



# MAITLAND CENTER OFFICE PARK ORLANDO MSA, FL



**2201 LUCIEN WAY,  
MAITLAND FL 32751**

Sale Price	\$6,050,000
Building Size	52,210 SF
Lot Size	4.2 Acres
Zoning	GO - General Office
Cap Rate	8.45%
Occupancy	93.26%



## 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
- New parking led lights and new water pump

## OFFERING MEMORANDUM

FOR MORE INFORMATION, PLEASE CONTACT

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