

100 E SYBELIA AVE.
MAITLAND, FL

FOR LEASE
OFFICE SPACE



4 ACRE PRESENTS TWO OFFICE SUITES AVAILABLE IN THE HEART OF MAITLAND



CALL FOR DETAILS

NICHOLAS FOURAKER
nick@4acre.com
407.601.1466

GARRETT GLEITER
garrett@4acre.com
407.539.4514

HIGHLIGHTS

- Move-in ready office available
- Newly remodeled suites
- TI Packages available
- Customizable suite options
- Central to Winter park and Maitland amenities



PROPERTY DETAILS

LEASE PRICE:	CALL FOR DETAILS - FULL SERVICE
SPACE SIZE:	SUITE 350: ±837 SF AVAILABLE 11/1/24 SUITE 385: ±869 SF AVAILABLE NOW
TYPE:	OFFICE/MEDICAL
STORIES:	3
YEAR BUILT:	2008
PARKING:	4.37/1,000
SIGNAGE:	MONUMENT

OFFICE & MEDICAL IN A GREAT MAITLAND LOCATION

Point 100 is situated near the new Downtown District, Maitland City Center and Maitland Concourse North just one block from U.S. 17/92, less than 2 miles from I-4 and surrounded by numerous medical & dental practices. Building features recently updated common areas, lobby, restrooms, stairwells and landscaping.

OFFERED BY:

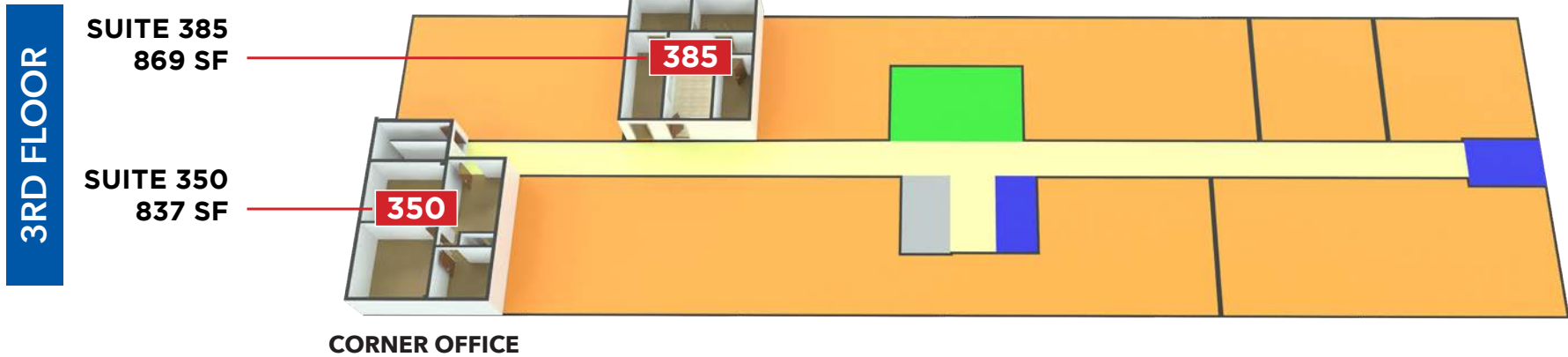


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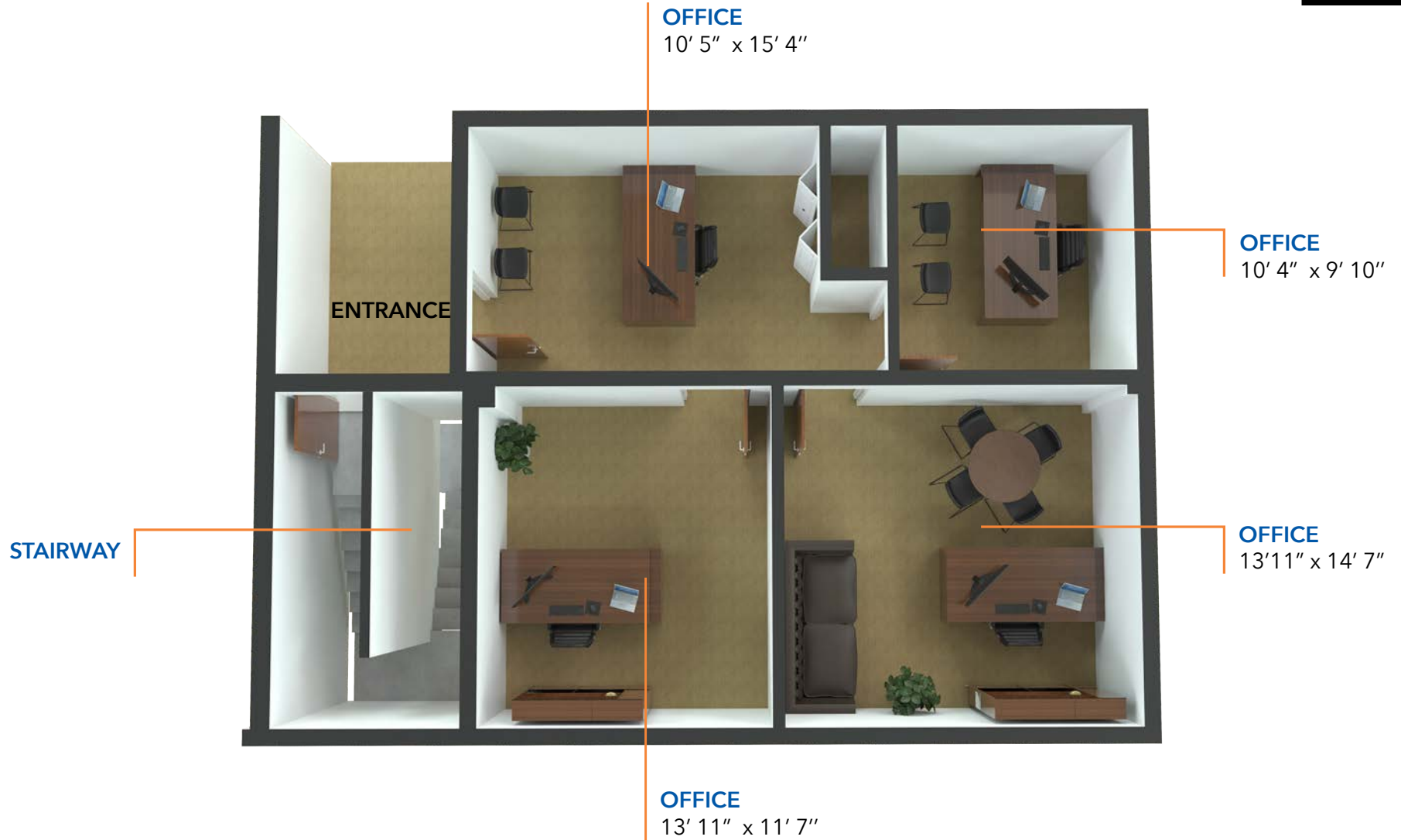
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SUITE 350

OFFICE ± 837 SF



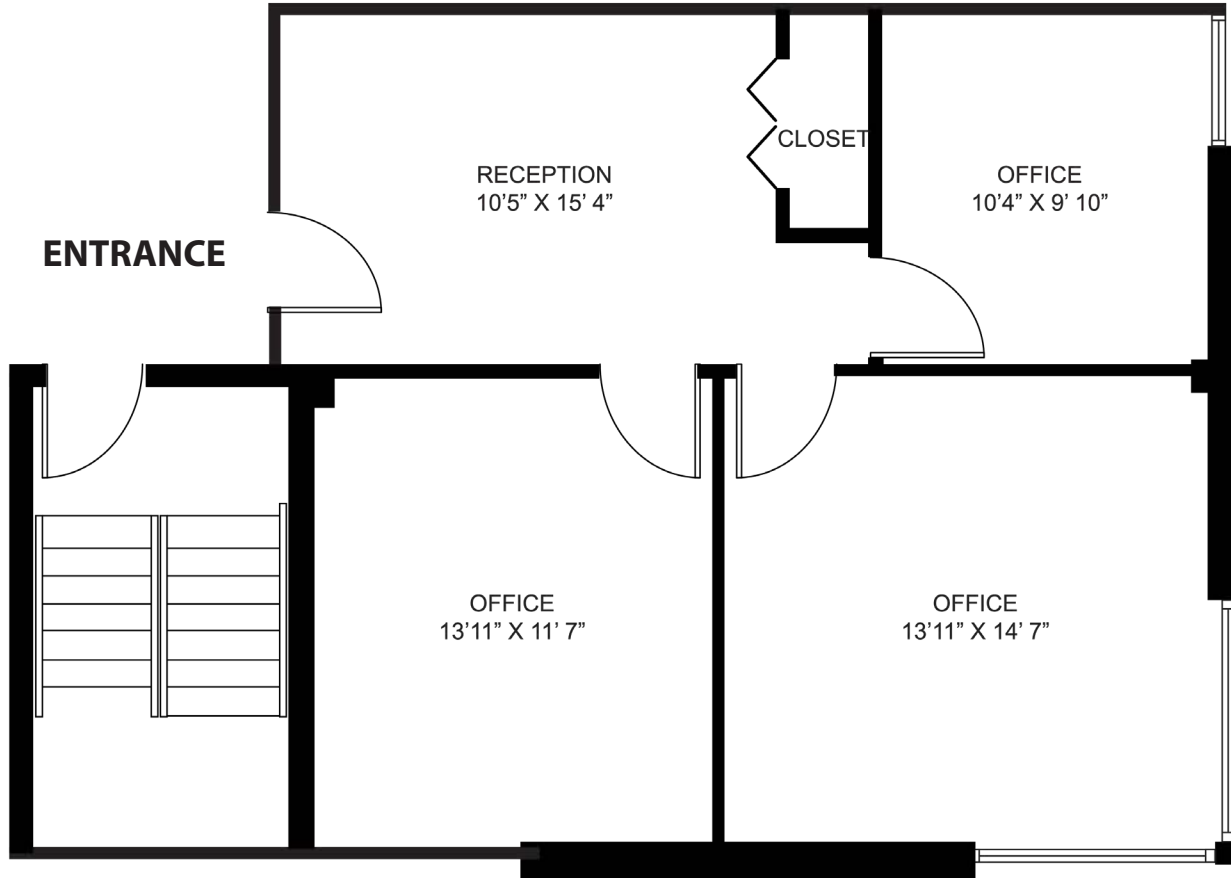
SPACE LAYOUT



SUITE 350

OFFICE ± 837 SF

FLOOR PLAN



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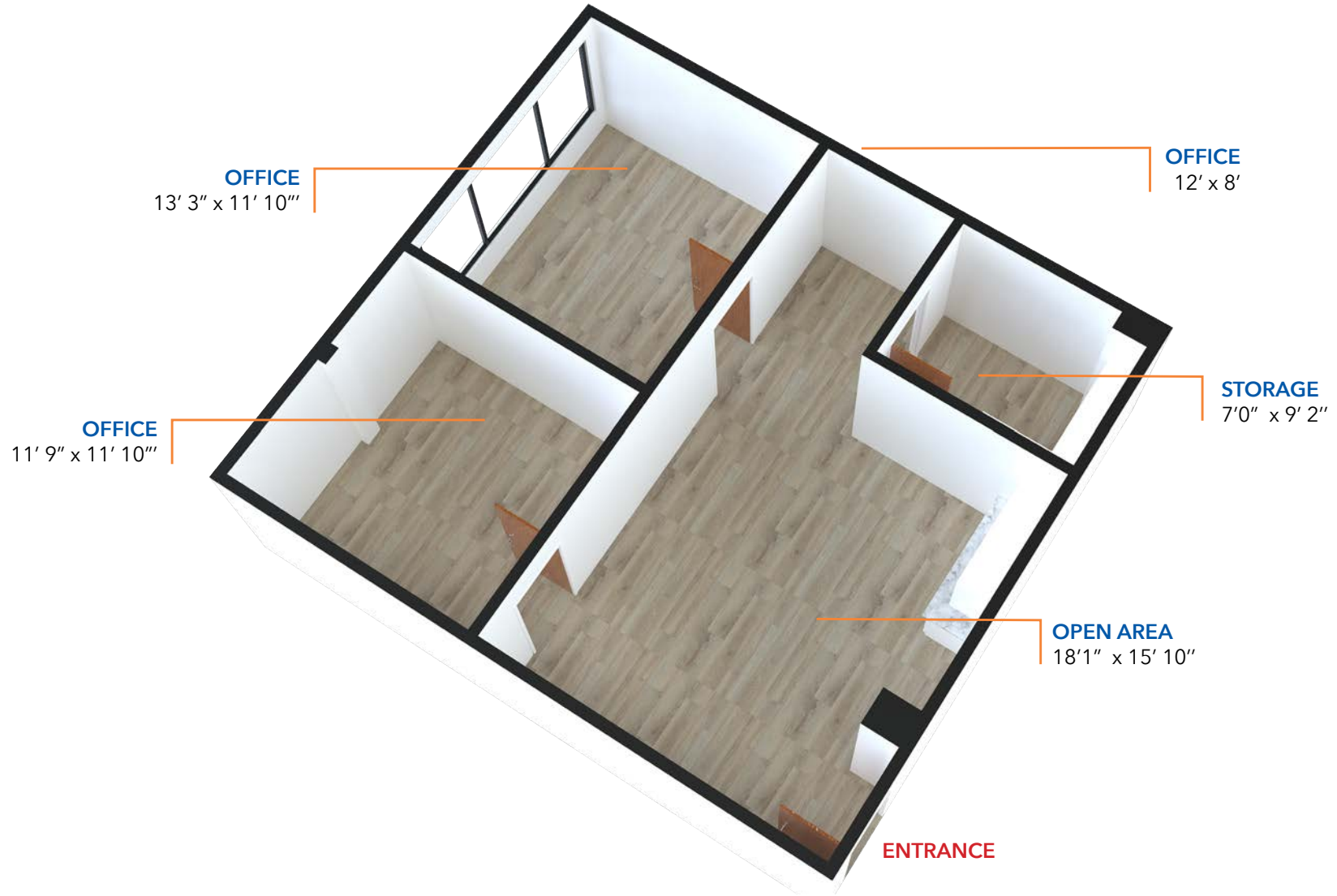
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SUITE 385

OFFICE ± 869 SF

SPACE LAYOUT

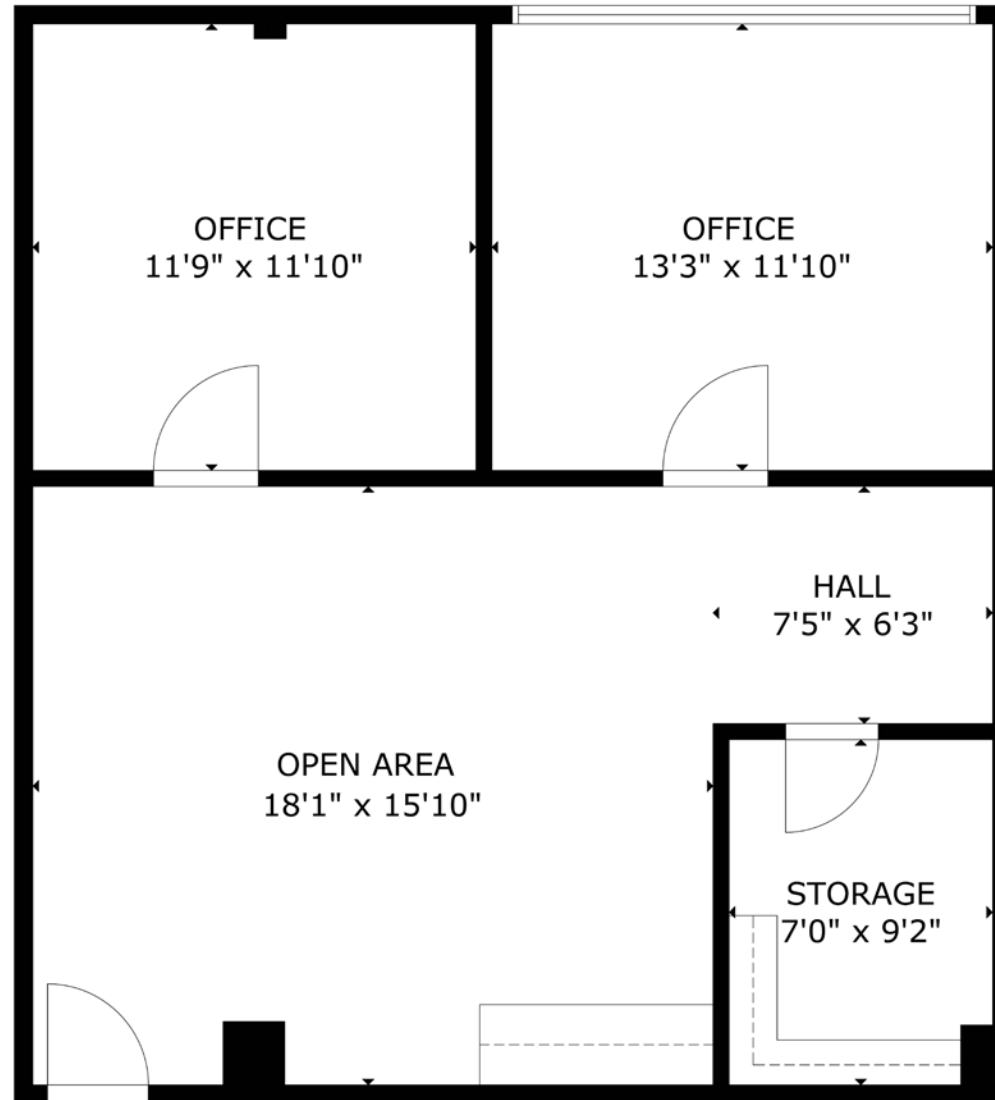


SUITE 385

OFFICE ± 869 SF

POINT
100
MAITLAND

FLOOR PLAN



SUITE 385

OFFICE ±869 SF

INTERIORS



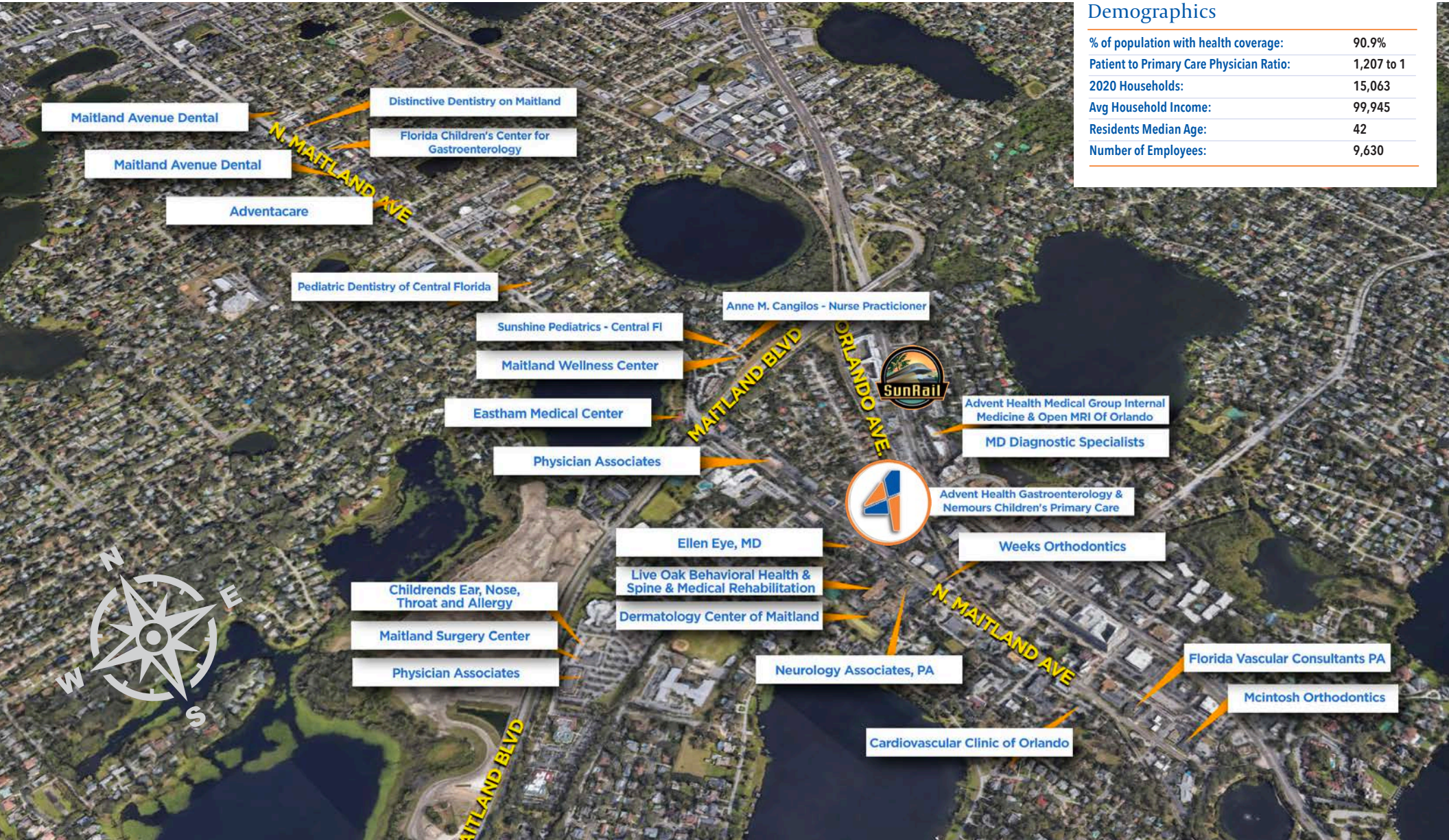
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MEDICAL MAITLAND



Demographics

% of population with health coverage:	90.9%
Patient to Primary Care Physician Ratio:	1,207 to 1
2020 Households:	15,063
Avg Household Income:	99,945
Residents Median Age:	42
Number of Employees:	9,630

Maitland Avenue Dental

Distinctive Dentistry on Maitland

Maitland Avenue Dental

Florida Children's Center for Gastroenterology

Adventacare

Pediatric Dentistry of Central Florida

Sunshine Pediatrics - Central Fl

Anne M. Cangilos - Nurse Practitioner

Maitland Wellness Center

Eastham Medical Center

Physician Associates



Advent Health Medical Group Internal Medicine & Open MRI Of Orlando

MD Diagnostic Specialists



Advent Health Gastroenterology & Nemours Children's Primary Care

Weeks Orthodontics

Ellen Eye, MD

Childrens Ear, Nose, Throat and Allergy

Live Oak Behavioral Health & Spine & Medical Rehabilitation

Maitland Surgery Center

Dermatology Center of Maitland

Physician Associates

Neurology Associates, PA

N. MAITLAND AVE

Florida Vascular Consultants PA

Mcintosh Orthodontics

Cardiovascular Clinic of Orlando



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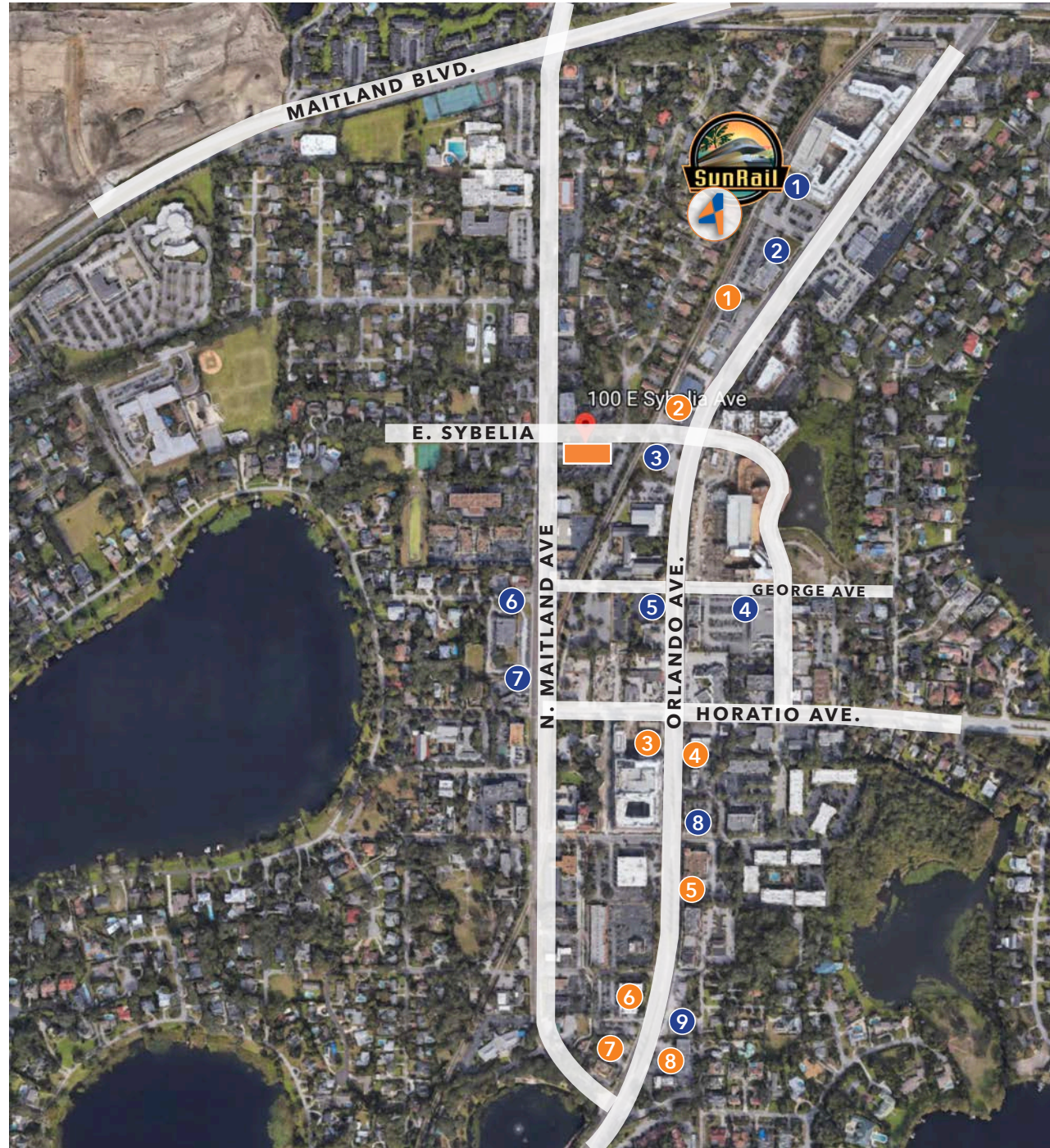
POINTS OF INTEREST

DINING

- 1 PAPA JOHNS PIZZA
- 2 KAPPY'S SUBS
- 3 STARBUCKS
- 4 MCDONALDS
- 5 FRANCESCO'S
- 6 CHIPOTLE
- 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





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