

**Altamonte Capital
Center**



OFFICE SPACE FOR LEASE

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

Contact: Ben Kuykendall

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Contact: Dan Van Nada, CCIM

Vice President of Brokerage Services

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**RECENT INTERIOR
UPGRADES
COMPLETED**

For Lease: \$24 / SF, Full Service

± 477 - 515 RSF Available

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

1 Mile

9,170

3 Miles

99,783

5 Miles

271,213



Total Households

4,506

45,352

118,677



Average HH Income

\$159,554

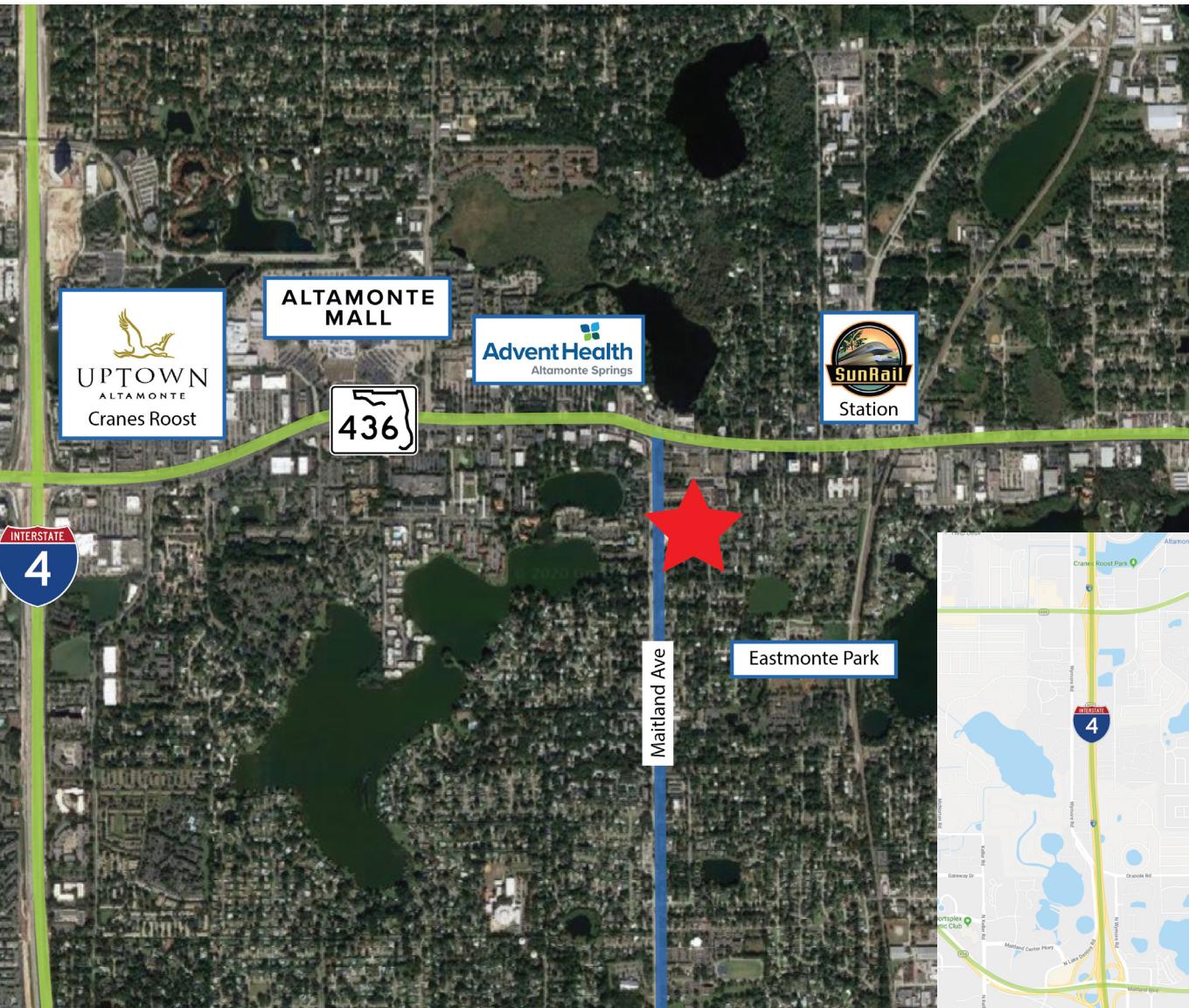
\$118,011

\$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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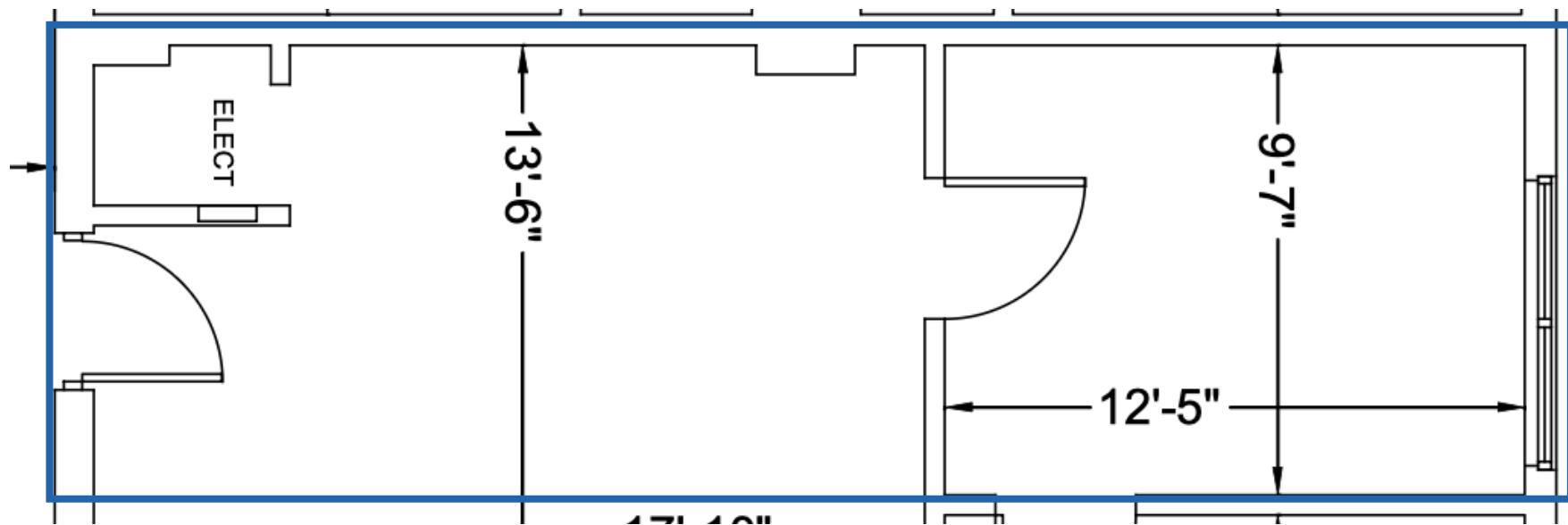
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SUITE 202: \pm 477 SF

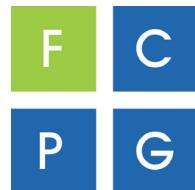
SUITE DETAILS

\pm 477 SF
One Private Office
Available: 01.01.2026



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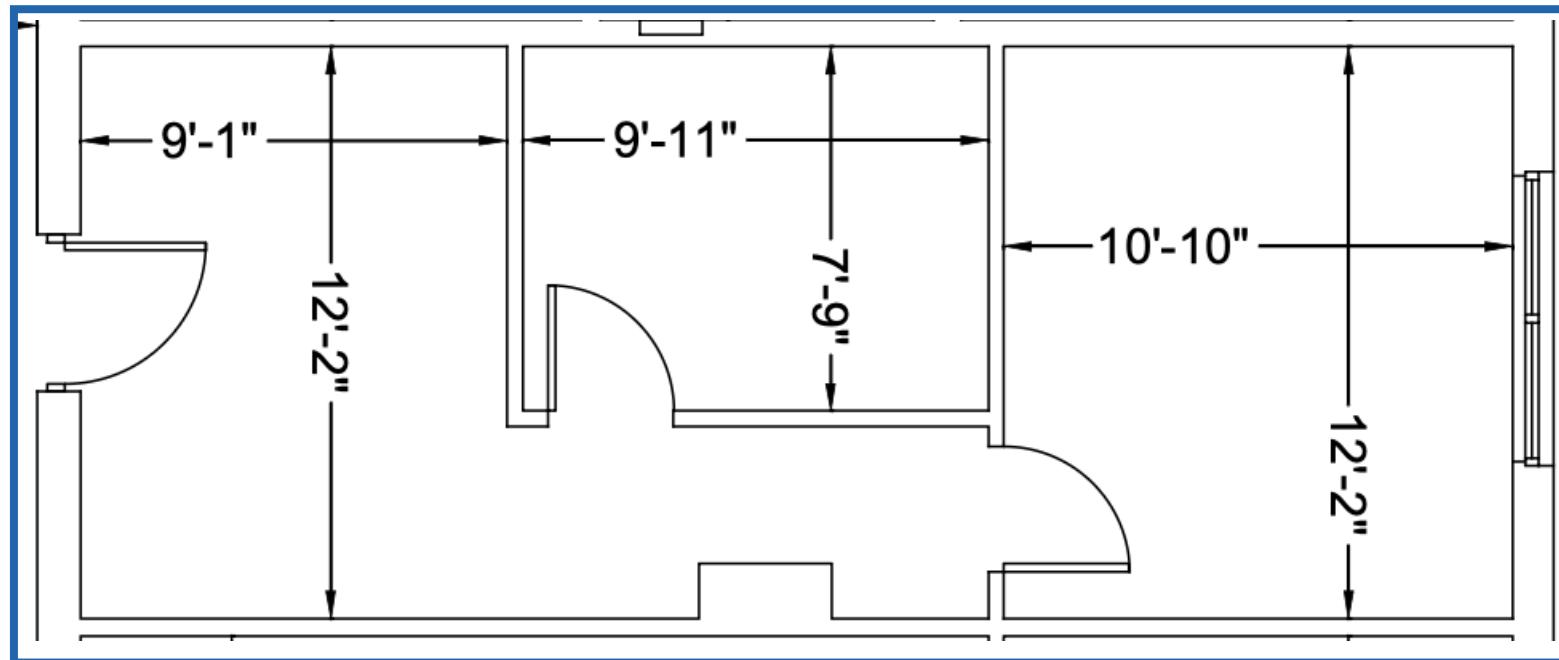
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SUITE 212: \pm 515 SF

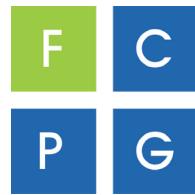
SUITE DETAILS

\pm 515 SF
Two Private Offices
Available: 30 Days



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AVAILABILITY

AVAILABLE IMMEDIATELY

Building 251

Suite 202: 477 RSF

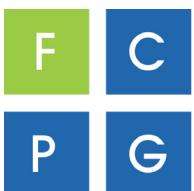
Suite 212: 515 RSF



Floorplans Available by Request.

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