

For Lease

Great Uptown Maitland Sublease Opportunity

149 - 312 SF | \$498 - \$547 per month



525 Sybelia Parkway

Maitland, Florida 32751

Property Highlights

- (2) individual offices, totaling 312± SF - available together for \$1,000/month
- Offices are also available separately - starting at \$498/month each
- Lease includes the use of 2 conference rooms & kitchen
- Free covered parking for 20 spaces in garage on 1st floor
- One block from Maitland City Centre, restaurants, banks and shops
- Four blocks from Maitland Blvd (SR 414) with easy access to I-4
- Walking distance to Maitland Sunrail Station
- Outstanding visibility on the corner of US Hwy 17-92 (Orlando Ave) and Sybelia Pkwy

AVAILABLE SPACES

Space	Monthly Rate	Annual Rate	Size (SF)
Suite 108	\$547	\$6,558	163
Suite 109	\$498	\$5,978	149



Lease Rate Just Reduced!

For more information

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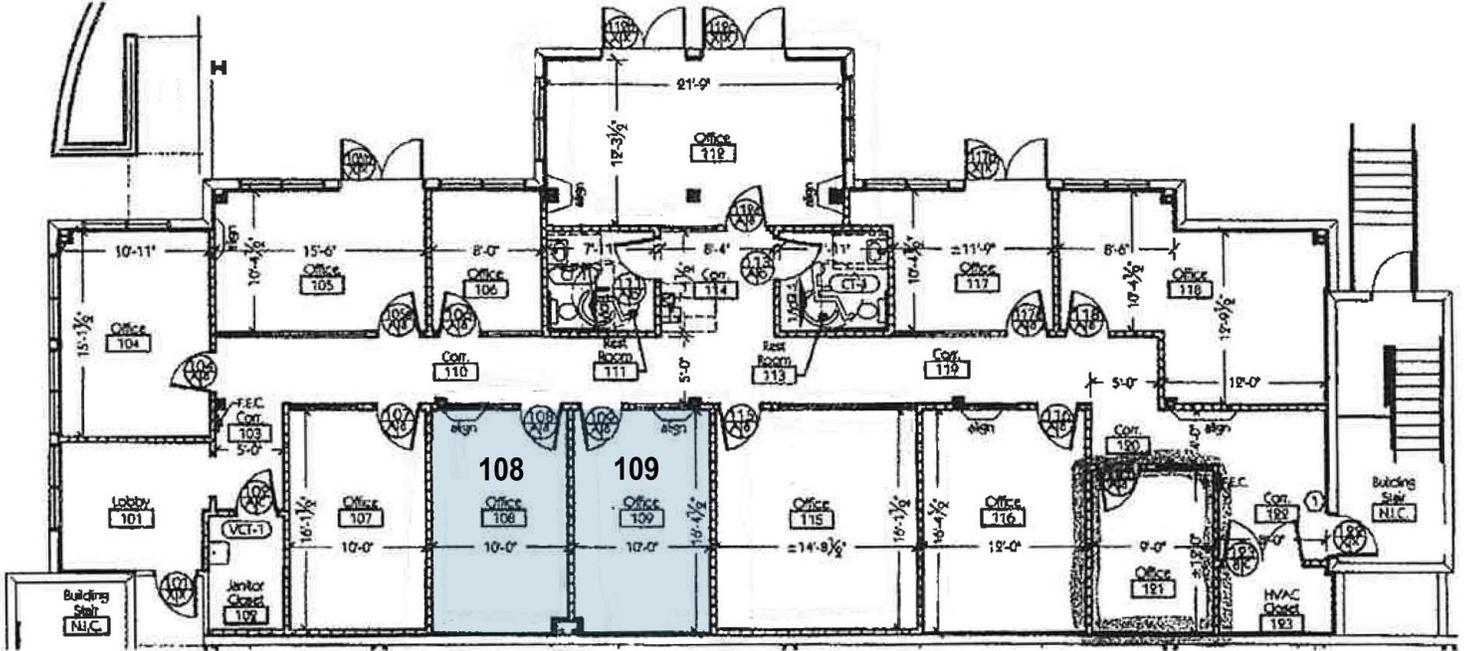


03.06.26

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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Available Spaces



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	163 - 312 SF	Full Service	\$547 per month	Both offices available together - \$1,000/month
Suite 109	149 - 312 SF	Full Service	\$498 per month	Both offices available together - \$1,000/month

Property Photos

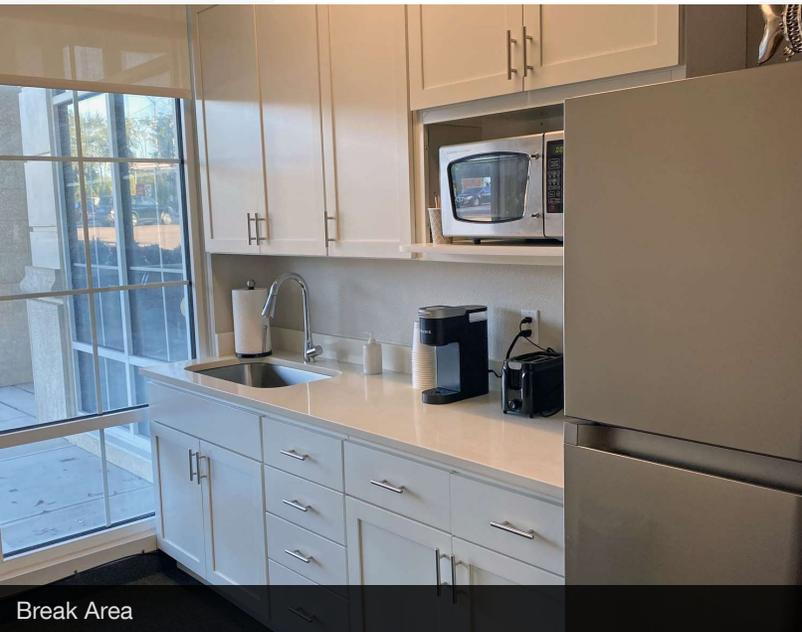
HORNSBY LAW®
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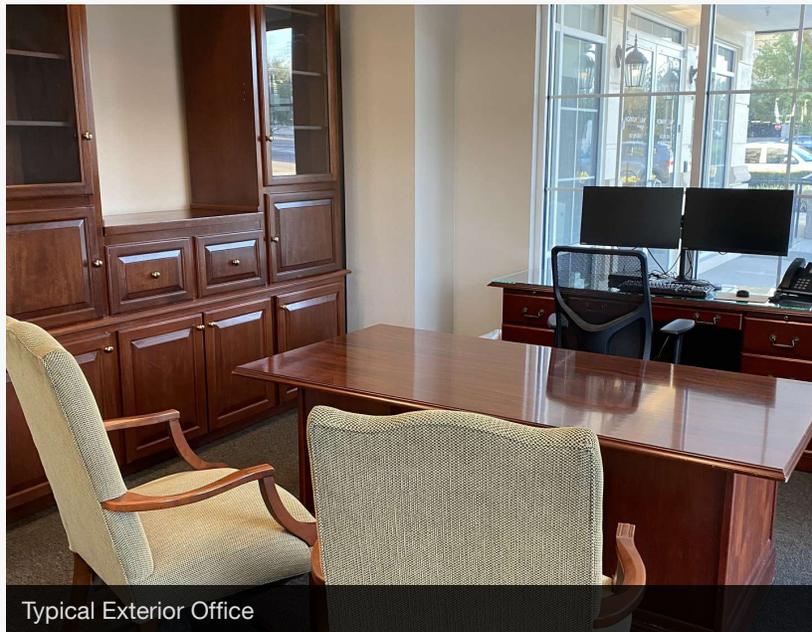
Reception Area



Small Conference Room



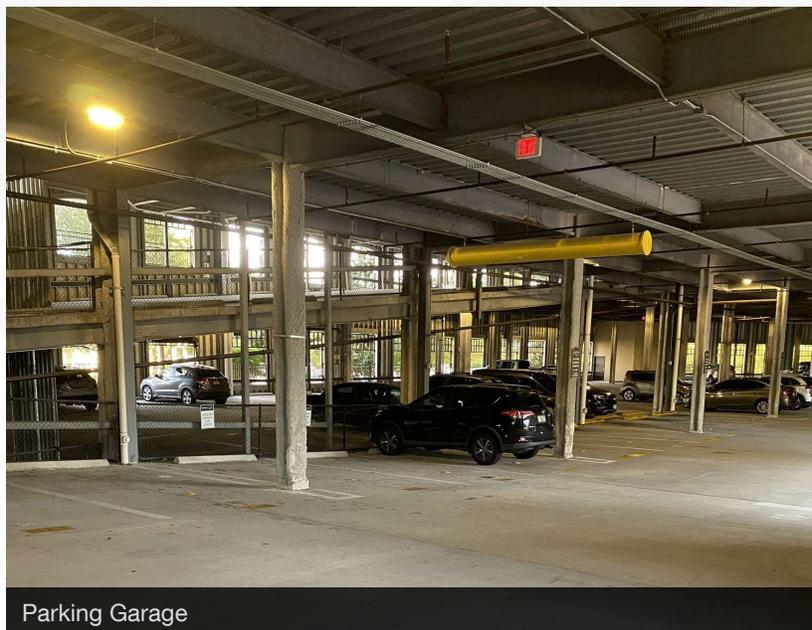
Break Area



Typical Exterior Office

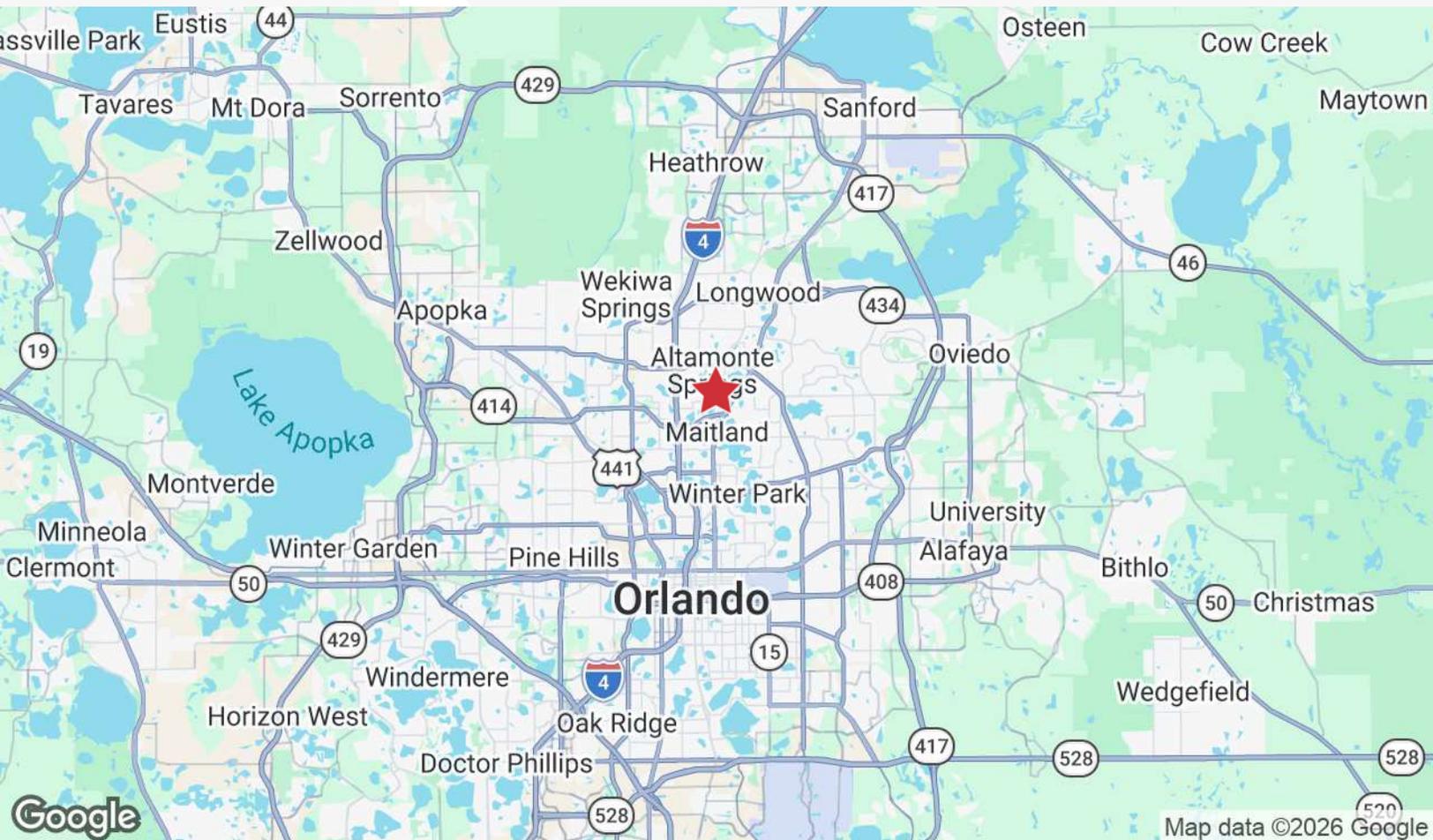
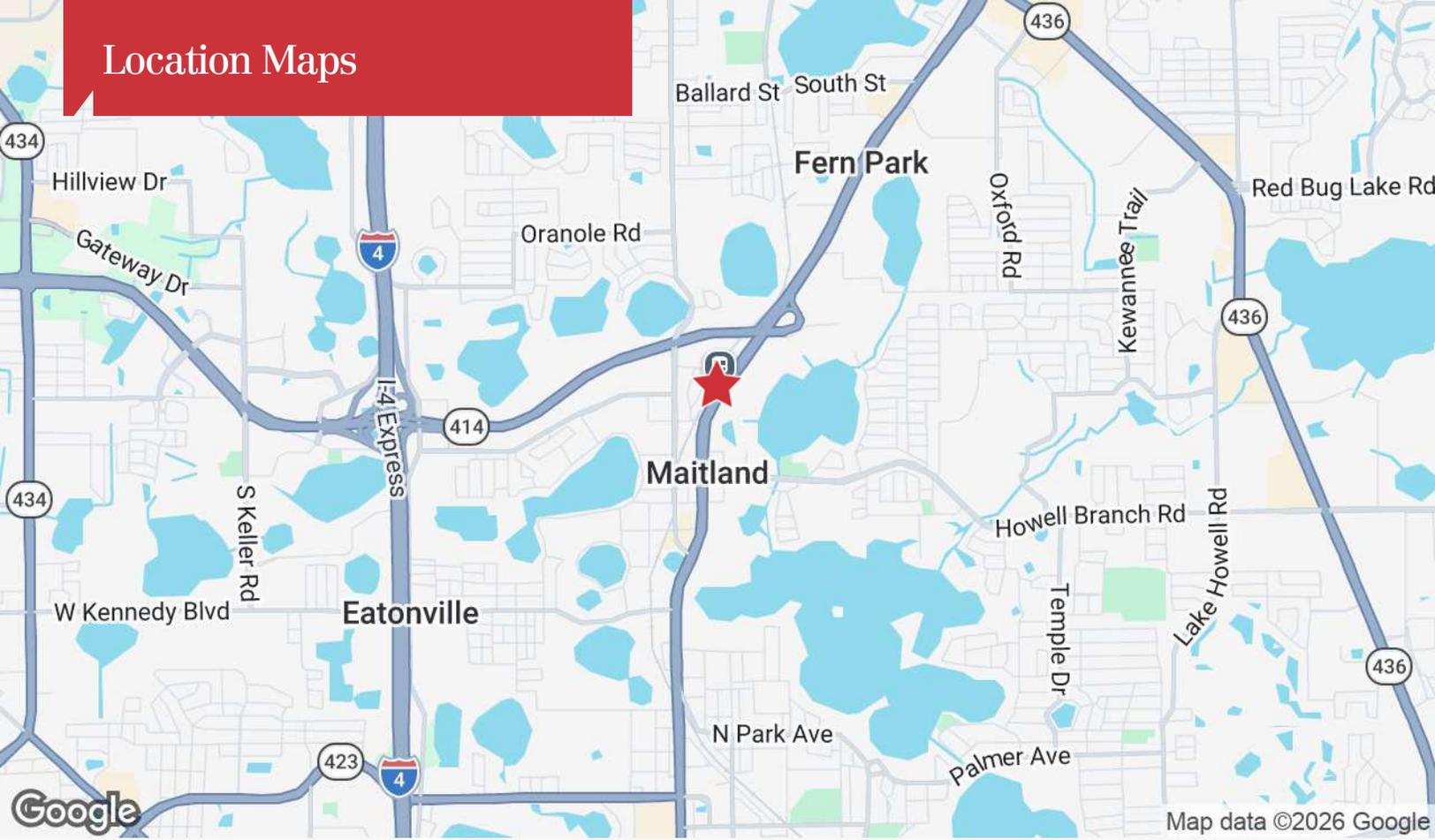


Typical Interior Office

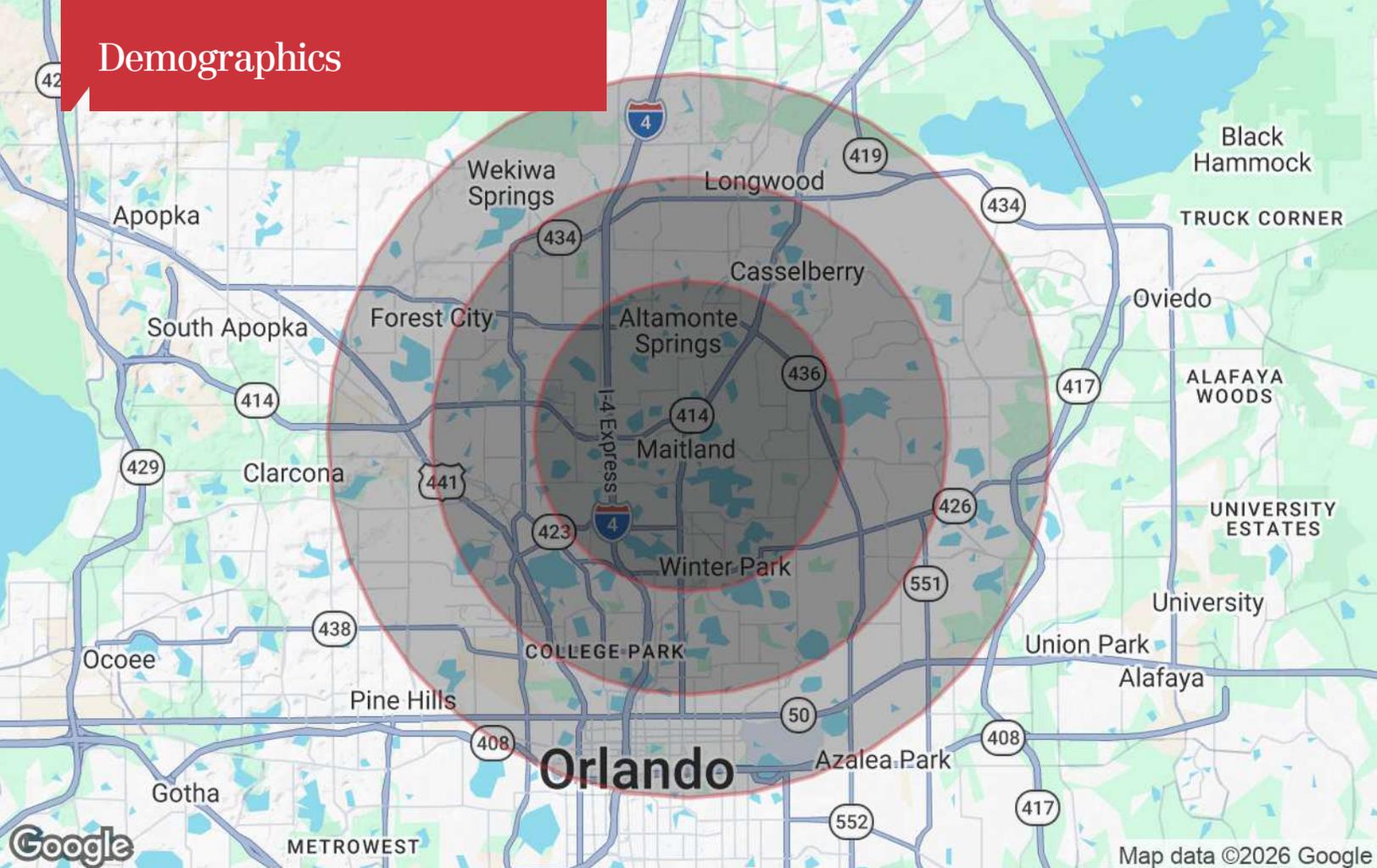


Parking Garage

Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	97,682	271,074	511,733
MEDIAN AGE	42	42	41
MEDIAN AGE (MALE)	40	40	40
MEDIAN AGE (FEMALE)	43	43	42

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	43,555	116,540	213,701
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$107,990	\$106,109	\$102,599
AVERAGE HOUSE VALUE	\$493,029	\$461,991	\$437,861

* Demographic data derived from 2020 ACS - US Census