



**Altamonte Capital Center**



# OFFICE SPACE FOR LEASE

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

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Vice President of Brokerage Services

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**For Lease: \$22 / SF, Full Service**

± 477 - 1,049 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

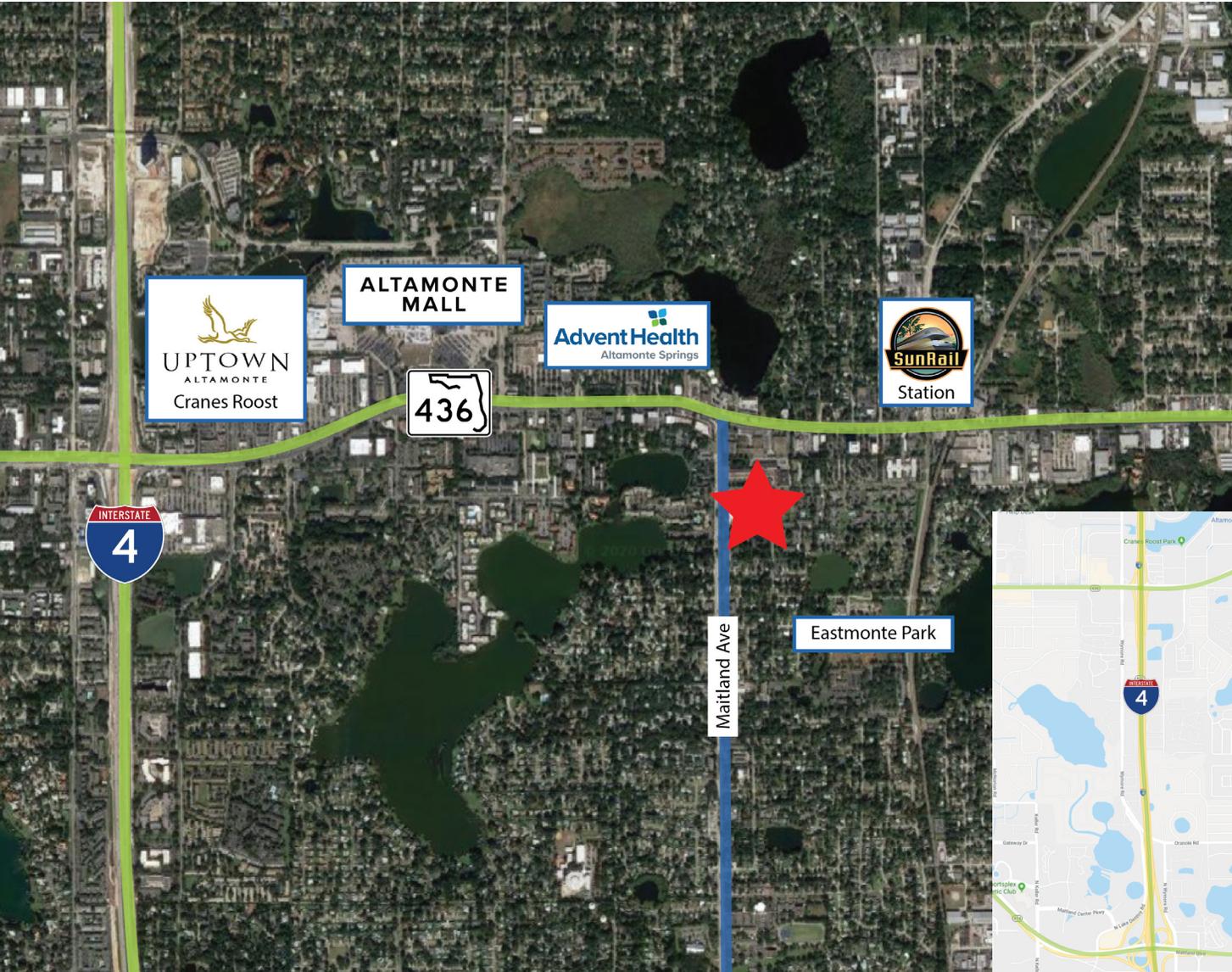
## DEMOGRAPHICS

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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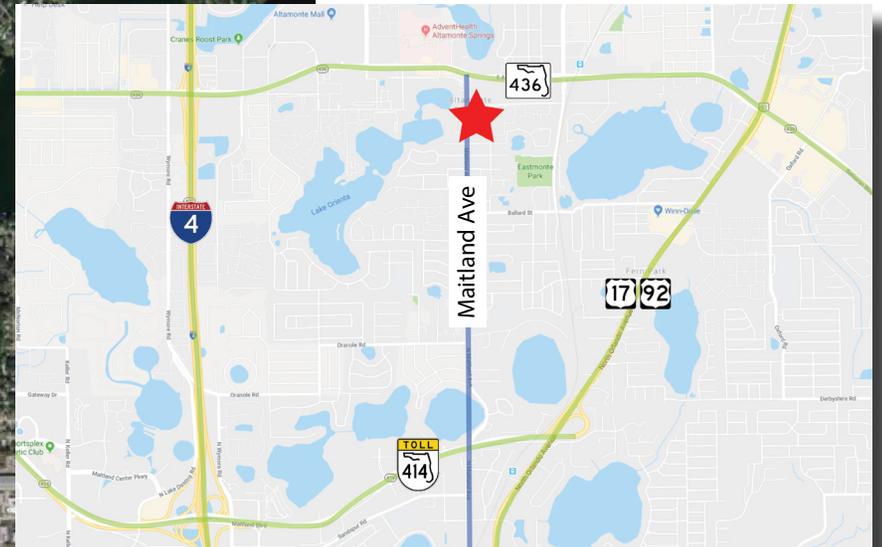
# LOCATION



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



**118,677**  
HOUSEHOLDS  
WITHIN 5 MILE RADIUS



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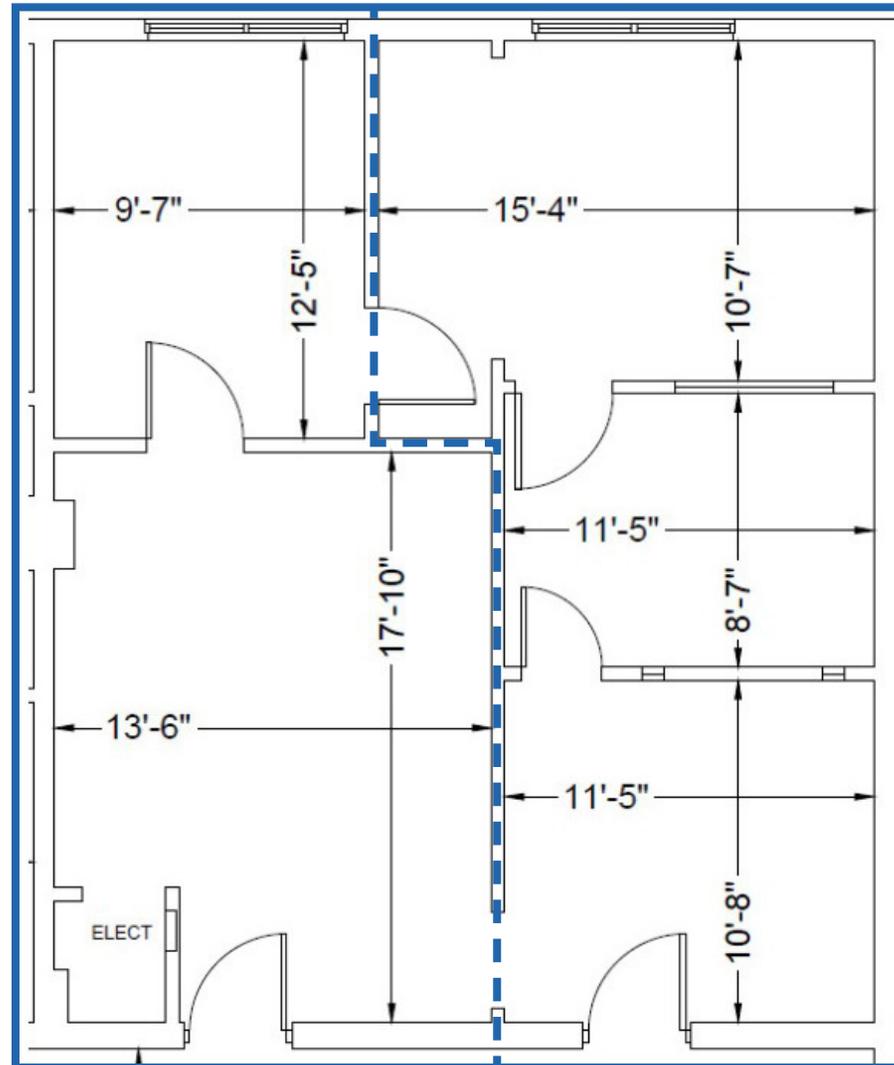
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# SUITE 201 & 202: ± 477 - 1,049 RSF

Suites can be combined to total 1,049 RSF

## SUITE DETAILS: 202

± 477 RSF  
One Private Office  
Available Immediately



## SUITE DETAILS: 201

± 572 RSF  
Two Private Offices  
Available Within 30 Days

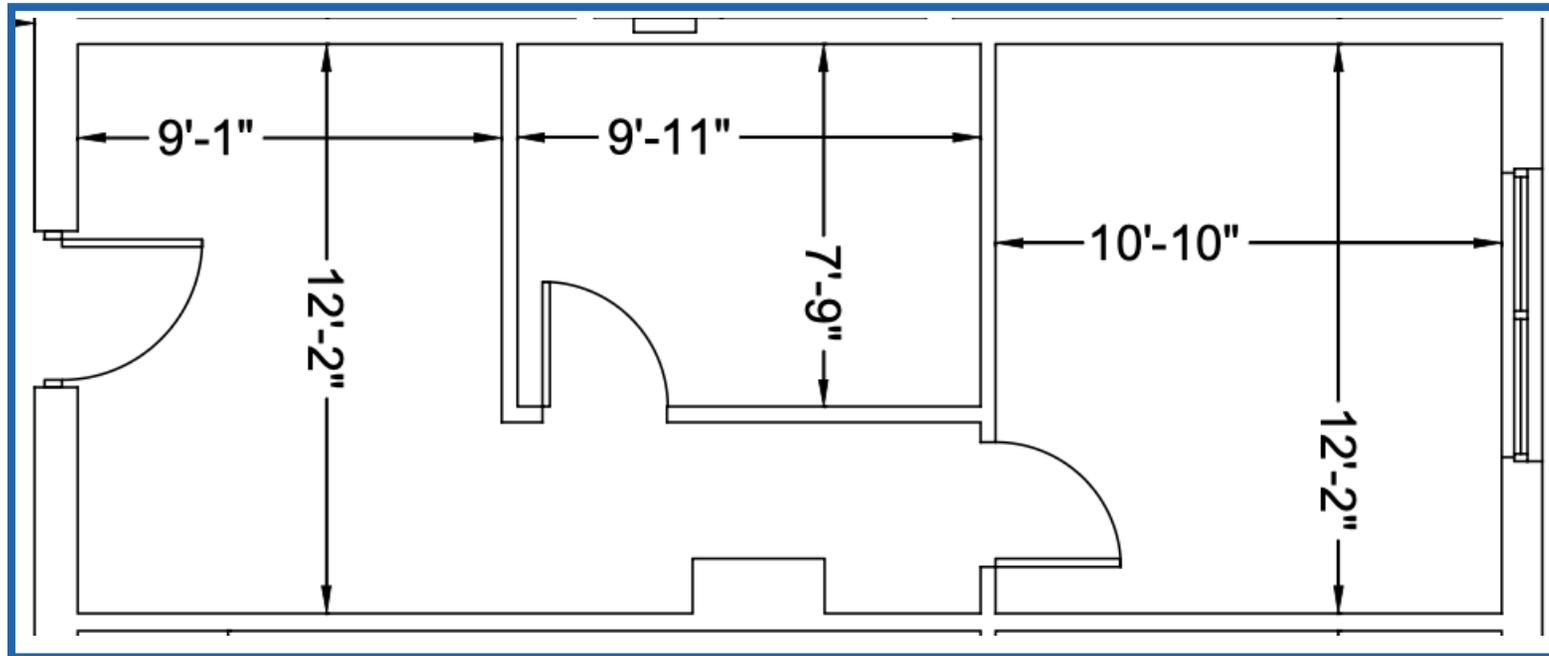
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# SUITE 212: ± 515 RSF

## SUITE DETAILS

± 515 RSF  
Two Private Offices  
Available: 30 Days



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# AVAILABILITY

## AVAILABLE IMMEDIATELY

### Building 251

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Suite 201: 572 RSF

Suite 202: 477 RSF

Contiguous: 1,049 RSF

Suite 212: 515 RSF



**Floorplans Available by Request.**

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