



**Altamonte Capital Center**



# OFFICE SPACE FOR LEASE

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

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

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

± 477 - 2,391 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 Roost, 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

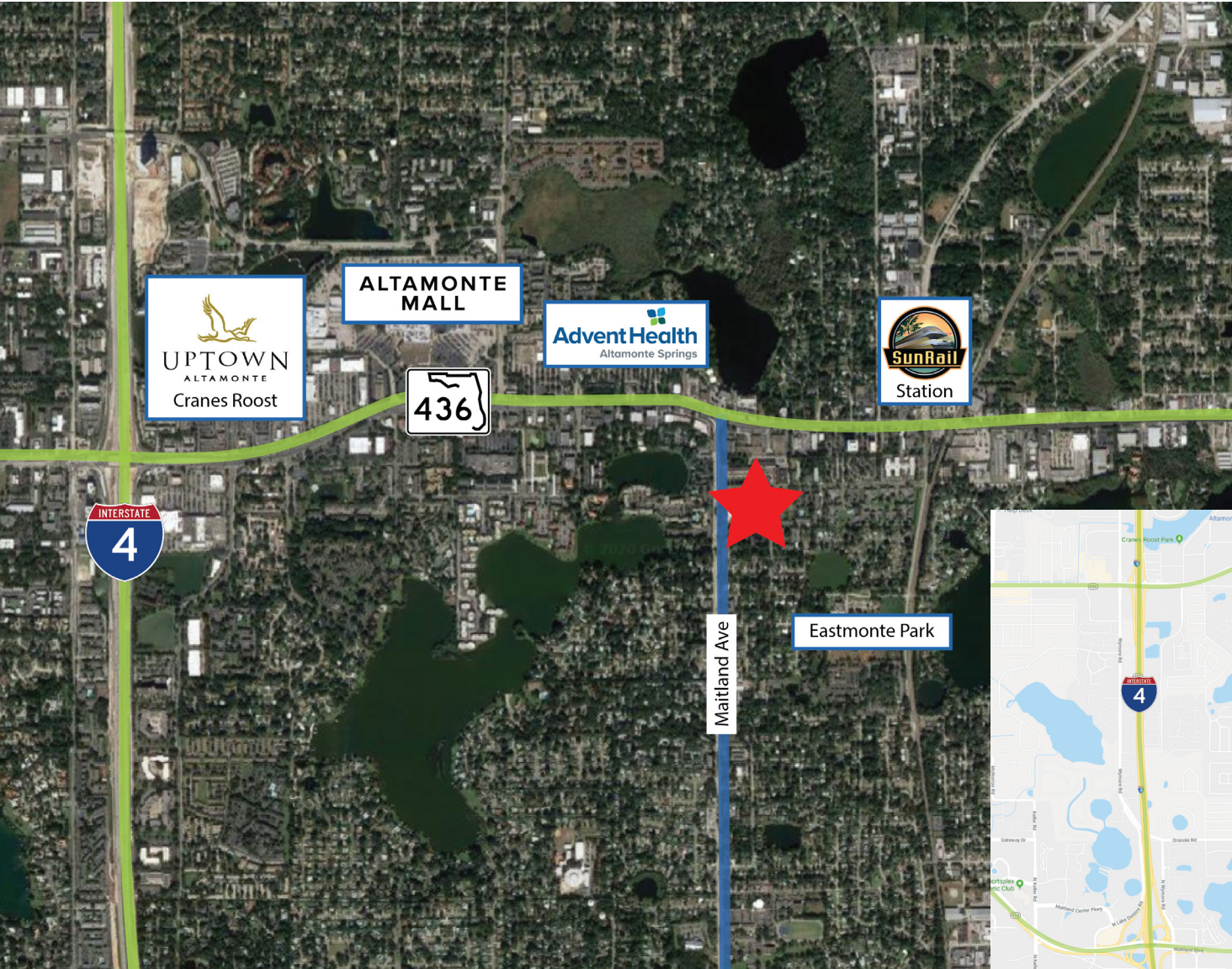
## DEMOGRAPHICS

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.

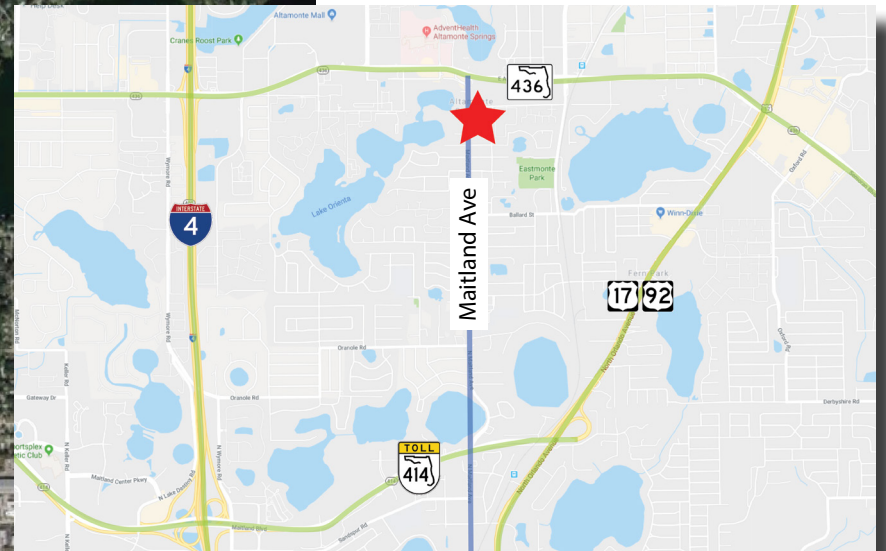
# LOCATION



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



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



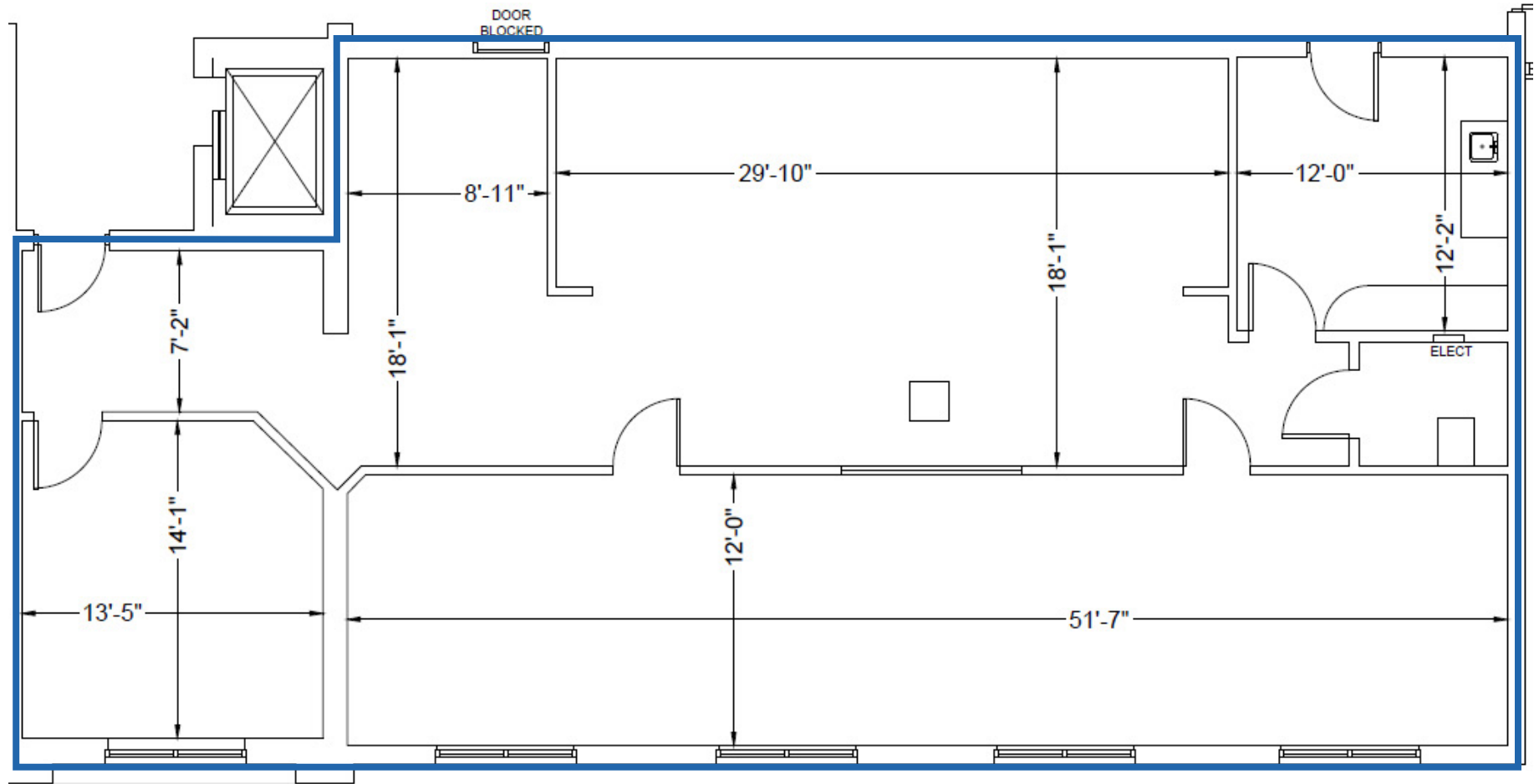
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# SUITE 2100: ± 2,391 RSF

## SUITE DETAILS

± 2,391 RSF  
Two Private Offices  
TI Allowance Available  
Available: July 1, 2026



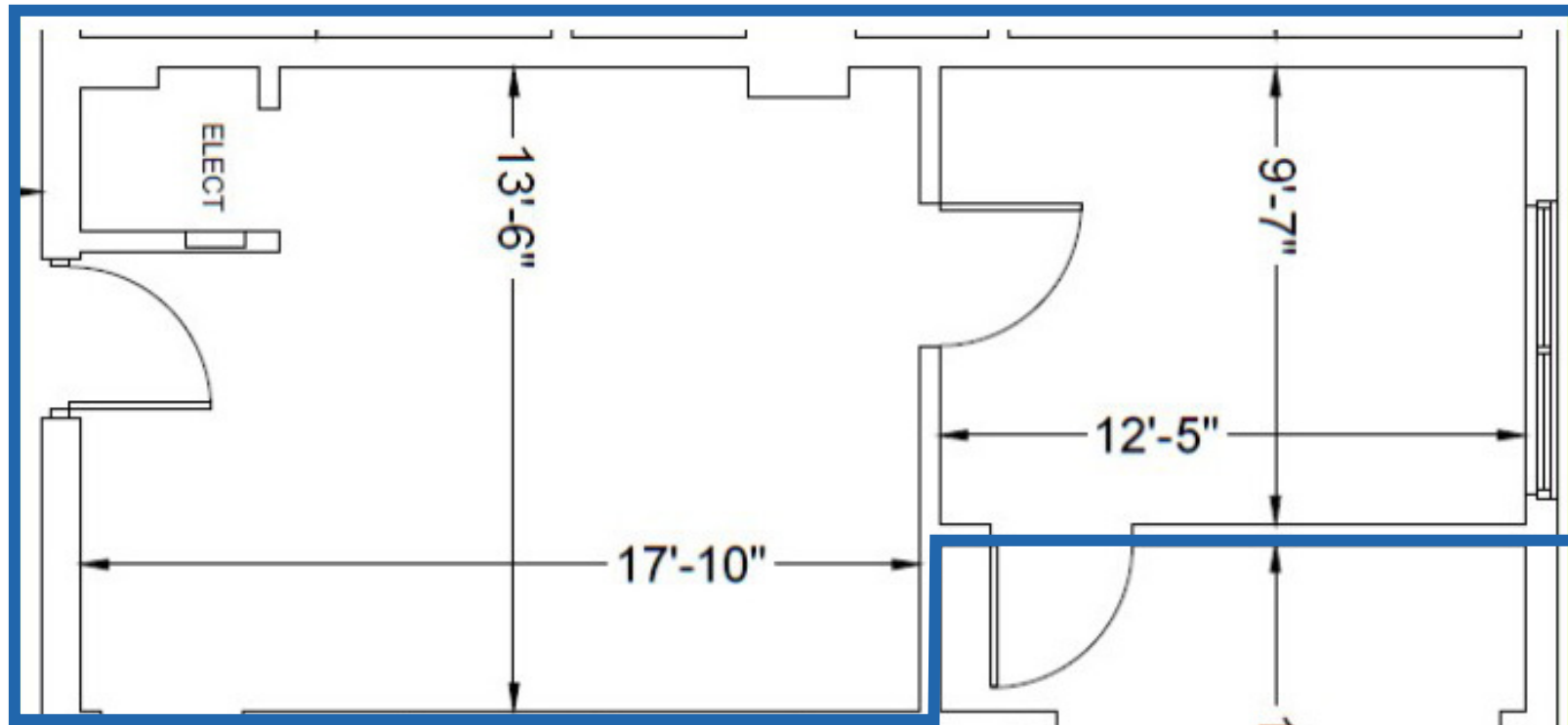
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# SUITE 202: ± 477 RSF

## SUITE DETAILS

± 477 RSF  
One Private Office  
Available Immediately



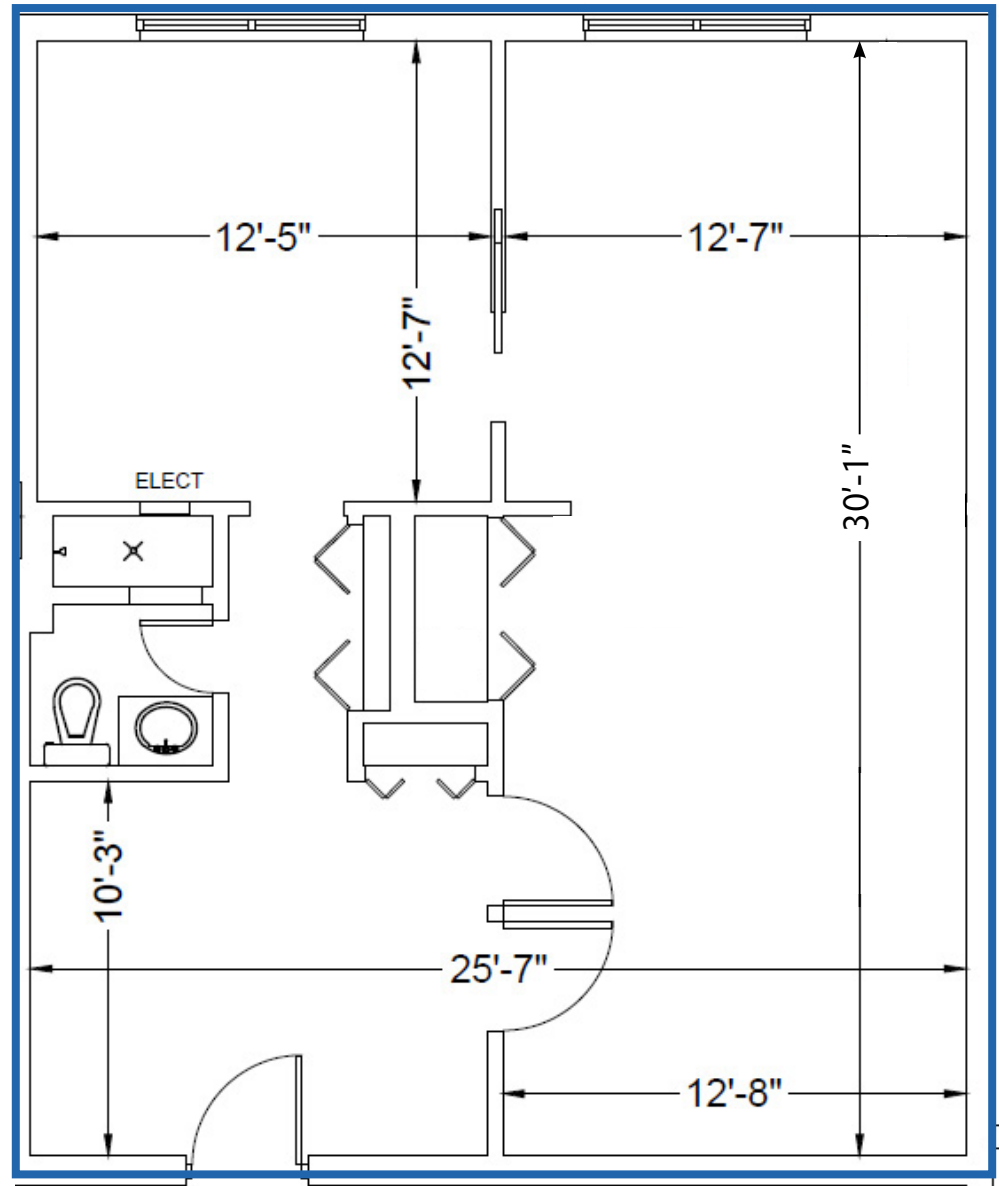
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# SUITE 301: ± 1,047 RSF

## SUITE DETAILS

± 1,047 RSF  
One Private Office  
Available: June 1, 2026



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# AVAILABILITY

## AVAILABLE SUITES

### Building 249

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Suite 2100: 2,391 RSF

### Building 251

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Suite 202: 477 RSF

Suite 301: 1,047 RSF



**Floorplates Available by Request.**

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