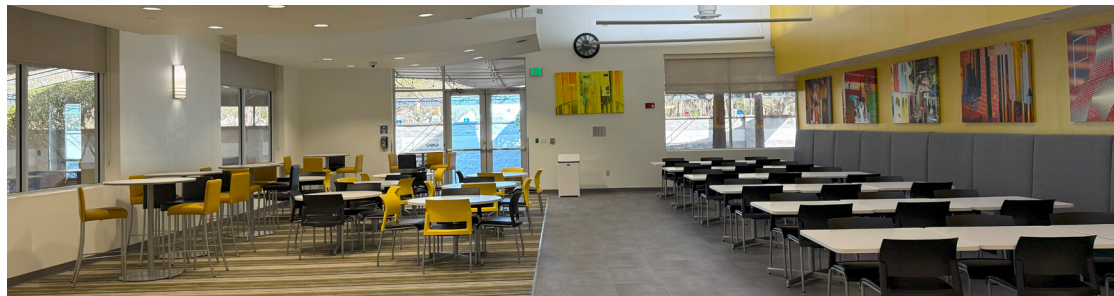


965

Keller Road
Altamonte Spring, FL



Creative Office Building for Lease or Sale



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Altamonte Spring, FL

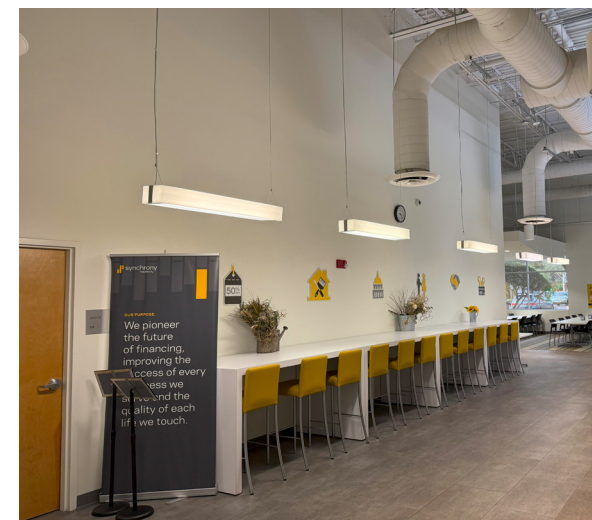
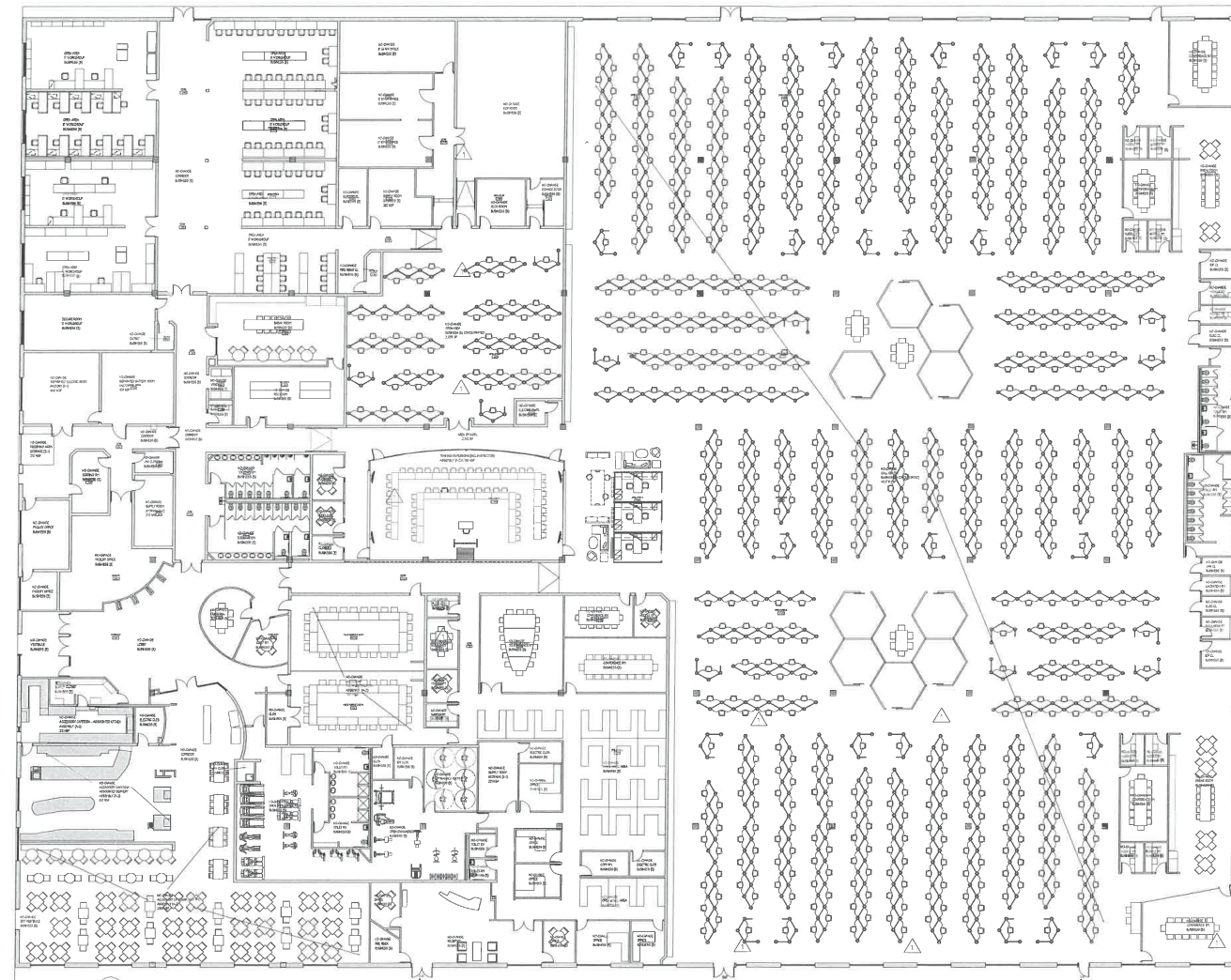
Building Highlights

Beautifully built-out Class A office space available for lease.

- Plug & Play opportunity (call center, office use, etc.)
- 20 acre office park, A-Class tenants
- Single story building with on-site facility management & security monitored
- New roof
- New HVAC
- 3 phase power 800 amp service
- Building has backup 2 megawatt generator
- Convenient location adjacent to Maitland Center, RDV Sportsplex, I-4, and SR 414
- Parking Ratio: 7/1,000
- Signage available

OFFICE SPACE FEATURES

- » 102,000 SF - Available April 2026
- » Rate is negotiable
- » FF&E negotiable for potential plug & play
- » Dock high access
- » 24/7 security and access control
- » Cafe with complete commercial kitchen plus 3 additional break rooms
- » Building offers a fitness center with showers, conference/training center, and tenant workspace lounge



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AREA AMENITIES



INTERSTATE 4
LESS THAN
5 MINUTES



LOCATION
ALTAMONTE - 5 MINS
CBD - 10 MINS

Maitland Center

RDV Sportsplex Athletic Club & Ice Den
New York Deli
Wendy's
Chick-fil-A
Applebee's Grill & Bar
Subway
An Tobar Irish Pub
Sheraton Orlando
Marriott Courtyard
Hilton Homewood Suites

Maitland Place

Starbucks
Publix
Einstein Bros Bagels
Kappy's Subs
McDonald's
Walgreen's
Jimmy John's
Firehouse Subs
ANTONIO'S
Luke's Kitchen & Bar
ACE Hardware

Village at Lake Lily

Teak Neighborhood Grill
Athena Roasted Chicken & Deli
City Pho & Grill
Francesco's Ristorante
Peach Valley
Dunkin'
Wells Fargo
PNC Bank
Fifth Third Bank
Wells Fargo

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