



Altamonte Capital Center



OFFICE SPACE FOR LEASE

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

Contact: Ben Kuykendall
Vice President of Brokerage Services

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

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

E: Dan@FCPG.com
P: 407.872.0177 ext. 117

For Lease: \$22 / 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

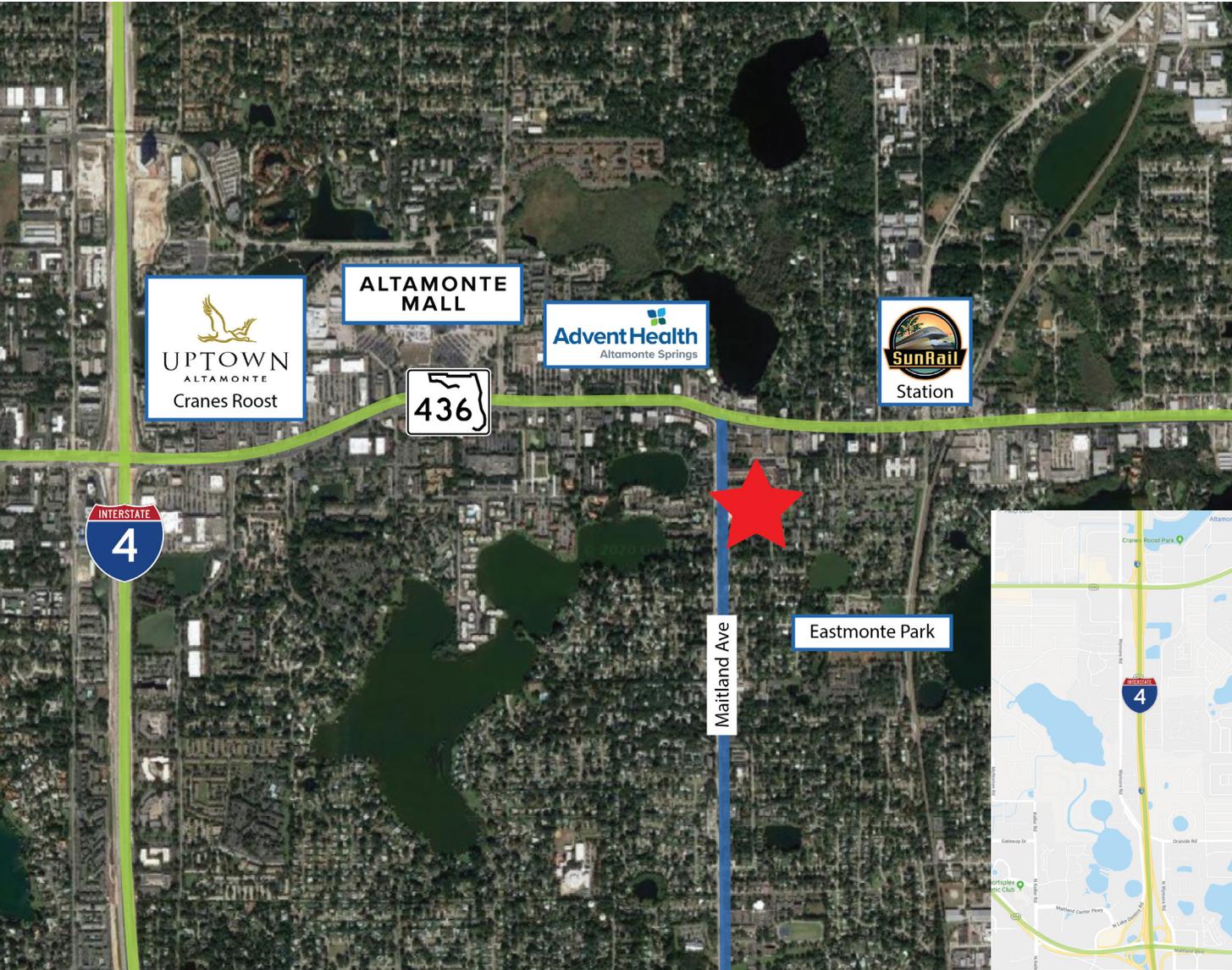
DEMOGRAPHICS

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

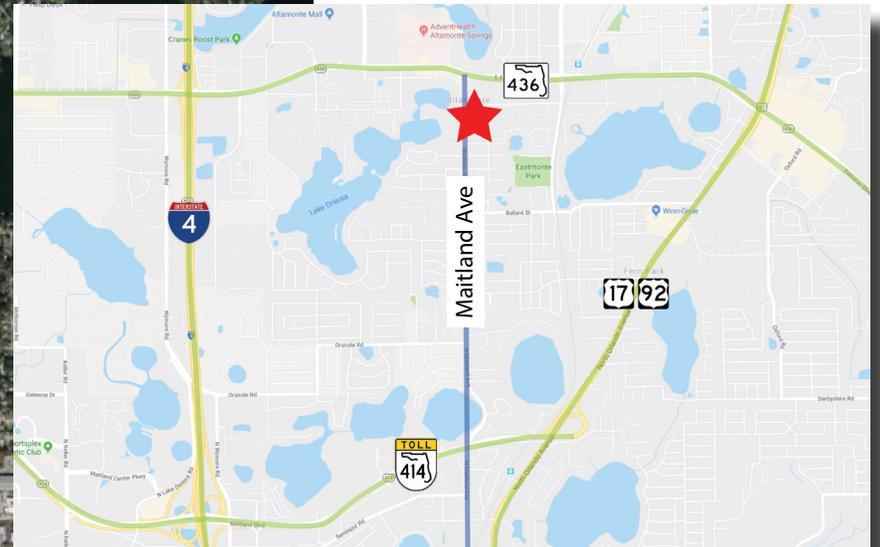
LOCATION



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



118,677
HOUSEHOLDS
WITHIN 5 MILE RADIUS



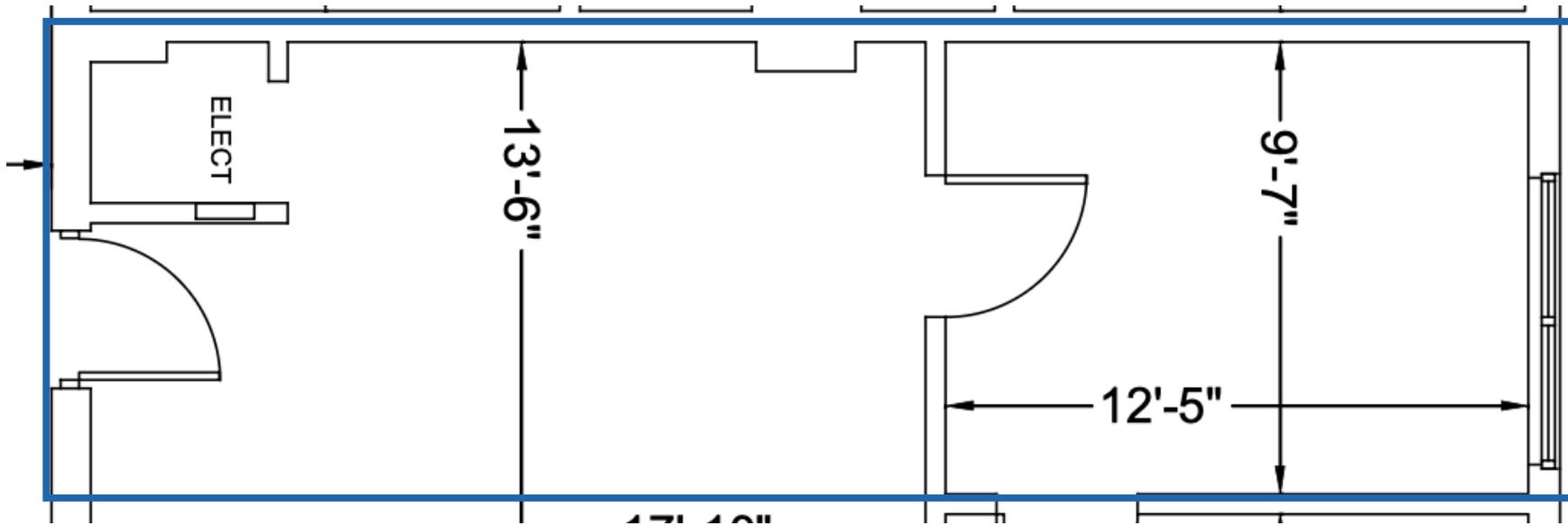
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SUITE 202: ± 477 SF

SUITE DETAILS

± 477 SF
One Private Office
Available Immediately



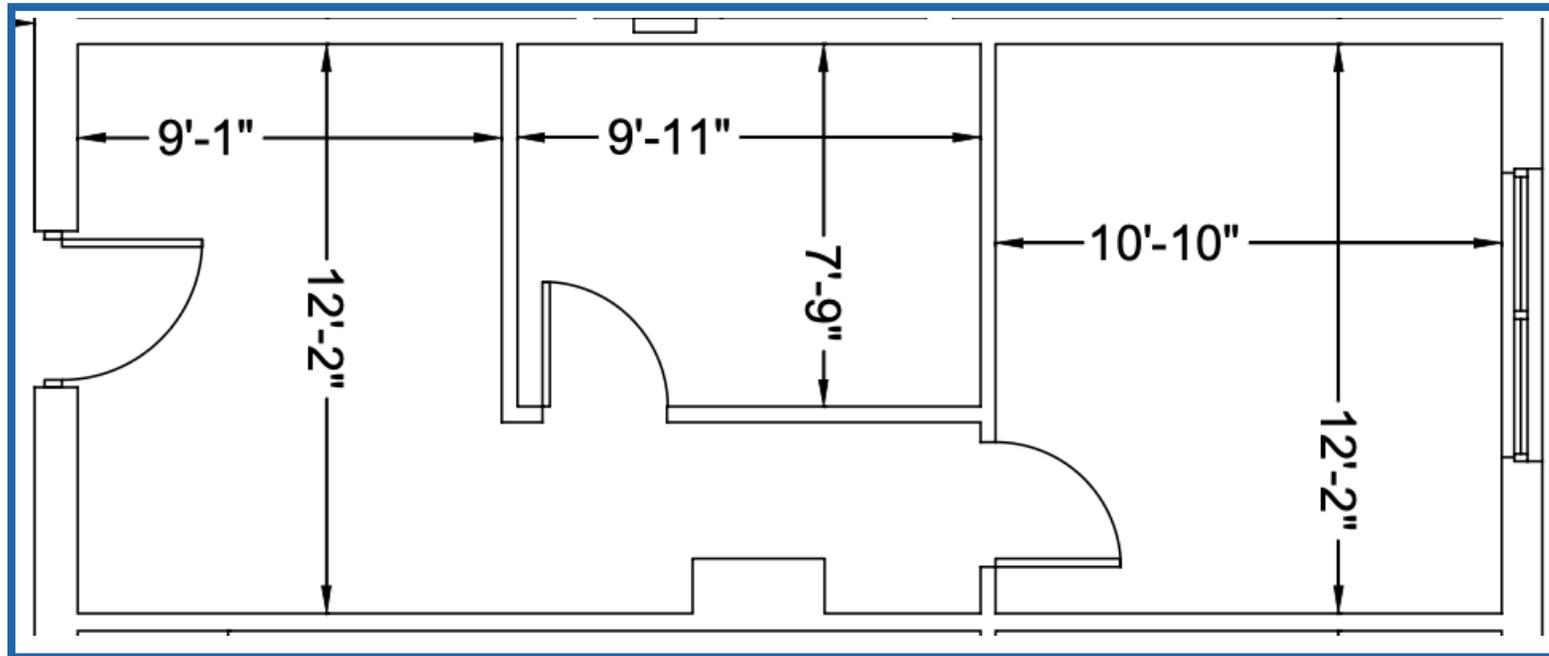
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SUITE 212: ± 515 SF

SUITE DETAILS

± 515 SF
Two Private Offices
Available: 30 Days



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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

AVAILABILITY

AVAILABLE IMMEDIATELY

Building 251

Suite 202: 477 RSF

Suite 212: 515 RSF



Floorplans Available by Request.

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

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

