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FIRST CAPITAL

Property Group

Commercial Real Estate Services

Altamonte Capital

Center



OFFICE SPACE FOR LEASE

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

Contact: Ben Kuykendall
Vice President of Brokerage Services

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

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P: 407.872.0177 ext. 117

For Lease: \$24 / SF, Full Service

± 477 - 515 RSF Available



**RECENT INTERIOR
UPGRADES
COMPLETED**

Varied suite layouts available for high degree of flexibility and customization

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

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

Extensive interior and exterior building improvements have been made including: new elevators, roofs, HVAC, parking lot and common area restrooms

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

DEMOGRAPHICS

2025



Total Population



Total Households



Average HH Income

1 Mile

9,170

4,506

\$159,554

3 Miles

99,783

45,352

\$118,011

5 Miles

271,213

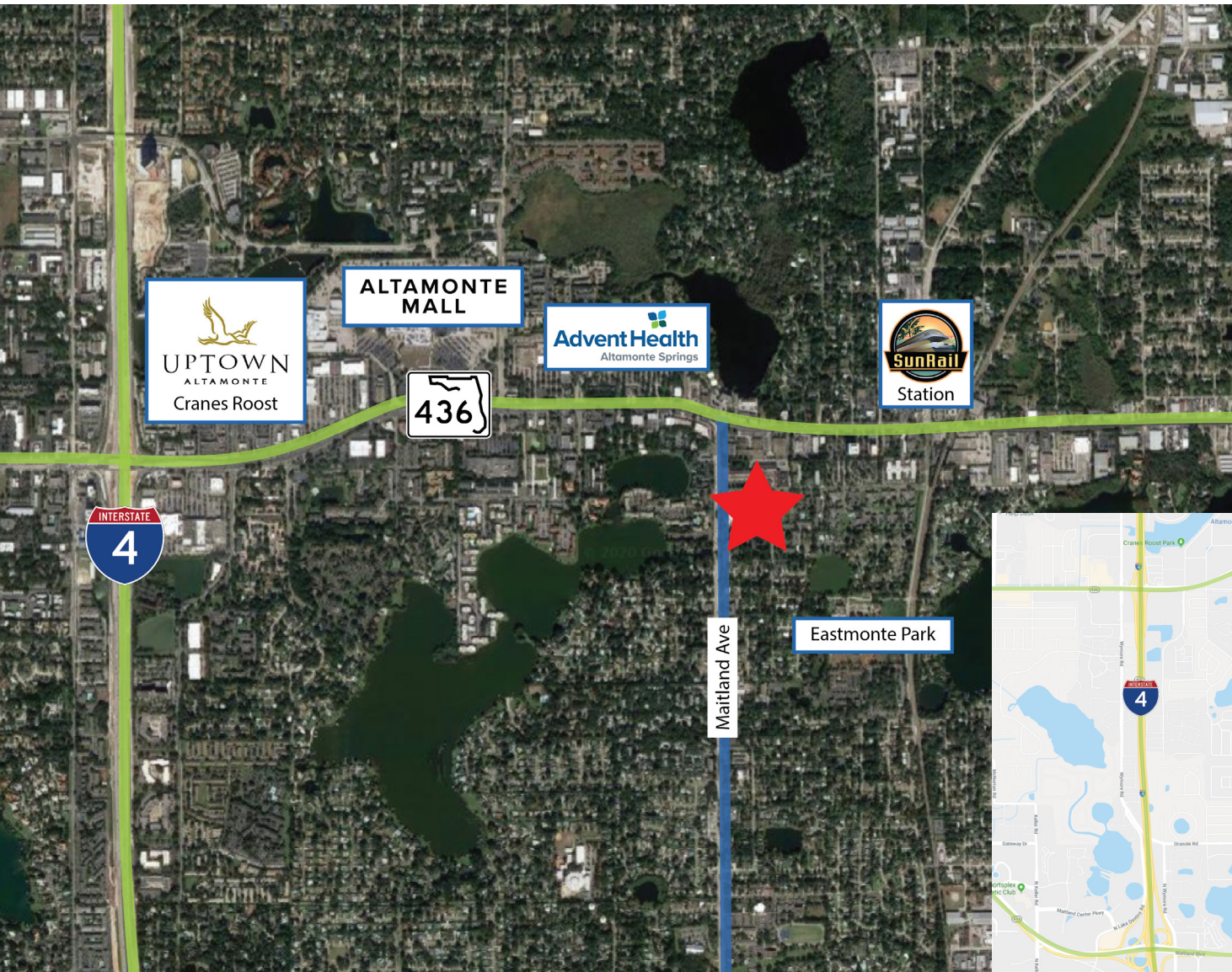
118,677

\$116,686

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

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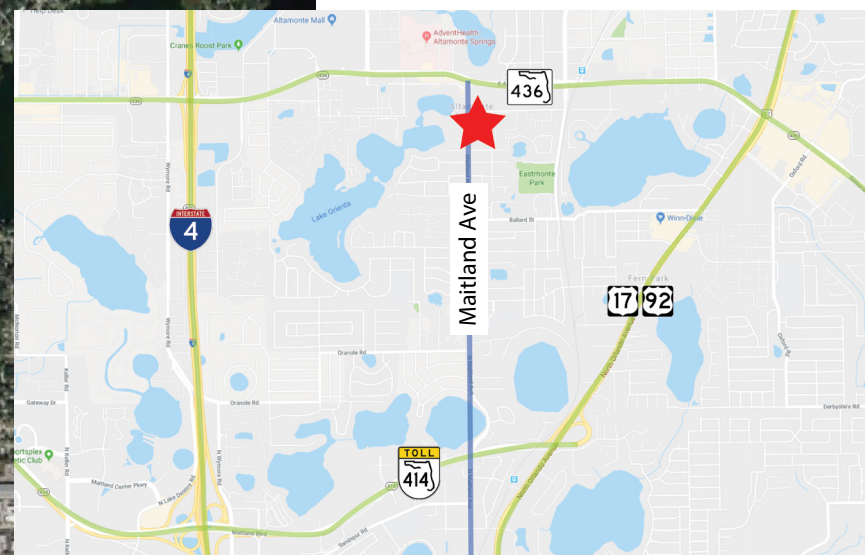
LOCATION



\$116,686
AVERAGE HH INCOME
WITHIN 5 MILE RADIUS



118,677
HOUSEHOLDS
WITHIN 5 MILE RADIUS



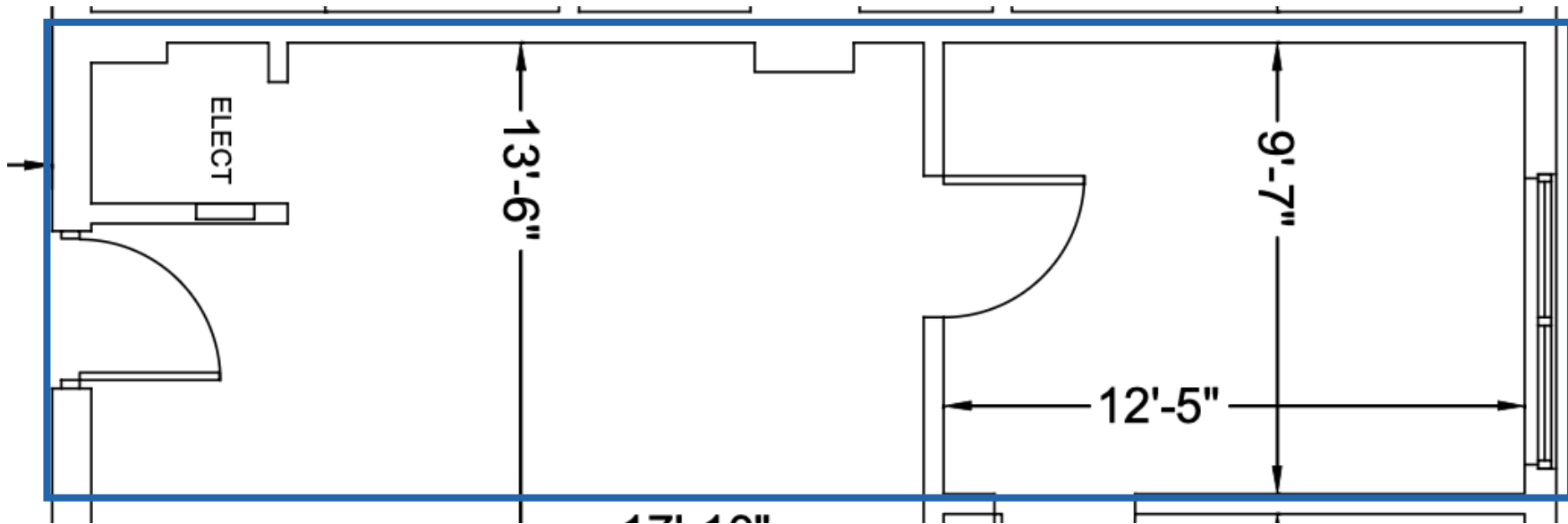
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SUITE 202: ± 477 SF

SUITE DETAILS

± 477 SF
One Private Office
Available: 01.01.2026



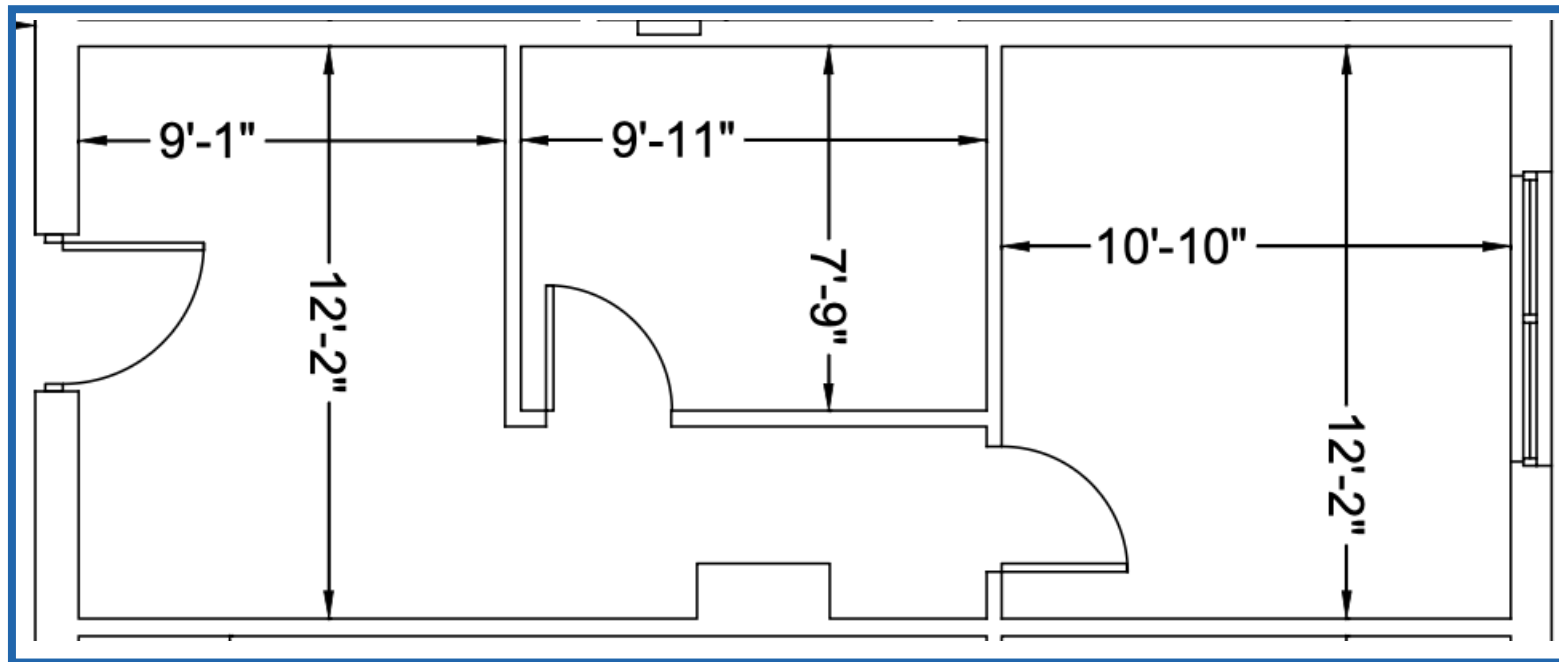
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SUITE 212: ± 515 SF

SUITE DETAILS

± 515 SF
Two Private Offices
Available: 30 Days



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AVAILABILITY

AVAILABLE IMMEDIATELY

Building 251

Suite 202: 477 RSF

Suite 212: 515 RSF

Floorplans Available by Request.



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