



Altamonte Capital Center



MEDICAL / OFFICE SPACE FOR LEASE

249 & 251 Maitland Ave., Altamonte Springs, FL 32701

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

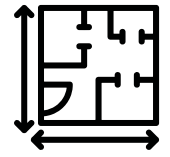
E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

For Lease: Inquire For Rate, Full Service

± 430 - 8,678 RSF Available



FLEXIBLE SUITE LAYOUTS AVAILABLE

Under new management & ownership: extensive building renovations recently completed

On-site parking with a ratio of 7 / 1,000




Prominent monument signage available

Strategically located just South of high-traffic Semoran Blvd / SR 436 (AADT 62,000) and 4 minutes from I-4 interchange

Varied suite layouts available for high degree of flexibility and customization

Within 1 mile of Florida Hospital, Uptown Altamonte / Cranes Roost, Altamonte Mall, Sunrail Station and Eastmonte Park

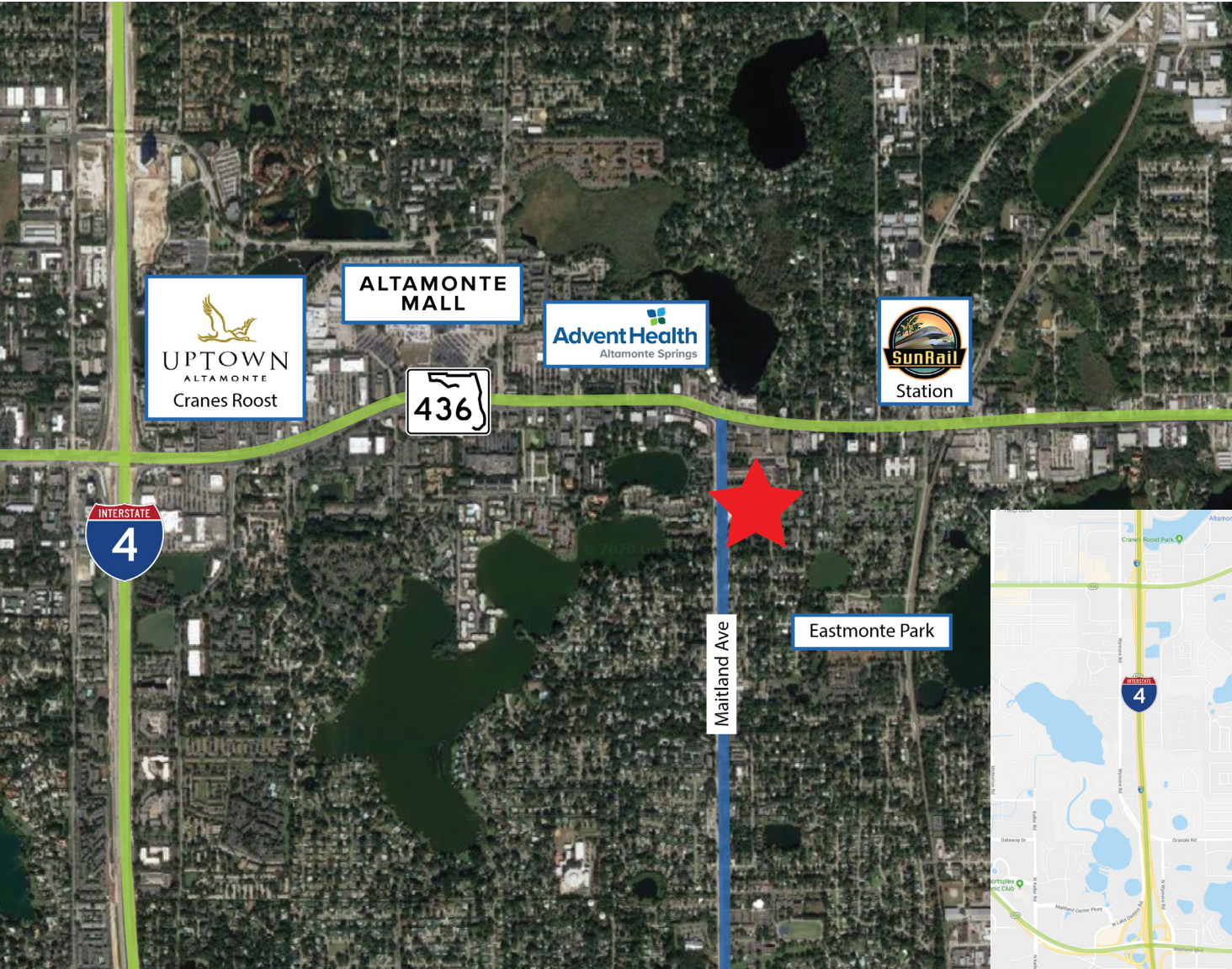
DEMOGRAPHICS

2024	 Total Population	 Total Households	 Average HH Income
1 Mile	9,239	4,528	\$155,676
3 Miles	99,588	45,108	\$115,733
5 Miles	271,966	118,408	\$114,077

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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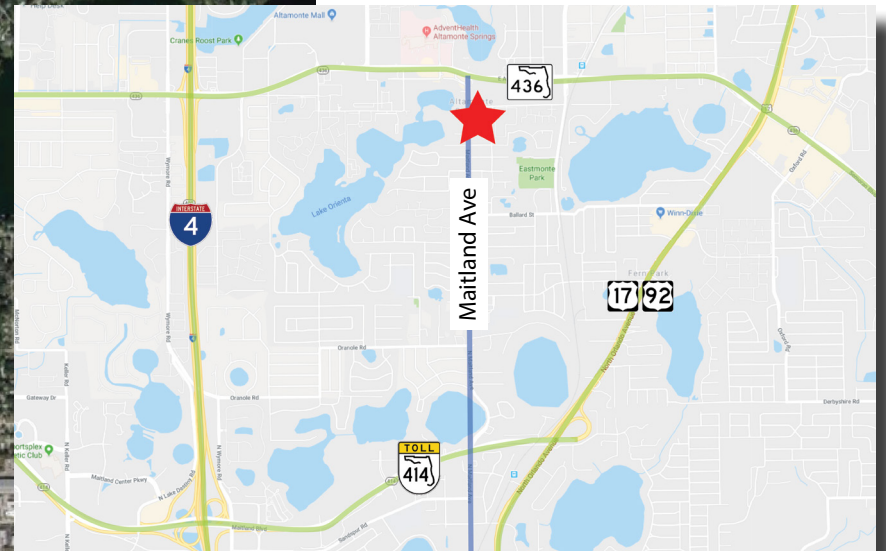
LOCATION



\$114,077
AVERAGE HH INCOME
WITHIN 5 MILE RADIUS



118,408
HOUSEHOLDS
WITHIN 5 MILE RADIUS



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AVAILABLE IMMEDIATELY

Building 249

Suite 3100: 1,981 RSF

Suite 3200: 1,982 RSF

Suite 3100 / 3200: 3,963 RSF

Building 251

Suite 101: 1,755 RSF

Suite 103: 437 RSF

Suite 104: 888 RSF

Suite 105: 439 RSF

Suite 106: 870 RSF

Suite 107: 430 RSF

Suite 108: 462 RSF

Suite 109: 1,769 RSF

First Floor: 8,678 RSF

Suite 212: 515 RSF

Floorplans Available by Request.

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