



Price \$6,350,000

Maitland Center Office Park

2201 Lucien Way, Maitland FL 32751

4 Story • 184 Parking Spaces • 93.26% Occupancy • 4.2 Acreage

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

Prime property at the heart of Orlando's "Maitland Center", boasting Lake Lucien and Interstate 4 frontage. Ideal for investors, with national credit tenants, and no deferred maintenance. Proximity to major highways and suburban residential areas ensures steady traffic. Nearby amenities include hotels, entertainment, retail, and dining. Vacant spaces offer upside potential. Limited land availability for office development ensures strong demand. A strategic investment in Orlando's thriving commercial landscape.



Each Office Is Independently Owned and Operated



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**Contact me for more details
or to schedule a tour**