



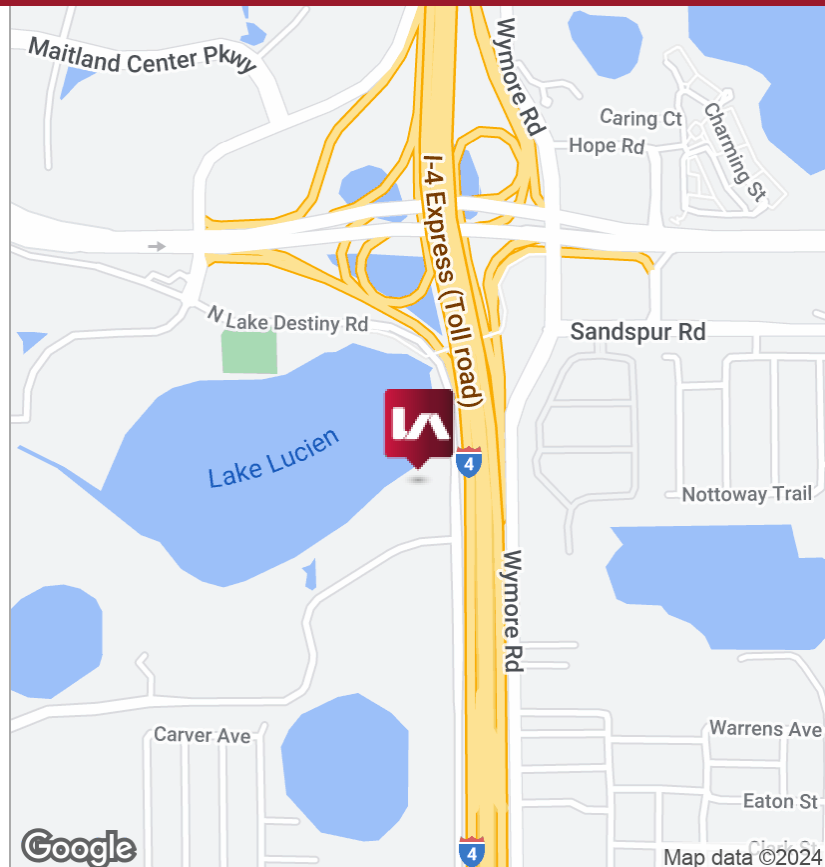
### LISTING DATA

- Available SF:** Suite 401 - 3,369 SF  
Suite 400 - 5,917 SF
- Building Size:** 4 Stories - 55,220 SF
- Parking:** 188 Surface Spaces
- Renovated:** 2017 - \$1.5M in upgrades include new elevators, 1st floor lobby and upper floor common areas.

**Comments:** Located on the top floor, the space is mix of perimeter offices with large windows overlooking Lake Lucien, 2 conference rooms and interior breakroom with a centralized open area. Located in Maitland Center, a desirable office submarket within the Orlando MSA, the Lake Lucien Building fronts Lake Lucien & I-4, right off Maitland Boulevard, a very accessible workplace conveniently located for all employers in this area, as well as to Maitland, one of Orlando's most popular bedroom communities in which to live.

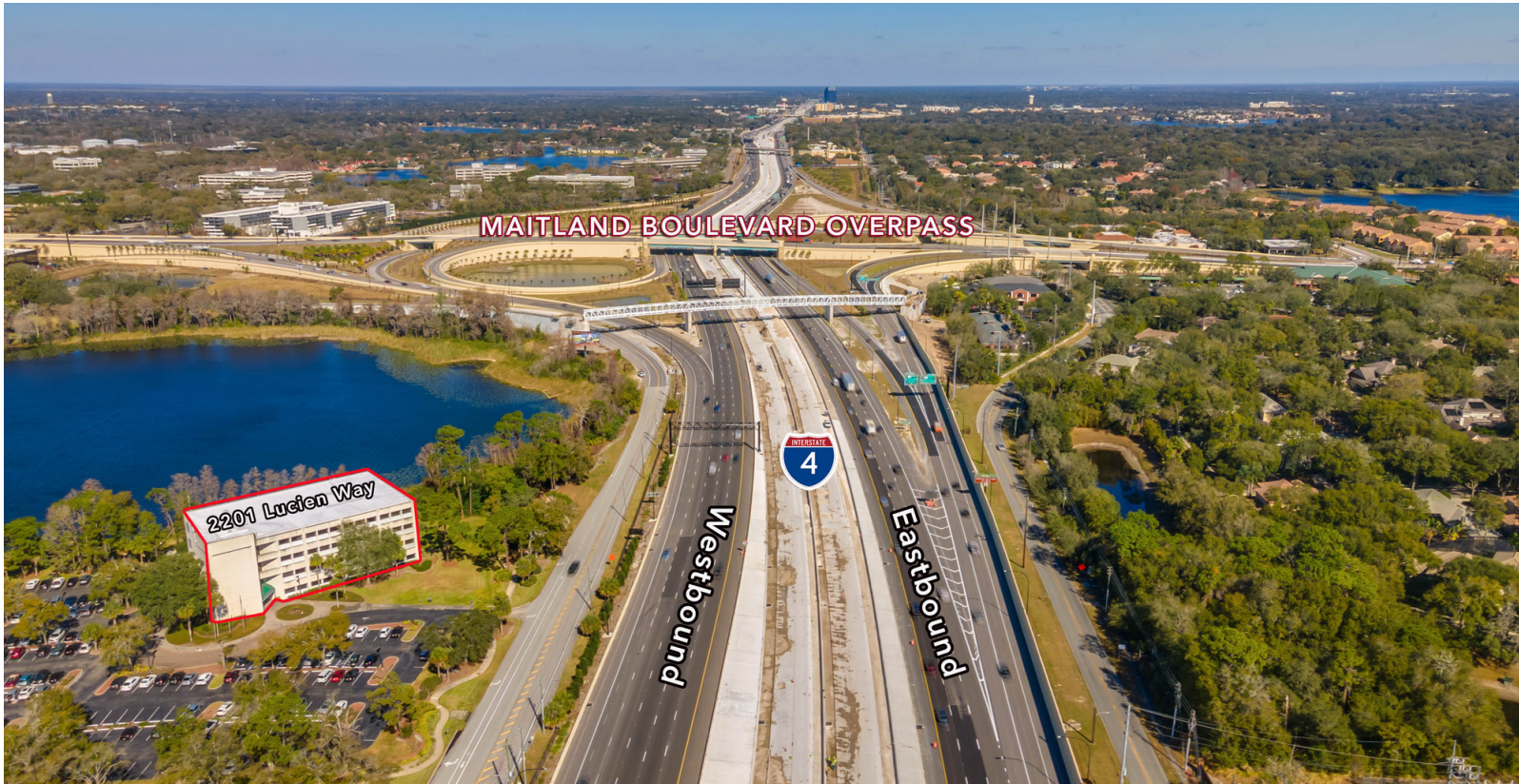
### ECONOMIC DATA

**Lease Rate:** \$18.50 SF/yr (Full Service)

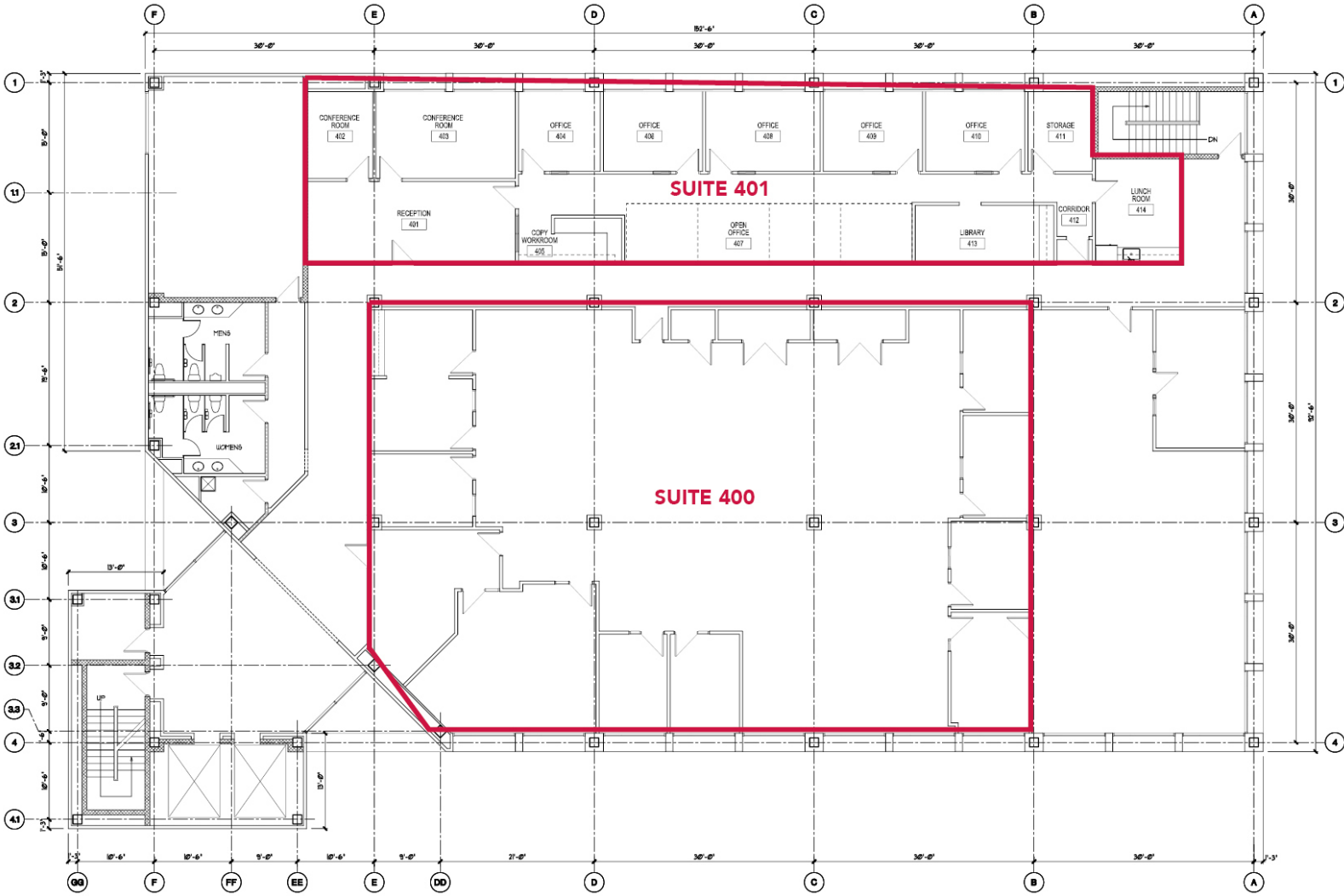


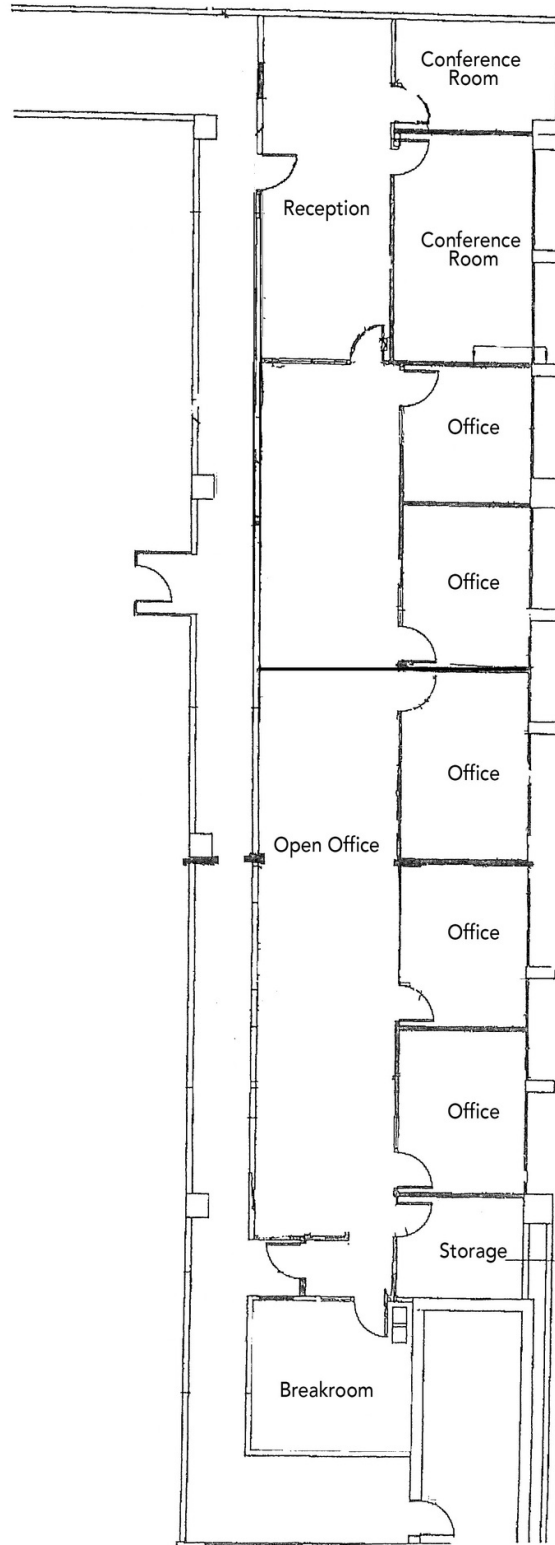
2201 LUCIEN WAY | MAITLAND, FL 32751

FOR LEASE









SUITE 401



