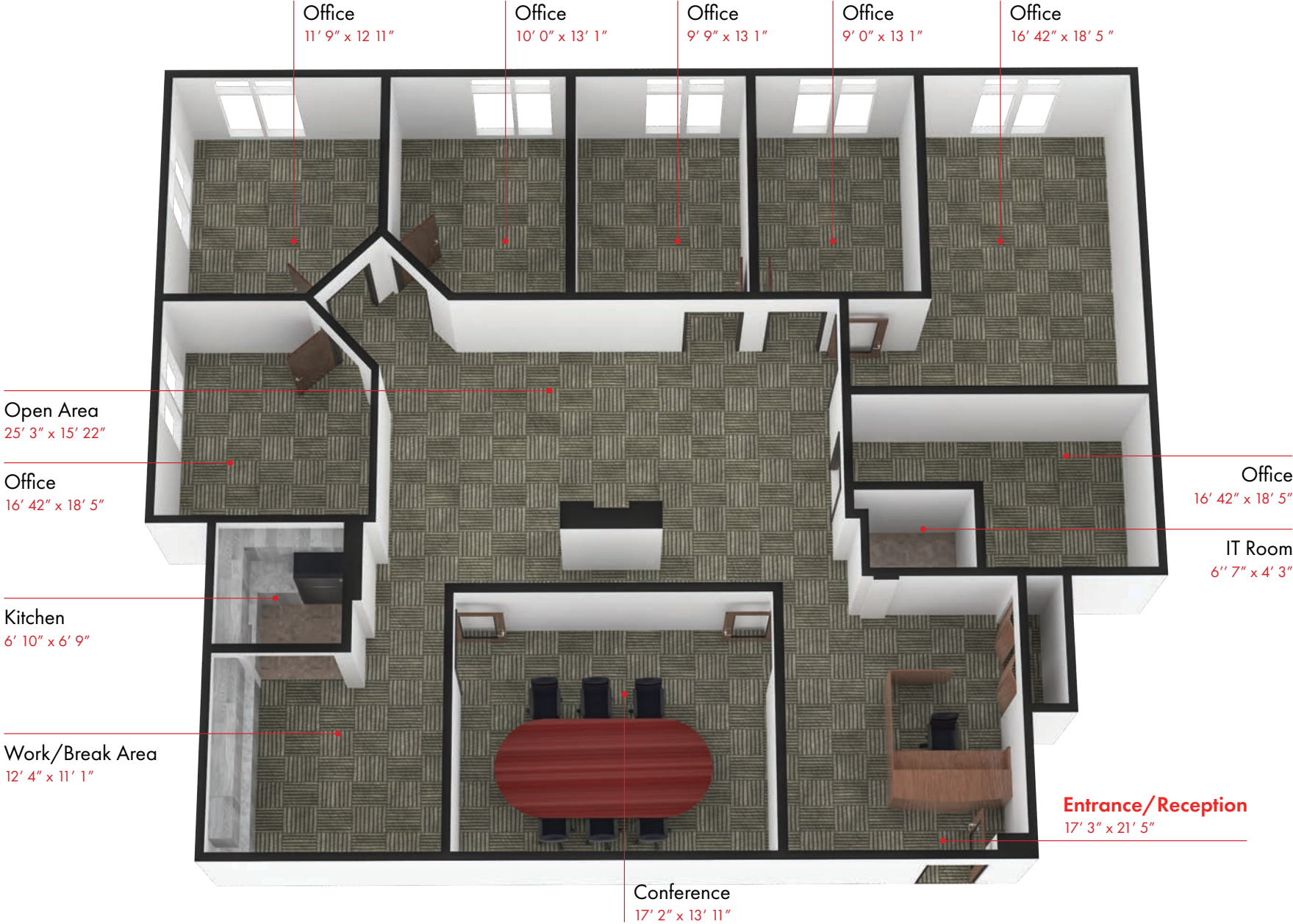


EXECUTIVE OFFICE

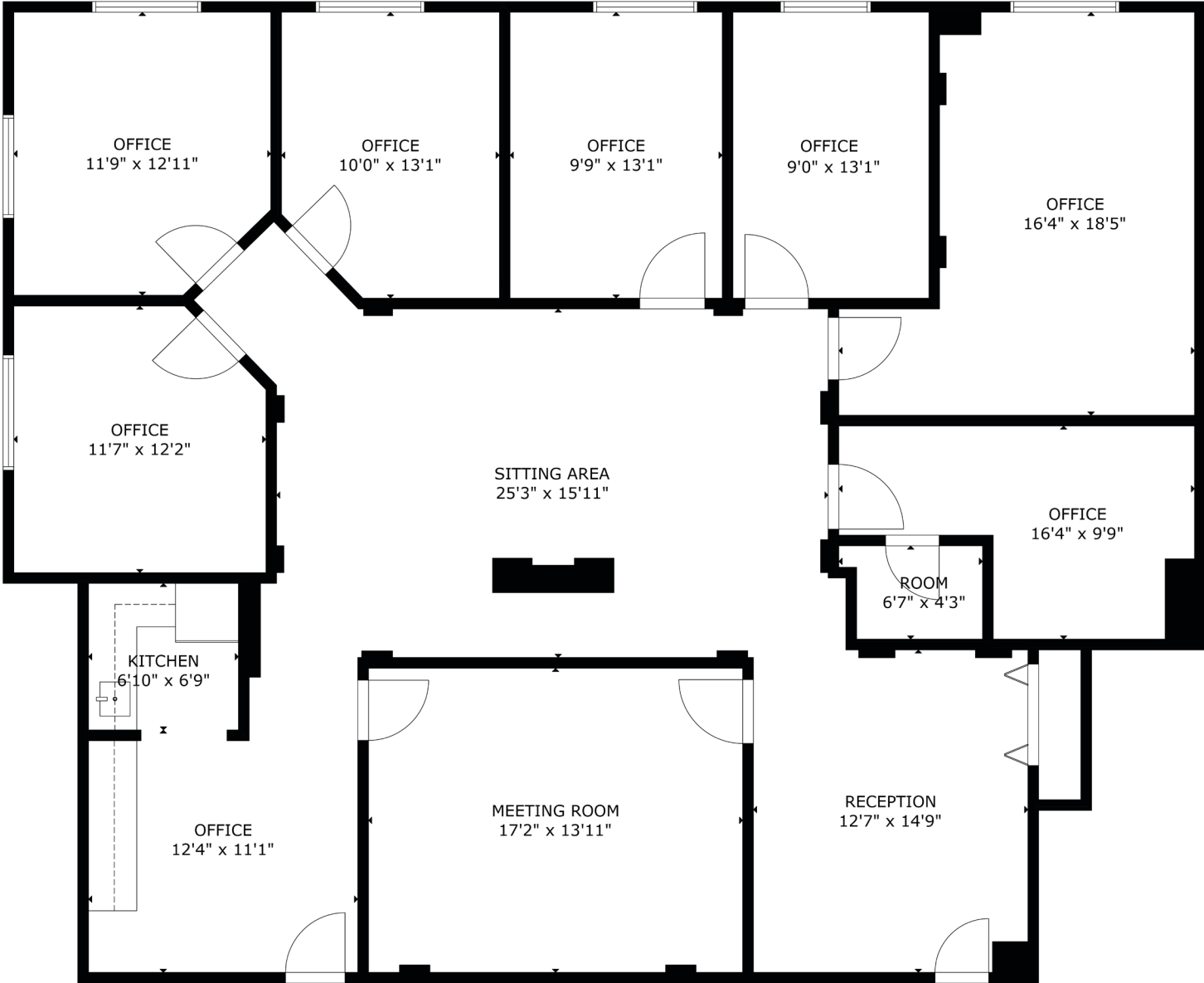
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SUITE 202 | ±2,610 SF



SUITE 202 | ±2,610 SF



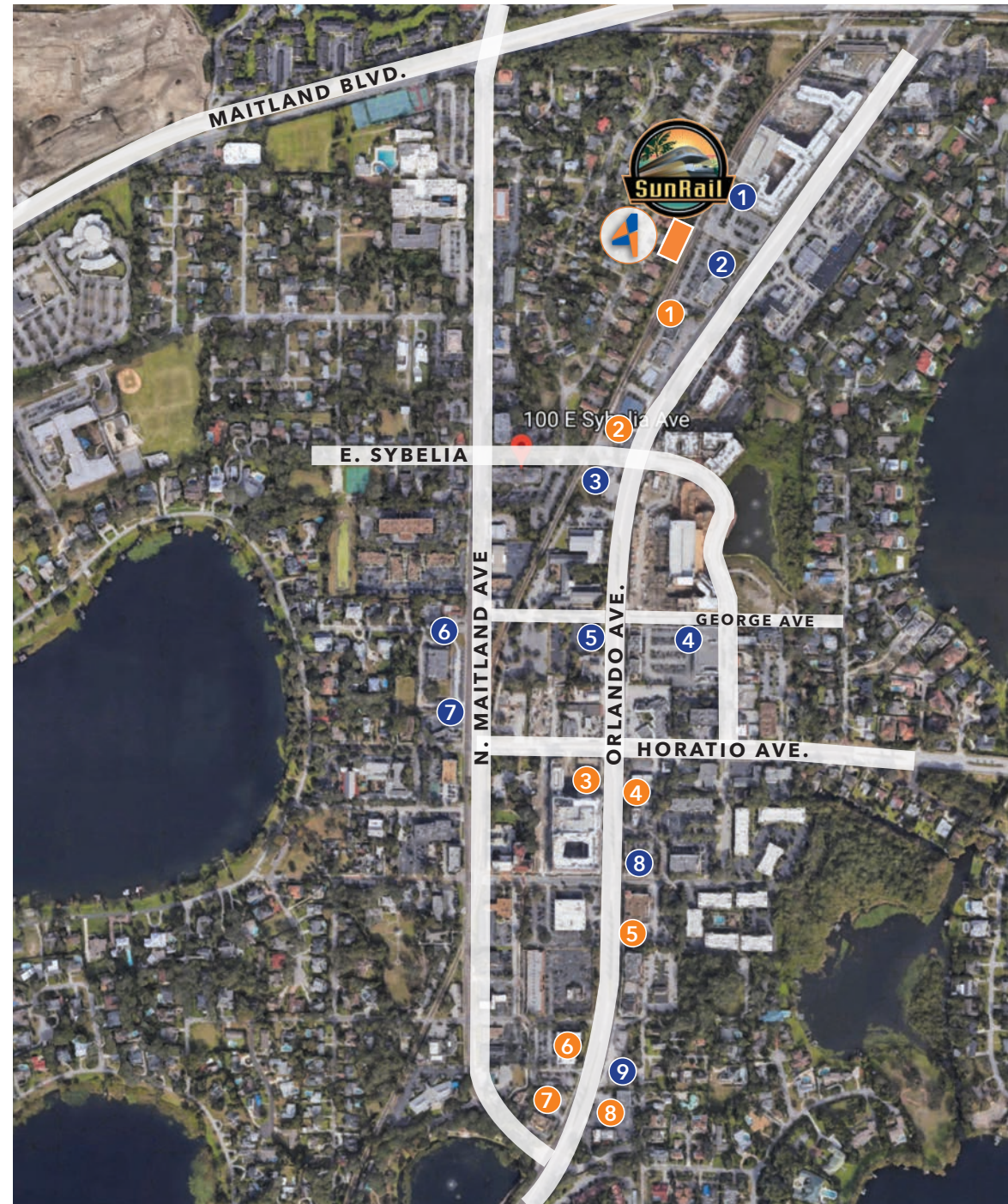
POINTS OF INTEREST

DINING

- 1 PAPA JOHNS PIZZA
- 2 KAPPY'S SUBS
- 3 STARBUCKS
- 4 MCDONALDS
- 5 FRANCESCO'S
- 6 LAZY MOON
- 7 ANTONIO'S
- 8 LUKE'S KITCHEN

AMENITIES

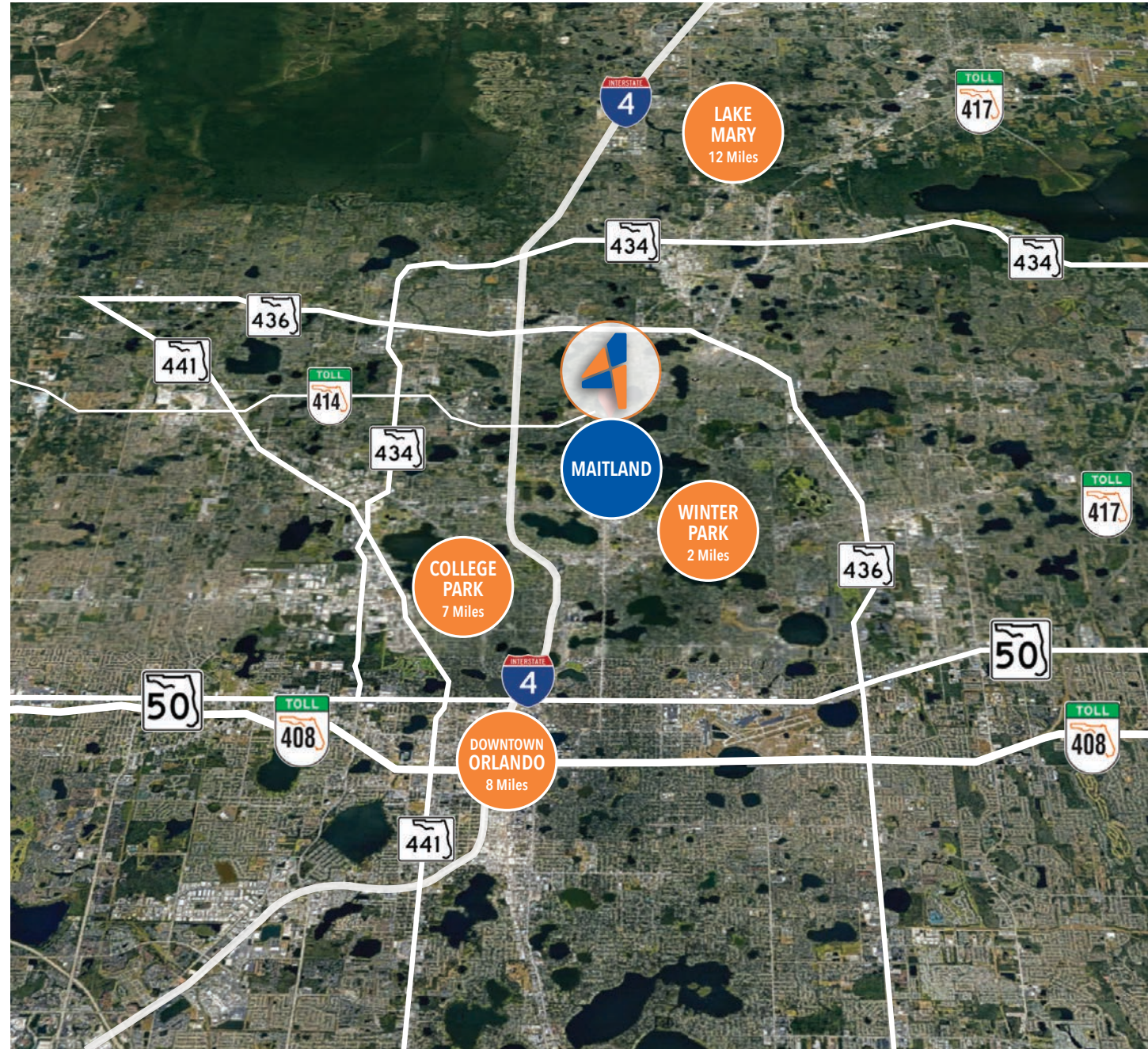
- 1 AMTRAK/SUNRAIL
- 2 FIRST COLONY BANK
- 3 7-ELEVEN
- 4 PUBLIX
- 5 SUNTRUST
- 6 USPS
- 7 BANK OF AMERICA
- 8 WALGREEN'S
- 9 SHELL



LOCATION HIGHLIGHTS

Well-positioned in between one of Orlando's largest office submarkets and Winter Park

- Conveniently located 2 miles from I-4, providing easy access to Downtown Orlando
- Close to business hotels, restaurants, and retail
- Ideally located in Central Florida's top executive housing market
- Proximity to the following cities
 - Winter Park - 2 Miles
 - College Park - 7 Miles
 - Downtown Orlando - 8 Miles
 - Lake Mary - 11 Miles





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