



EXCEPTIONAL AMENITIES



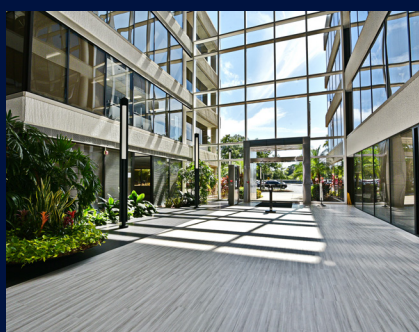
CONVENIENT I-4 ACCESS



OUTSTANDING LAKE VIEWS

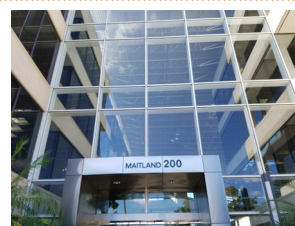
# Maitland 200

2301 MAITLAND CENTER PARKWAY  
MAITLAND, FL



# Your Ideal Workplace Environment

Maitland 200 is the location for companies desiring a Class A location and abundant amenities in beautiful Maitland Center. The building is a four-story atrium-style office building, totaling 207,000 square feet. Within Maitland 200 there is a deli, a 40 person common conference facility with presentation screens and flexible seating, as well as an inviting collaborative seating area in the building lobby with wi-fi and charging stations. On-site property management provided by Brookwood Management Partners, LLC ensures superb maintenance and immediately accessible building staff.



## Key Features



On-site cafe



On-site property management and building engineer



Easy access to Interstate-4



Nearby Genesis Health Club



Free Public WiFi



EXCEPTIONAL AMENITIES & ACCESS



Travel Times



Maitland SunRail Station  
8 MINUTES




Downtown Orlando  
10 MINUTES



Orlando International Airport  
35 MINUTES



Orlando Sanford International Airport  
29 MINUTES



The Beaches  
56 MINUTES



Altamonte Mall  
5 MINUTES



## SPECIFICATIONS

AVAILABLE SPACE	44,275 SF	TELECOM	Fiber optic lines
YEAR BUILT	1984	FLOORS	4
SIZE	207,010 SF	TYPICAL	
PARKING RATIO	4.3/1,000	FLOOR PLATE	26,000 SF
HVAC	Digitally-controlled VAV system		

### Amenities

- On-site deli
- Conference center with WiFi
- Collaborative lobby seating with power and WiFi
- Surface parking
- Easy access to Interstate-4
- Area hotels and restaurants

### Features

- On-site property management
- On-site engineer
- Day porter
- Loading area
- Freight elevators (2)
- Multiple fiber providers



## Leasing Information

**AVISON  
YOUNG**

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Emily Zinaich  
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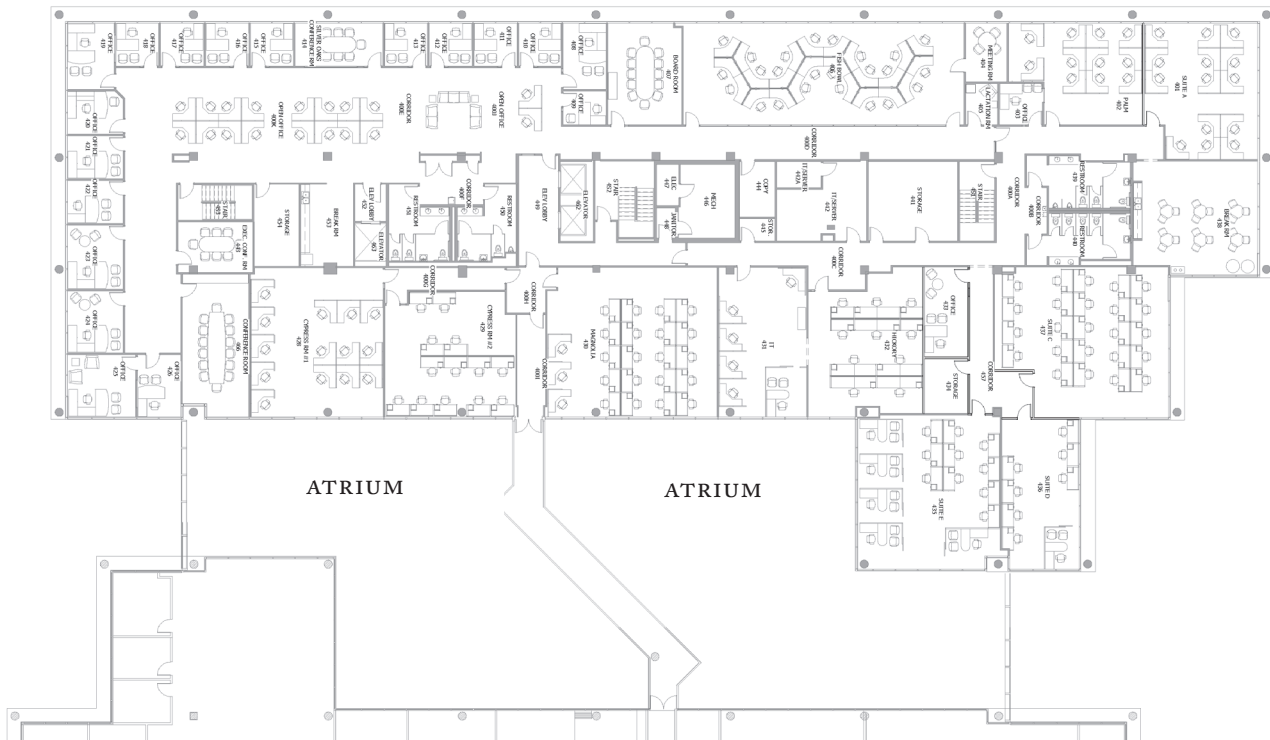
About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.  
brookwoodfinancial.com

## Suite 460

25,515± Rentable Square Feet

### Fourth Floor Suite

- Located on the south side of building
- Abundant natural light
- Large Break Room
- Large Conference and Board Room



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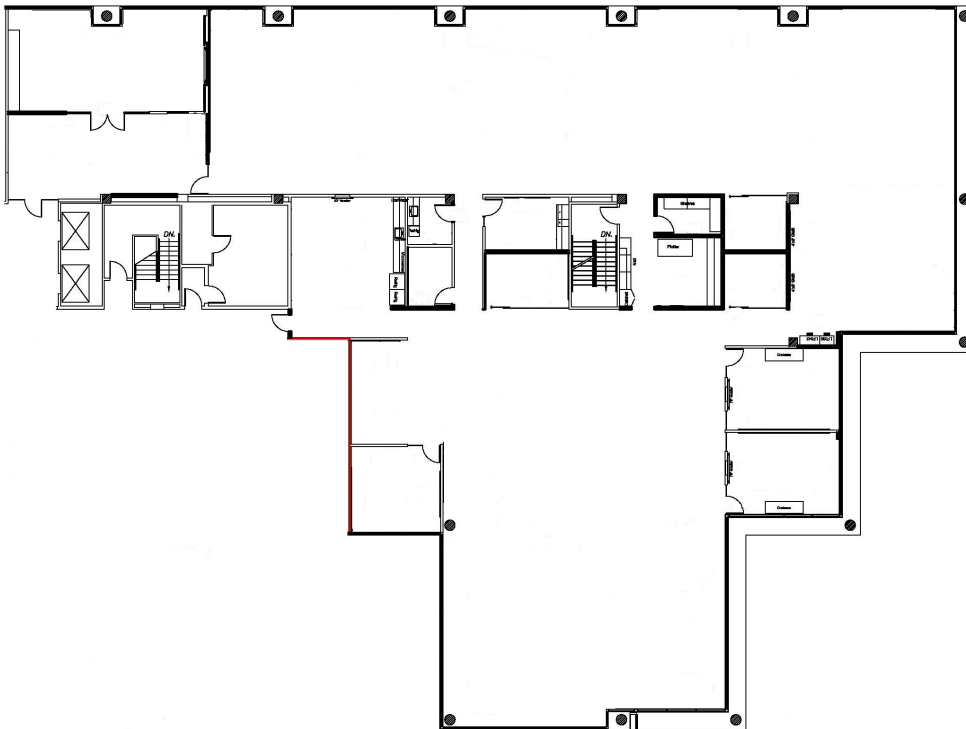
Emily Zinaich  
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## Suite 400

14,714± Rentable Square Feet

### Second Floor Suite

- Beautiful lake views
- Flexible open floorplan
- Double-door entry on the elevator lobby



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## Suite 360

26,570± Rentable Square Feet

### Third Floor Suite

- Located on the south side of building
- Abundant natural light
- Large Break Room
- Large Conference and Training Room



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## Suite 201 & 244

14,682± Rentable Square Feet

### Second Floor Suite

- Exterior lake and atrium views
- Entrance at elevator lobby
- Abundant natural light
- Large Break Room



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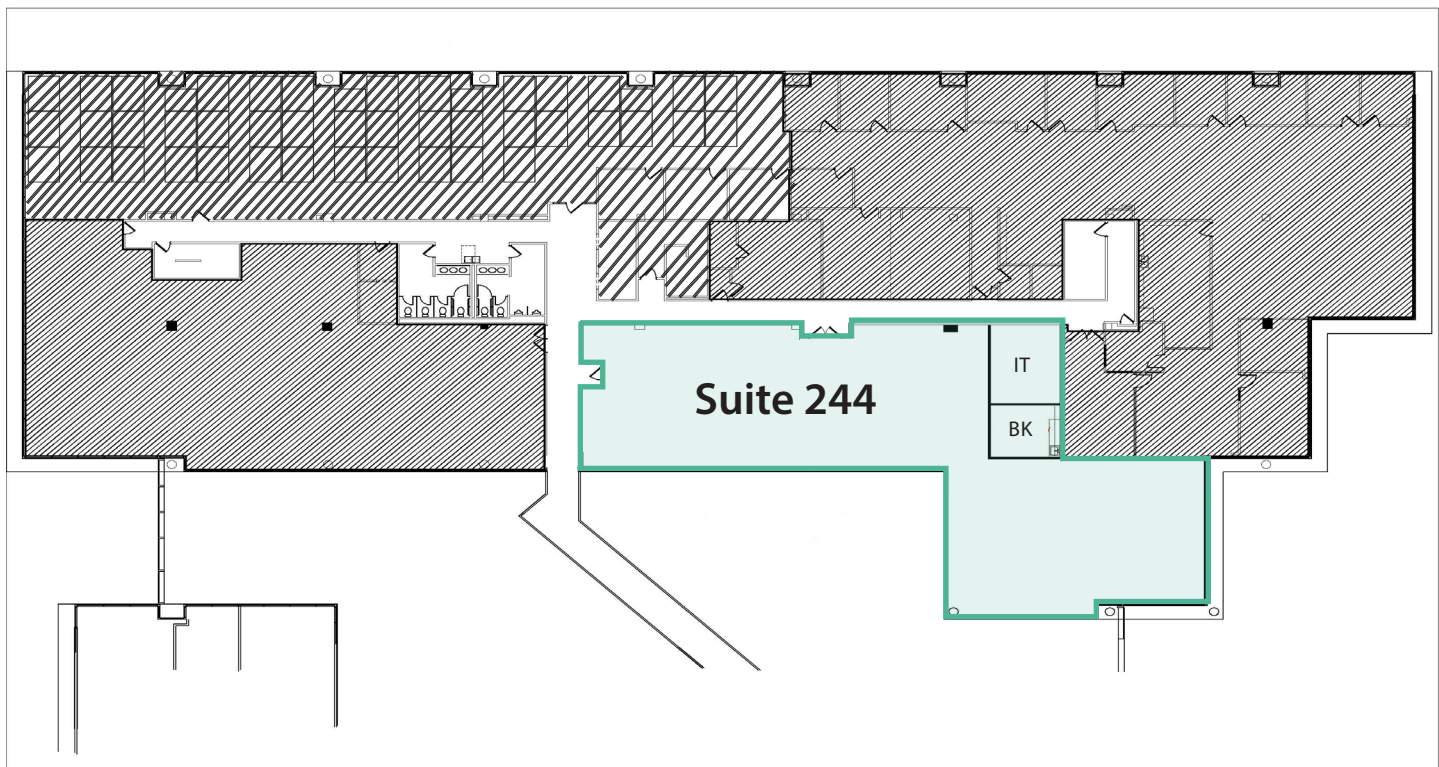


## Suite 244

5,874± Rentable Square Feet

### Second Floor Suite

- Exterior and atrium views
- Flexible open floorplan
- Entrance at elevator lobby



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## Suite 201

8,808± Rentable Square Feet

### Second Floor Suite

- Exterior lake views
- Abundant natural light
- Large Break Room



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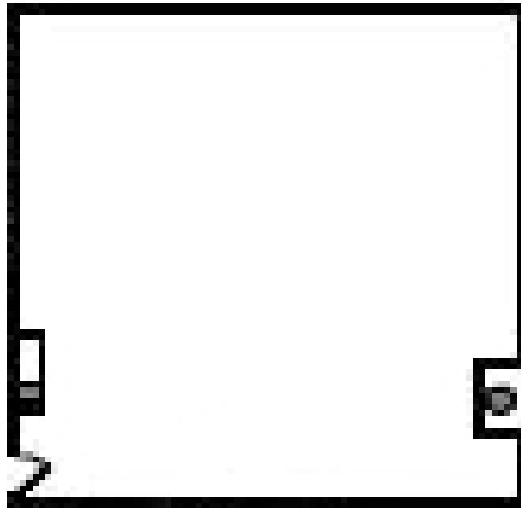
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## Suite 220

1,435± Rentable Square Feet

### Second Floor Suite

- Exterior views
- Flexible open floorplan



Leasing

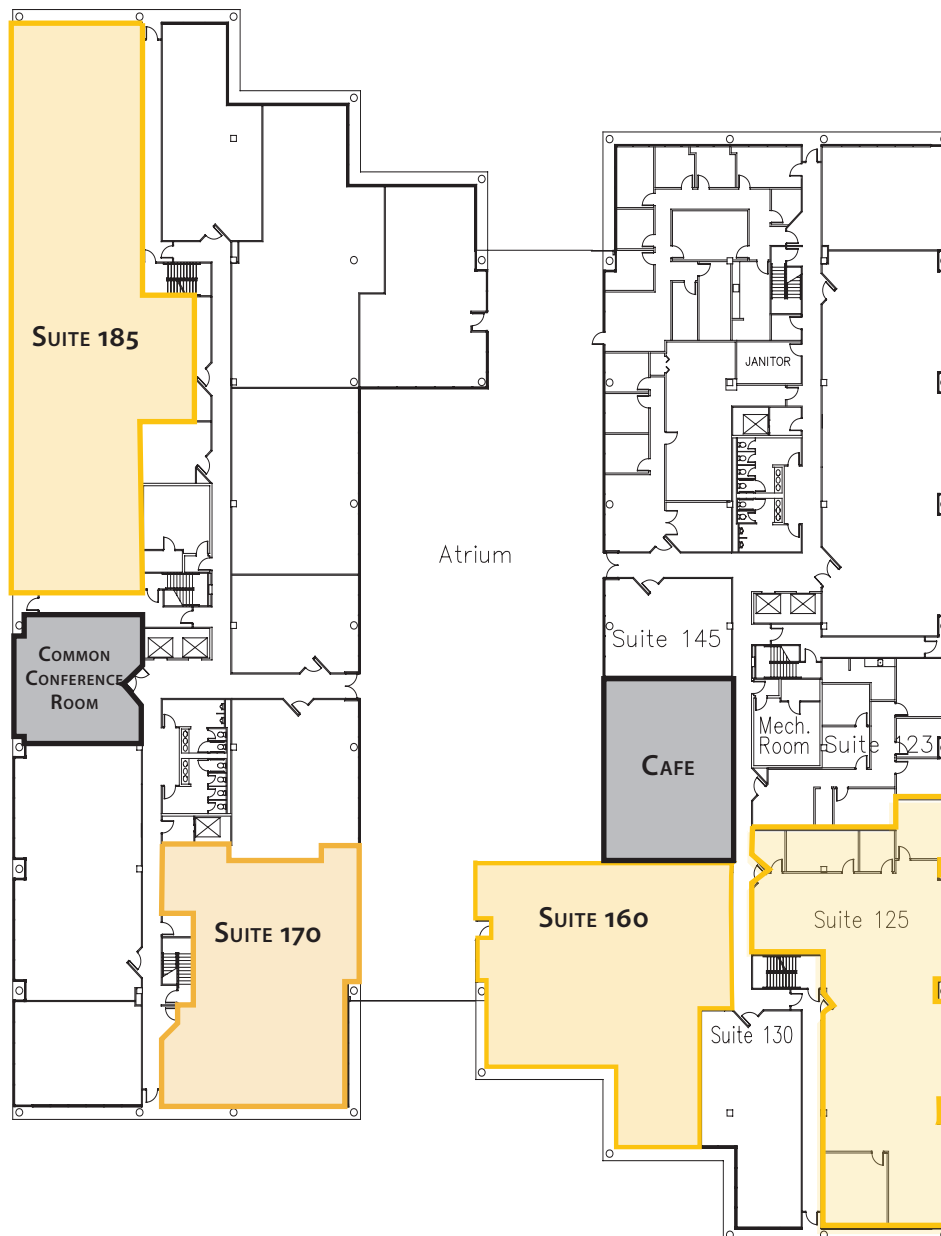
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## First Floor Suites Available



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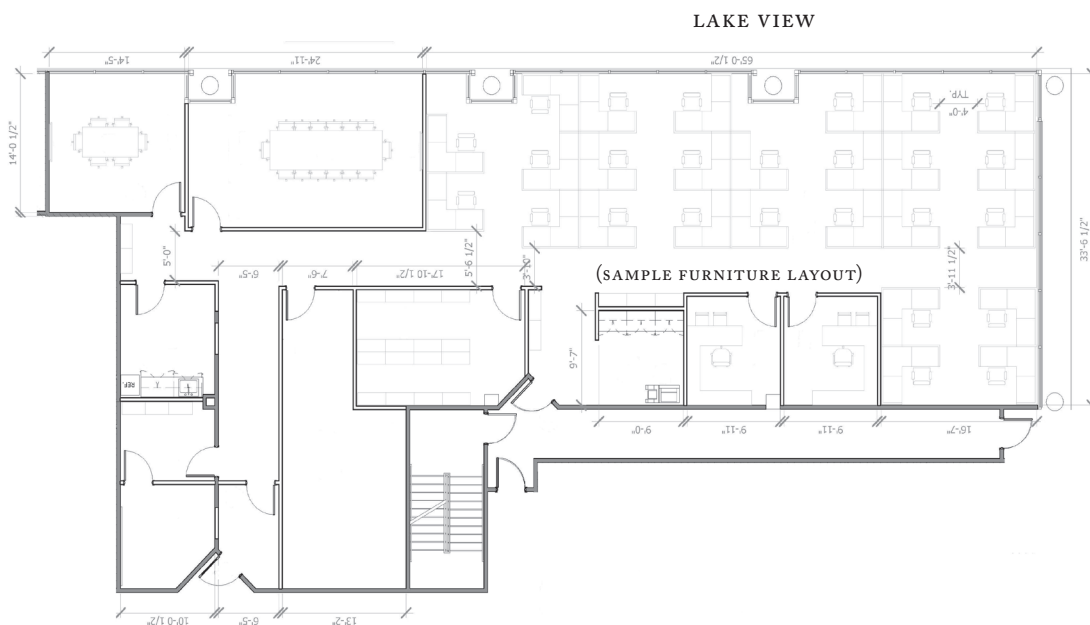
## Suite 125

4,588± Rentable Square Feet

Available 09/01/25

### Corner Suite

- Located at the east building entrance
- Abundant natural light from exterior windows
- Convenient to café



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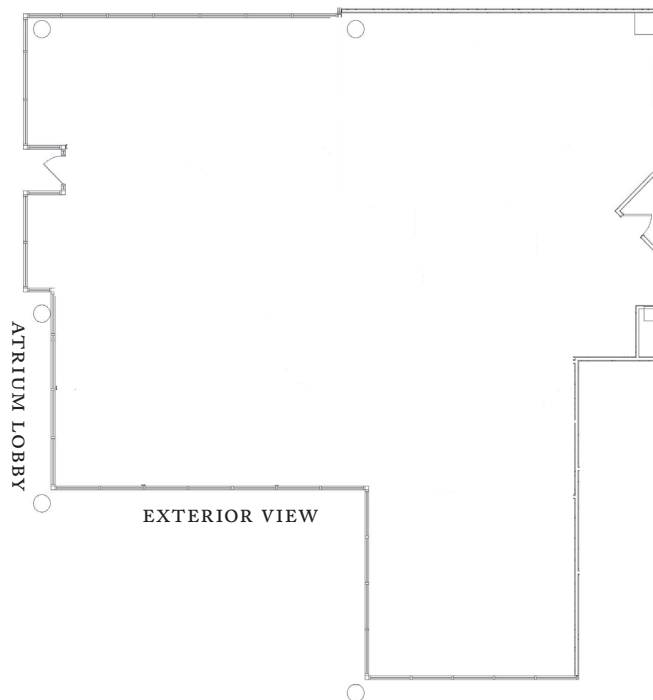
## Suite 160

4,283± Rentable Square Feet

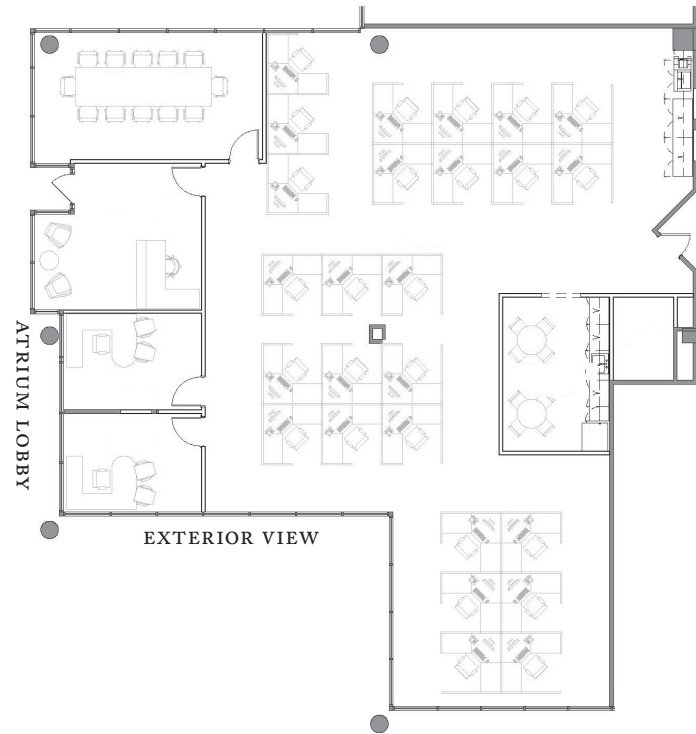
### Corner Suite

- Located at the east building entrance
- Main lobby entry and presence
- Abundant natural light from both exterior windows and atrium
- Convenient to common conference room and café

CURRENT LAYOUT



SAMPLE LAYOUT



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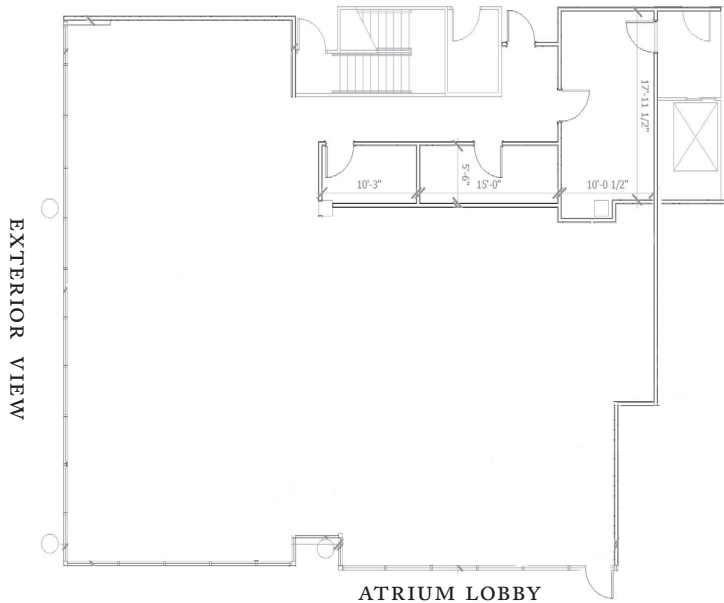
## Suite 170

3,591± Rentable Square Feet

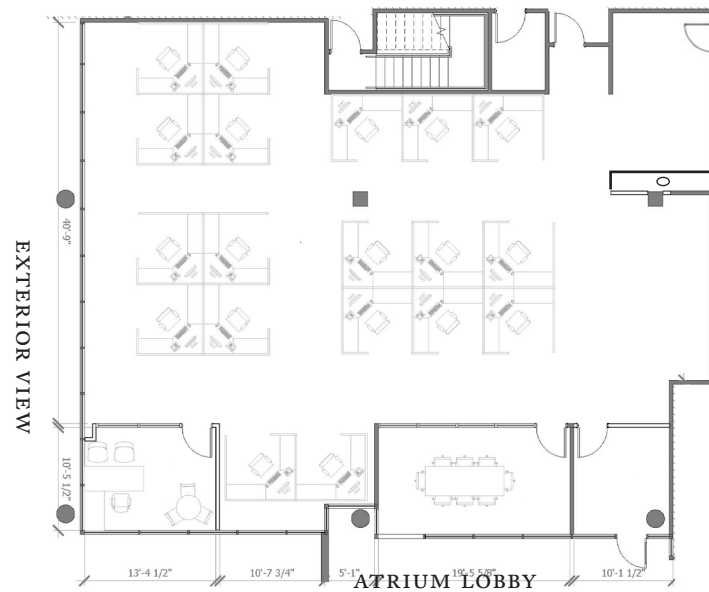
### Corner Suite

- Located at the east building entrance
- Main lobby entry and presence
- Natural light from both the outside and atrium
- Convenient to common conference room and café

CURRENT LAYOUT



SAMPLE LAYOUT



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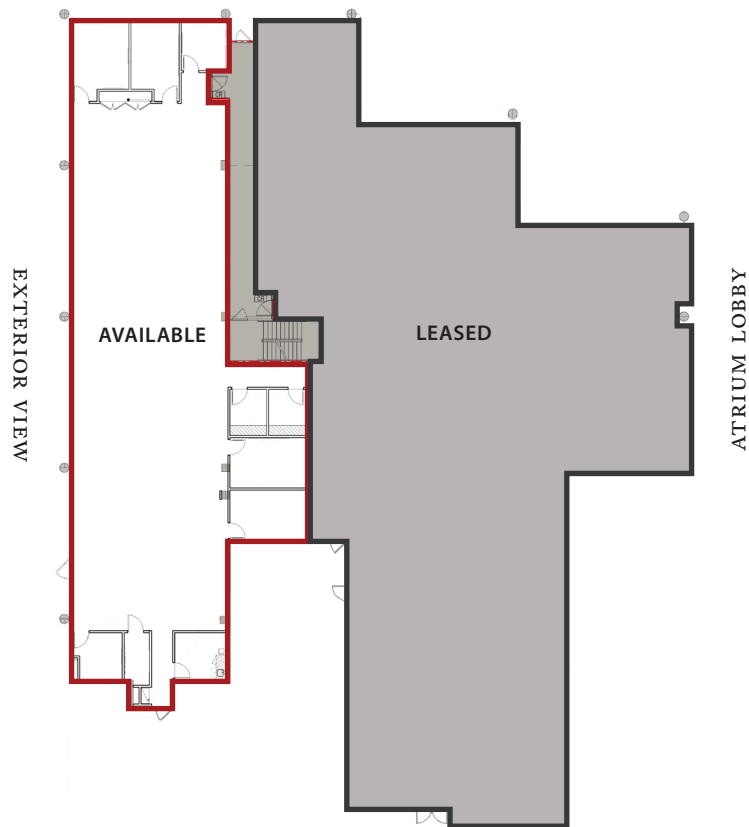
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## Suite 185

5,570± Rentable Square Feet

### Corner Suite

- Located at the west building entrance
- Abundant natural light
- Convenient to common conference room and café
- Exterior entrance/exit available



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