

PROFESSIONAL OFFICE FOR SALE



\$1,200,000

Professional Two-Story Office Condo in Prime Maitland Location

159 LOOKOUT PLACE | MAITLAND, FL 32751

EXCLUSIVELY LISTED BY

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The David Weiss
— TEAM —

OFFERING SUMMARY

| | |
|----------------|--|
| Price: | \$1,200,000 |
| Building Size: | 4,915 SF |
| Lot Size: | 0.14 AC |
| Tenancy: | Multi |
| Parking: | 2.06/1000 SF |
| Ideal Use: | Law Firm, CPA, General Office, or Owner-User |
| Year Built: | 1991 |



PROPERTY OVERVIEW

159 Lookout Place is a well-maintained, two-story freestanding professional office building located in the heart of Maitland's premier business district. The property offers approximately 4,915 SF and features a flexible layout suitable for law firms, accounting practices, financial advisors, or general professional users.

PROPERTY HIGHLIGHTS

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BUILDING DESCRIPTION

The first floor is built out as a former attorney's office and includes six (6) private offices, a conference room, two communal/admin areas, a break room, and two common restrooms.

The second floor is configured as general office space and includes two office suites, five (5) private offices, and two shared restrooms. This level offers a value-add opportunity with light cosmetic updates and is well-suited for owner-users seeking additional rental income or investors repositioning the asset.

INVESTMENT & OWNER-USER OPPORTUNITY

The property presents a rare opportunity to own and occupy a portion of the building while leasing the remaining space. Its flexible configuration supports multi-tenant use and future leasing strategies.

LOCATION HIGHLIGHTS

- Prime Maitland location near Maitland Blvd and Maitland Avenue
- Convenient access to Interstate 4 and US-17/92
- Minutes from Maitland Town Centre, a growing hub for dining, retail, and business
- Surrounded by established professional services and high-end Maitland and Winter Park neighborhoods

OFFICE PARK & AREA

Located within the Keewin / Lookout Pointe Office Park, a well-maintained professional environment with strong occupancy and consistent demand. The surrounding area offers excellent demographics, accessibility, and long-term value stability.

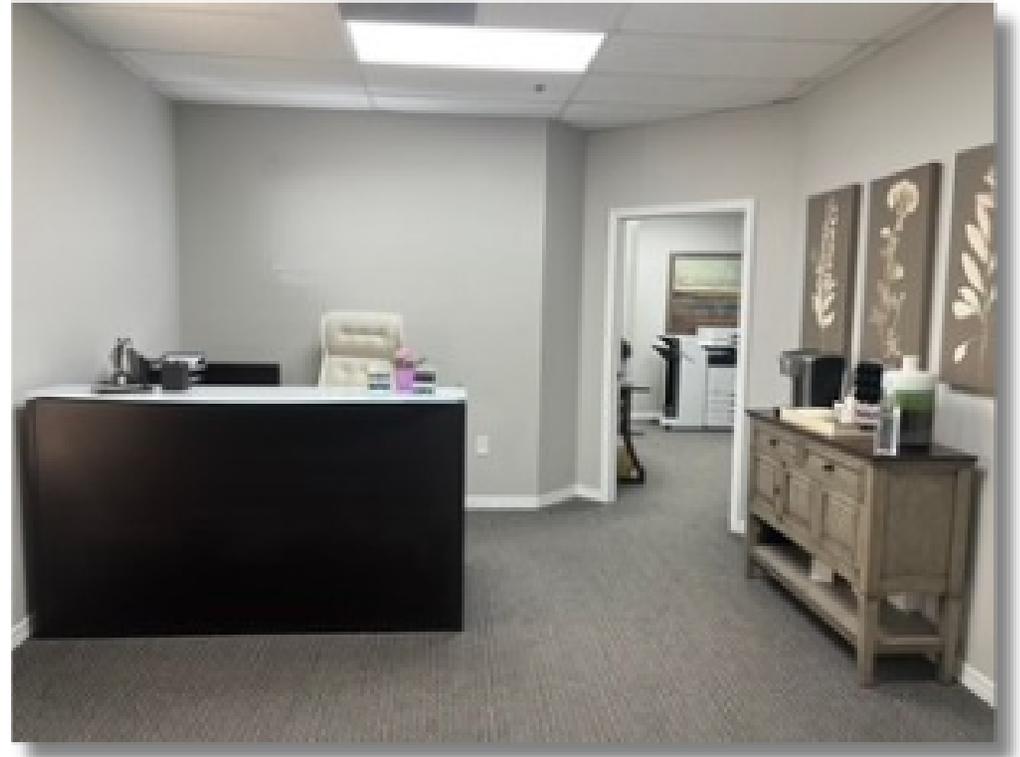
PROPERTY PHOTOS

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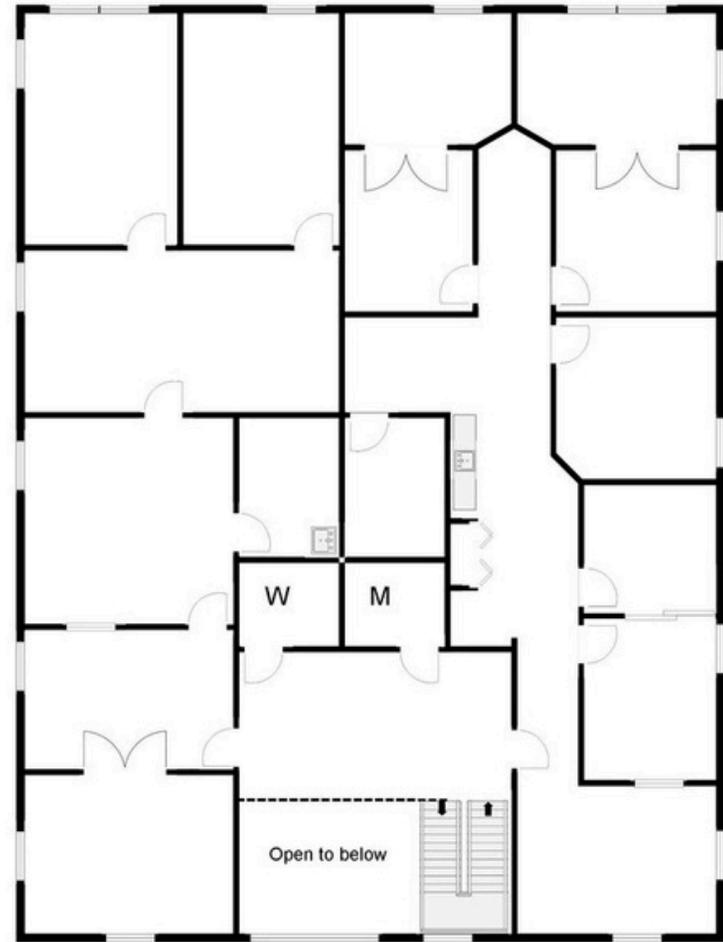
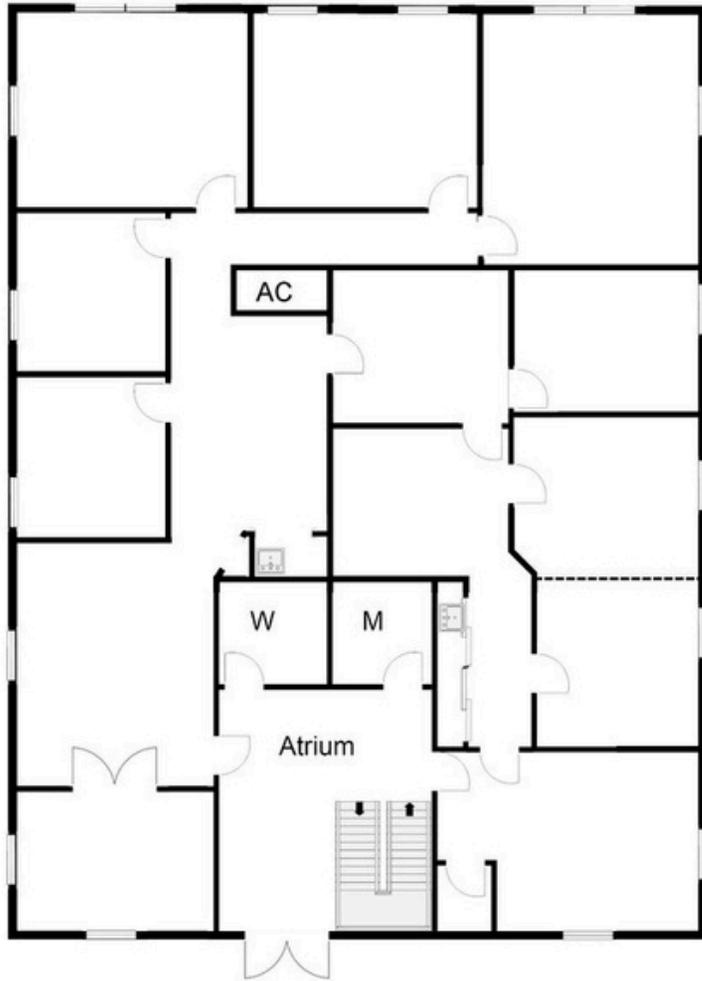
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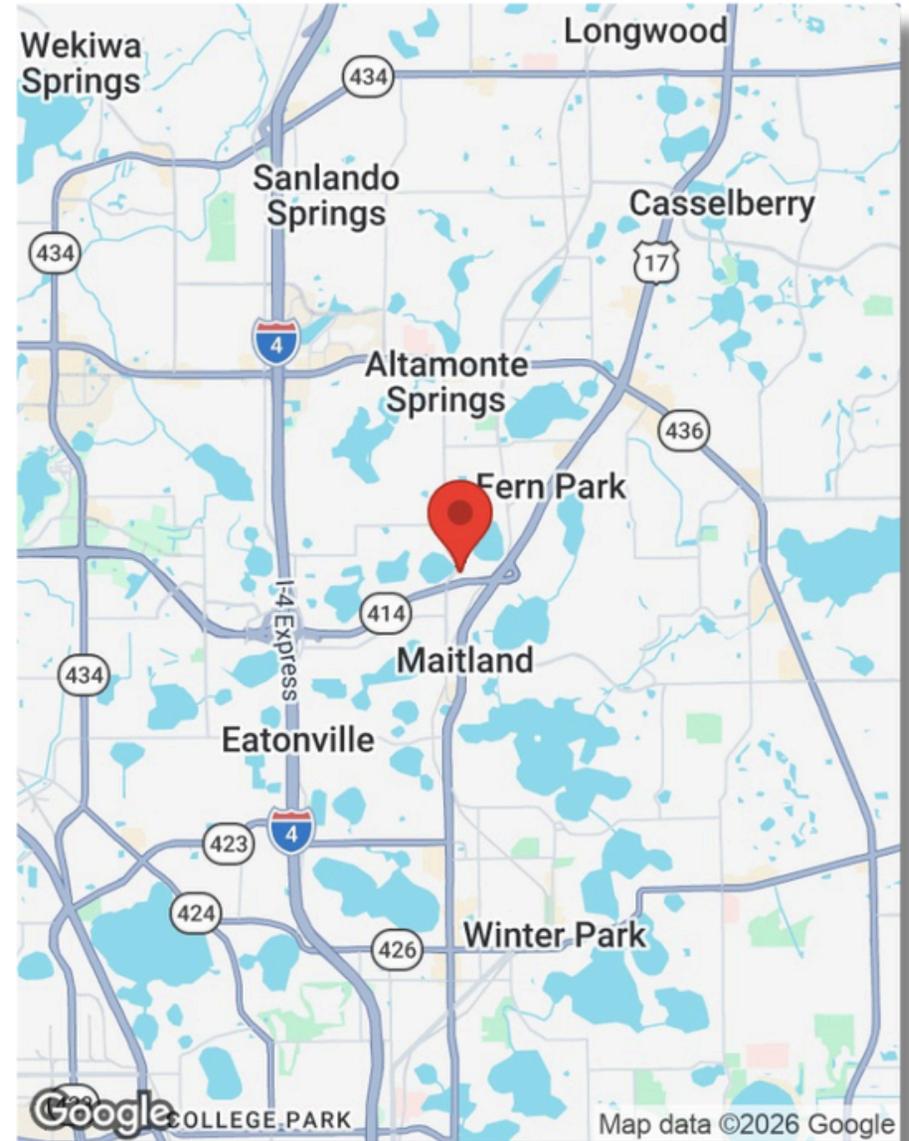
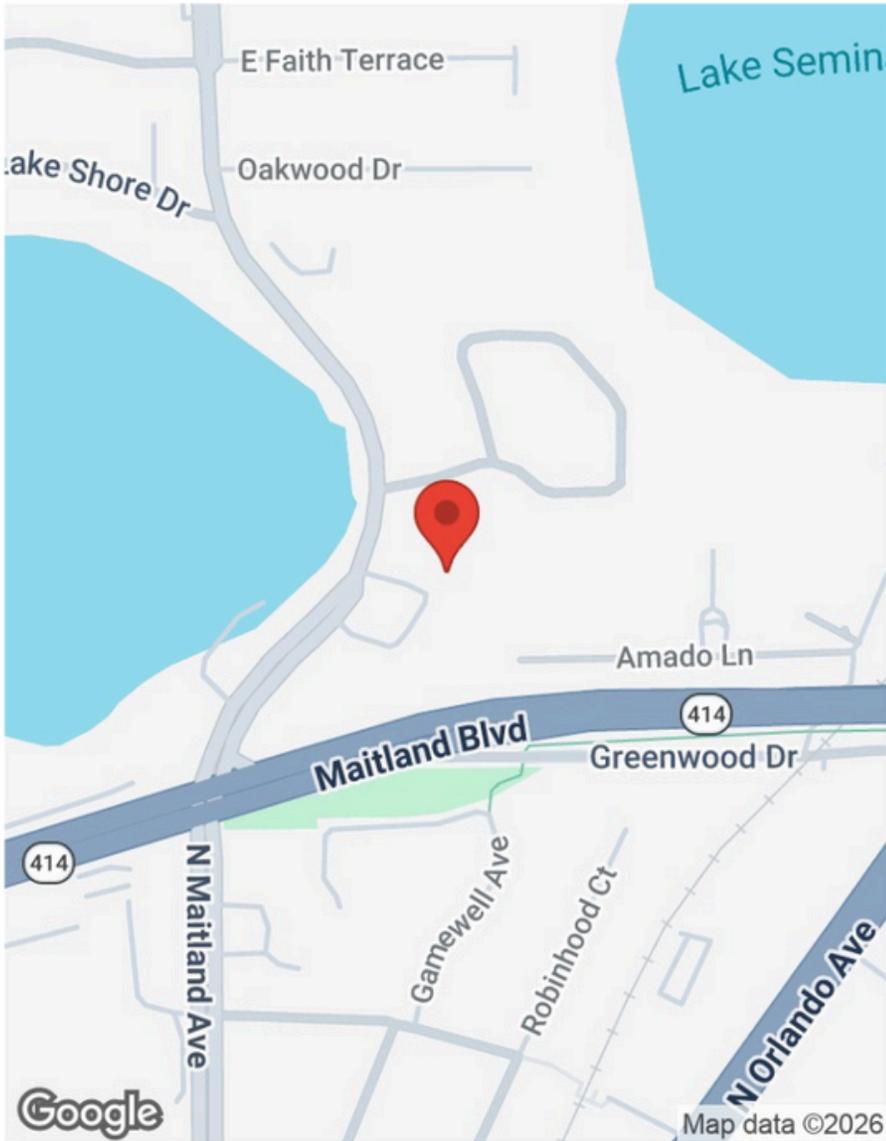
FLOOR PLAN

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LOCATION MAPS

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BUSINESS MAP

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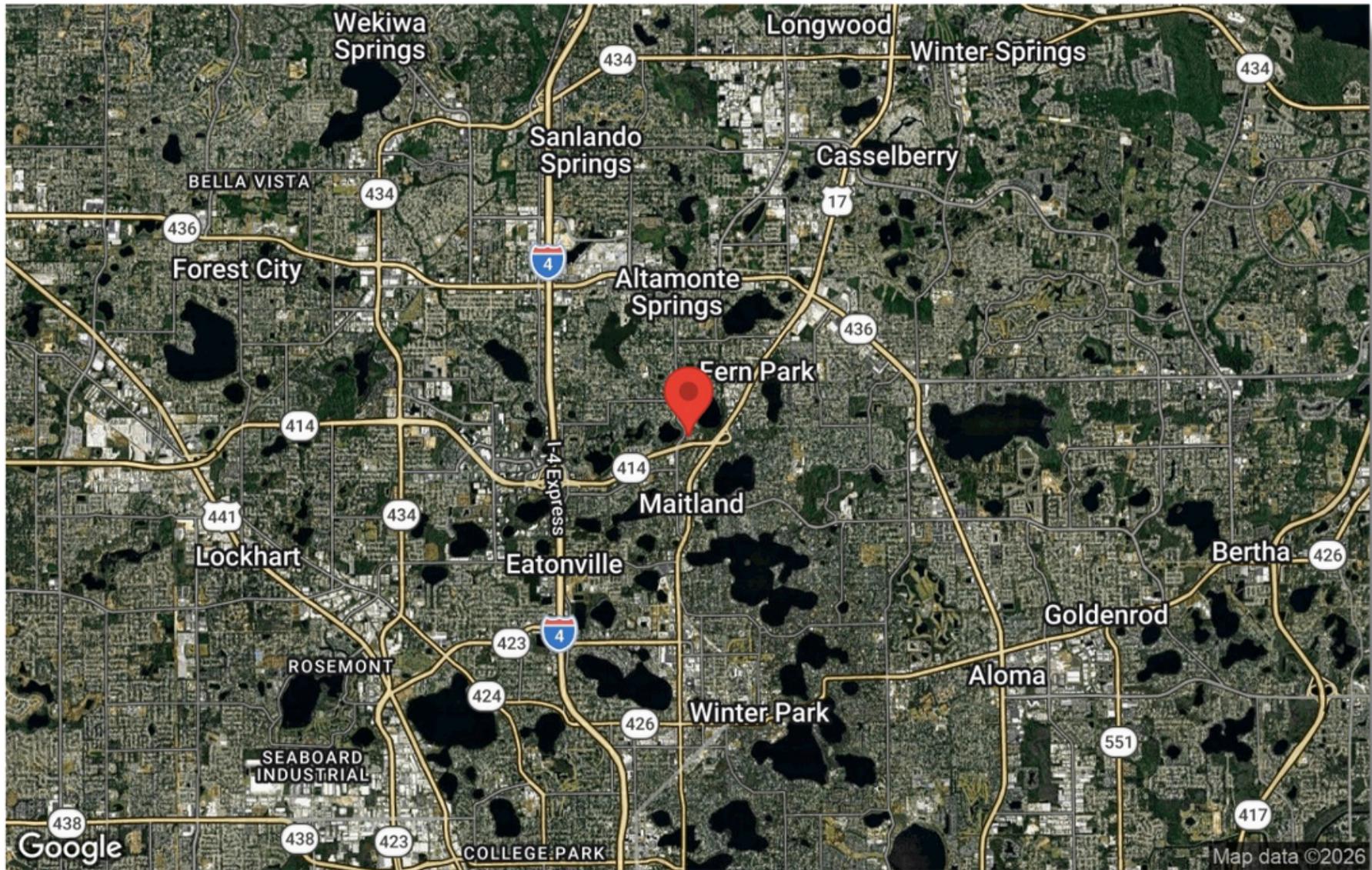


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REGIONAL MAP

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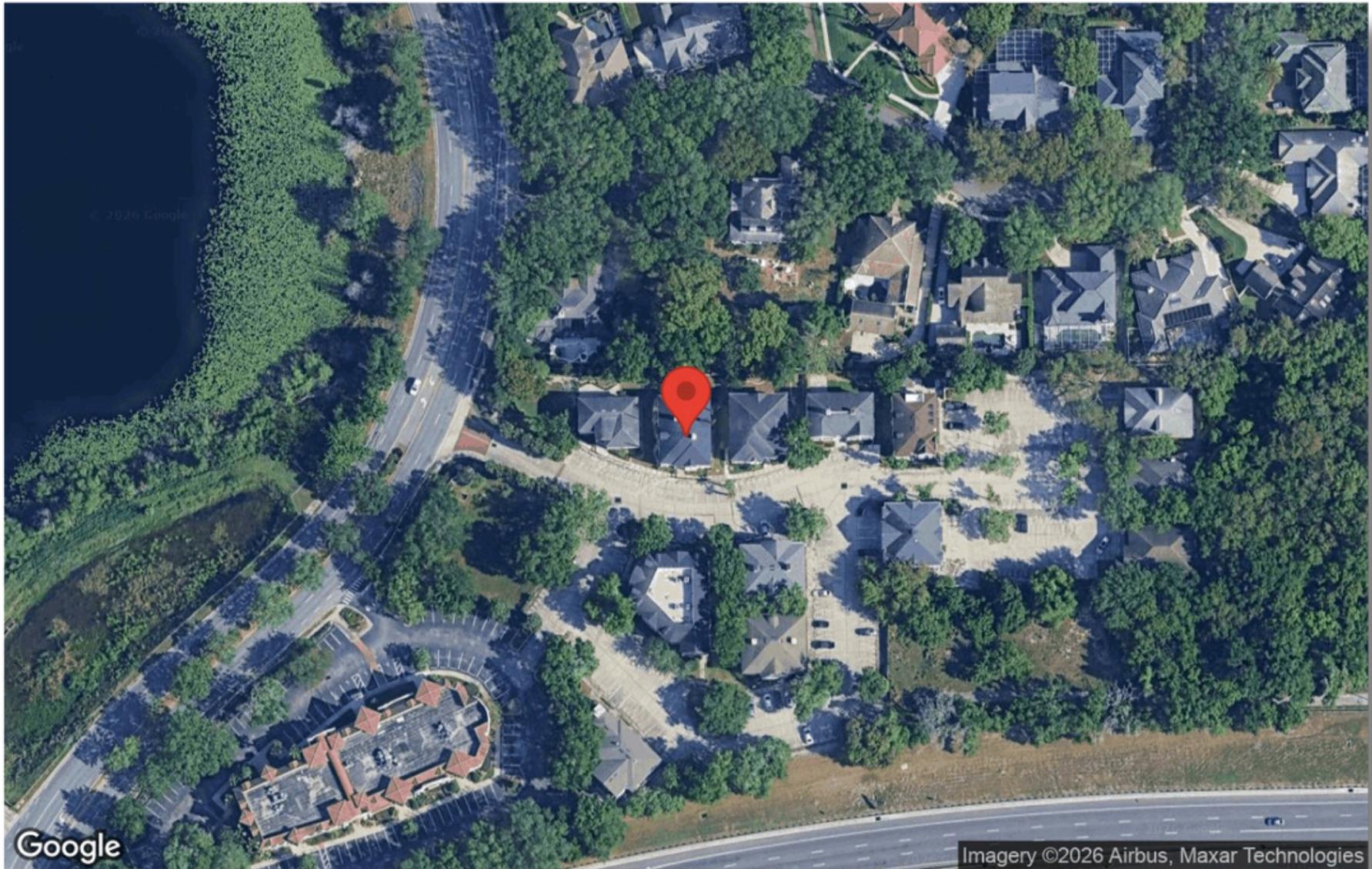


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LOCATION MAP

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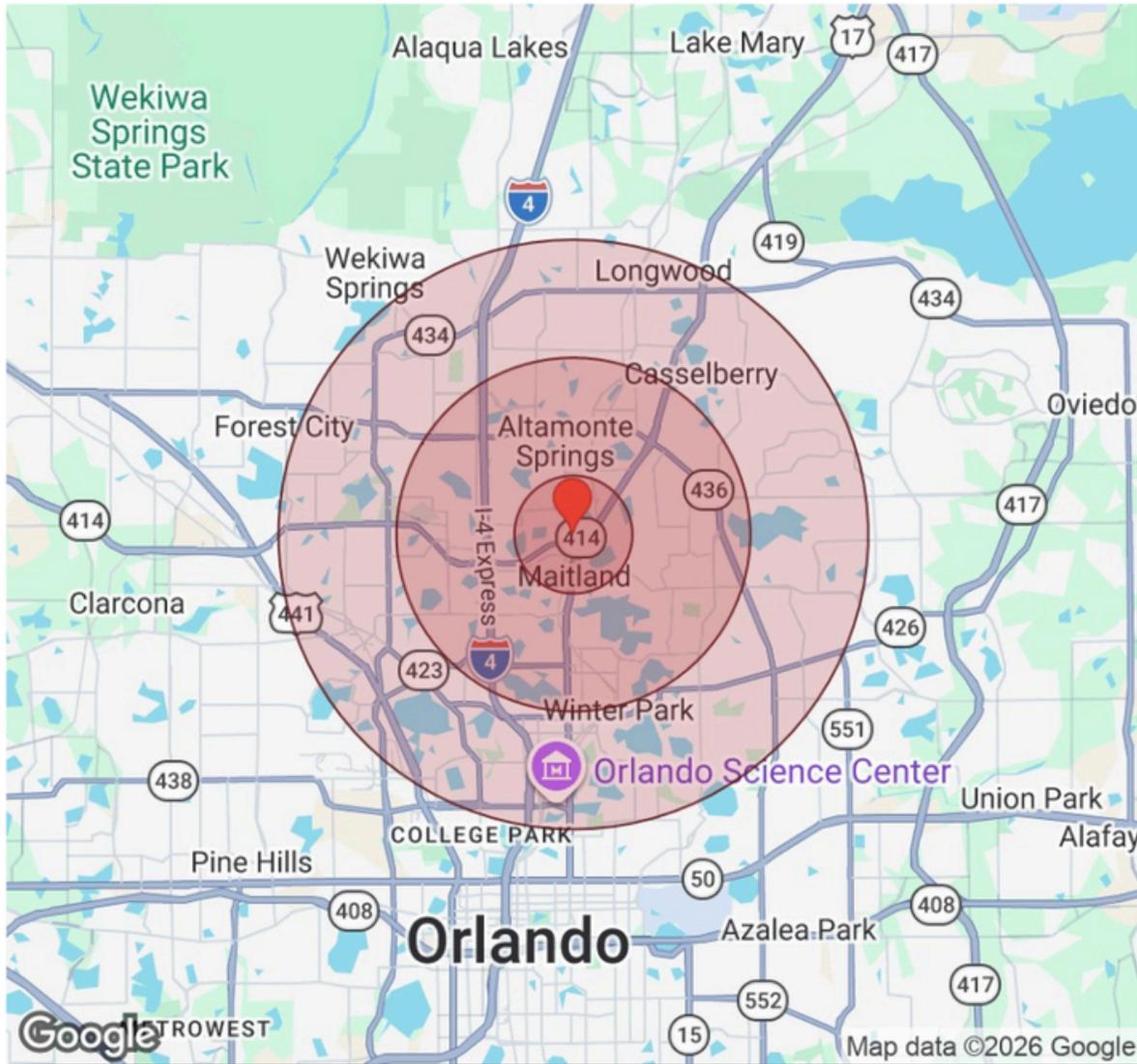


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DEMOGRAPHICS

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Legend: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|-------------|--------|---------|---------|
| Male Female | 5,000 | 50,367 | 136,357 |
| Total | 5,255 | 53,250 | 141,871 |
| Population | 10,256 | 103,617 | 278,228 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 6,201 | 53,819 | 147,934 |
| Black | 1,003 | 17,532 | 41,512 |
| Am In/AK Nat | 9 | 73 | 223 |
| Hawaiian | 4 | 31 | 56 |
| Hispanic | 2,228 | 25,552 | 69,668 |
| Asian | 555 | 4,310 | 12,465 |
| Multiracial | 217 | 2,010 | 5,537 |
| Other | 39 | 300 | 835 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 4,794 | 50,000 | 129,177 |
| Occupied | 4,529 | 47,441 | 122,648 |
| Owner Occupied | 2,894 | 22,631 | 64,469 |
| Renter Occupied | 1,635 | 24,810 | 58,179 |
| Vacant | 265 | 2,559 | 6,529 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 1,552 | 15,429 | 42,428 |
| Ages 15 - 24 | 1,001 | 11,282 | 30,592 |
| Ages 25 - 54 | 4,085 | 45,065 | 118,884 |
| Ages 55 - 64 | 1,375 | 12,652 | 34,110 |
| Ages 65+ | 2,243 | 19,189 | 52,215 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$97,770 | \$76,746 | \$80,189 |
| Under \$15k | 251 | 3,885 | 9,482 |
| \$15k - \$25k | 299 | 2,839 | 6,582 |
| \$25k - \$35k | 217 | 3,473 | 8,578 |
| \$35k - \$50k | 481 | 5,243 | 13,960 |
| \$50k - \$75k | 469 | 7,830 | 19,180 |
| \$75k - \$100k | 601 | 6,417 | 17,062 |
| \$100k - \$150k | 810 | 8,263 | 21,320 |
| \$150k - \$200k | 534 | 3,858 | 10,915 |
| Over \$200k | 867 | 5,631 | 15,569 |



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REPRESENTED BY:



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CONTACT US FOR MORE INFO!

DISCLAIMER

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