

WELCOME TO  
**SUMMIT  
PARK**

FULL BUILDING AVAILABLE FOR LEASE

**30,000 - 212,099 SF AVAILABLE**

2001 SUMMIT PARK DRIVE, BUILDING III | ORLANDO, FLORIDA

YOUR COMPLETE CLASS-A CAMPUS  
*ALREADY BUILT TO SUIT*

Maitland Summit combines the very best of build-to-suit office wish lists with a defined availability timeline that avoids build-to-suit variables. Maitland Summit is located at an unbeatable site in the heart of a thriving, established business campus in Maitland, Florida.



# BUILDING SPECIFICATIONS

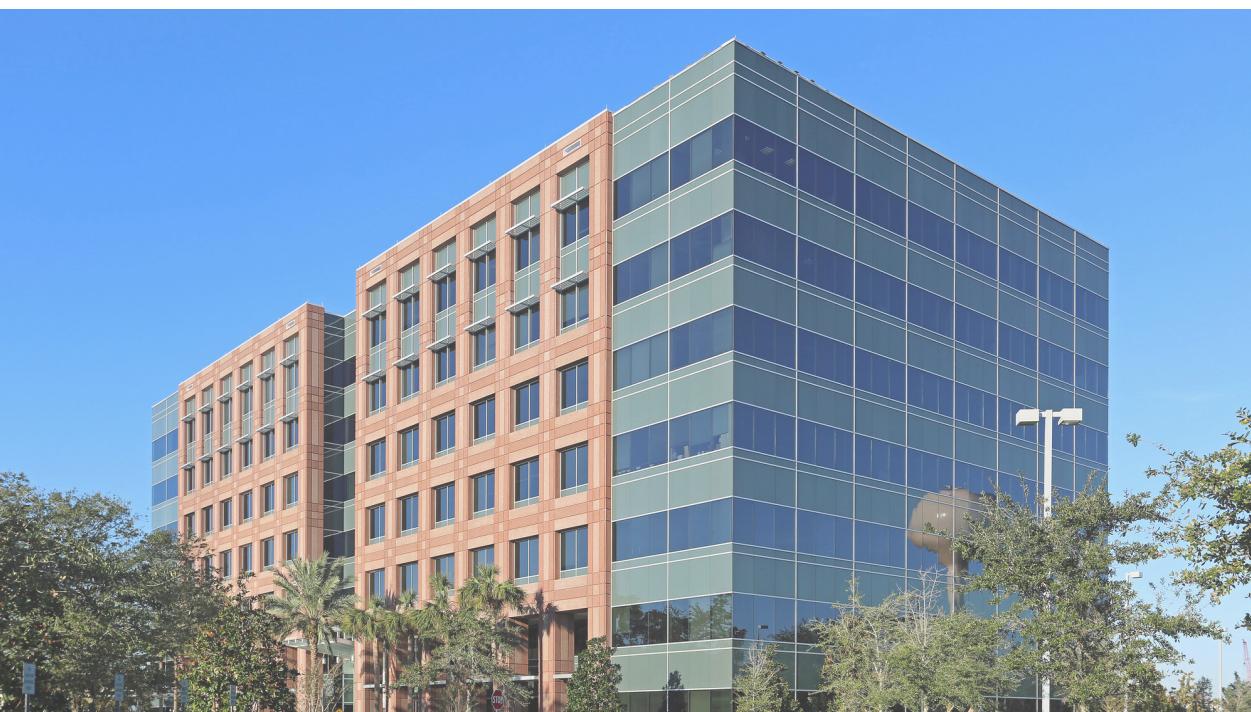
BUILDING	212,099 RSF
NEIGHBORHOOD	Maitland
PARKING	5/1,000
BUILDING CLASS	A
YEAR BUILT	2009
STORIES	7
TYPICAL FLOOR PLATE	30,000 RSF

Summit Park III is a Class A, seven-story, 212,099 rentable square foot office building located within Maitland Summit Park, which is a three-building corporate campus (made up of Summit Park I, II, and III) that is renowned as one of Central Florida's leading office developments. Summit Park III features a distinctive architectural design with rectangular floor plate configurations and a striking mirrored-glass curtain wall system. The finely appointed two-story open atrium entrance lobby features granite tile flooring and wall accents, mahogany-stained wood-paneled walls, and decorative architectural ceilings. The building was completed in 2009, achieved LEED Gold certification (both shell and interior) as well as the coveted Energy Star Label, and has been meticulously maintained, allowing Summit Park III to sustain its best-in-class status as one of the metro's premier office buildings.



## BUILDING AMENITIES:

- Scenic Lakefront Setting with Fitness Trail
- 24 Hour On-site Security
- 3 Campus Restaurants
- Adjacent to RDV Sportsplex
- Easy Access to Maitland Blvd. and I-4
- On-site Fitness Center
- Free Covered Parking
- Campus Conference Center



## AREA AMENITIES

### DINING

1. Silly Grape
2. 7-Eleven
3. Applebees
4. Grande Cafe
5. Tobar Irish Pub
6. Sam Snead's
7. Subway
8. 7-Eleven
9. Chick-Fil-A

### HOTELS

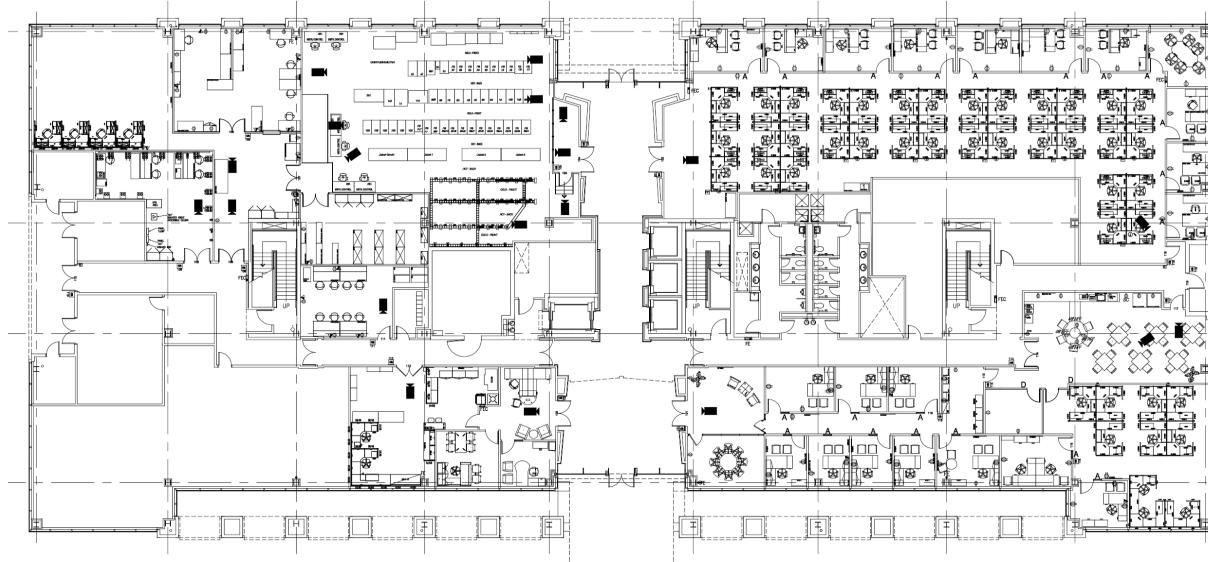
1. Sheraton
2. Homewood Suites
3. Courtyard Marriott
4. Extended Stay

# FLOOR PLANS



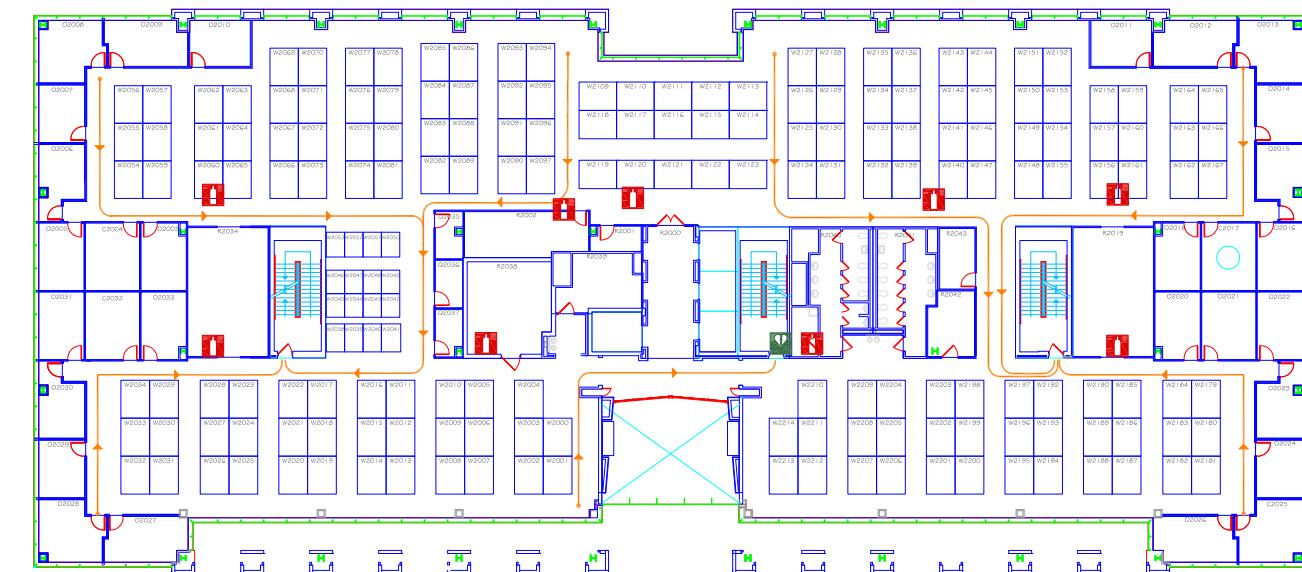
## 1<sup>ST</sup> FLOOR

23,575 SF



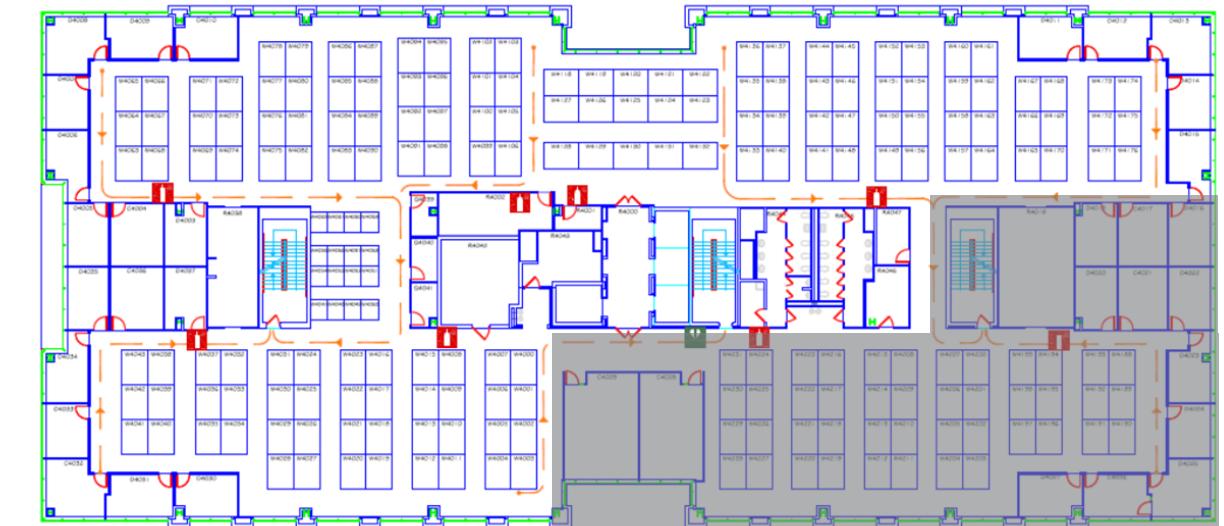
## 2<sup>ND</sup> FLOOR

30,741 SF



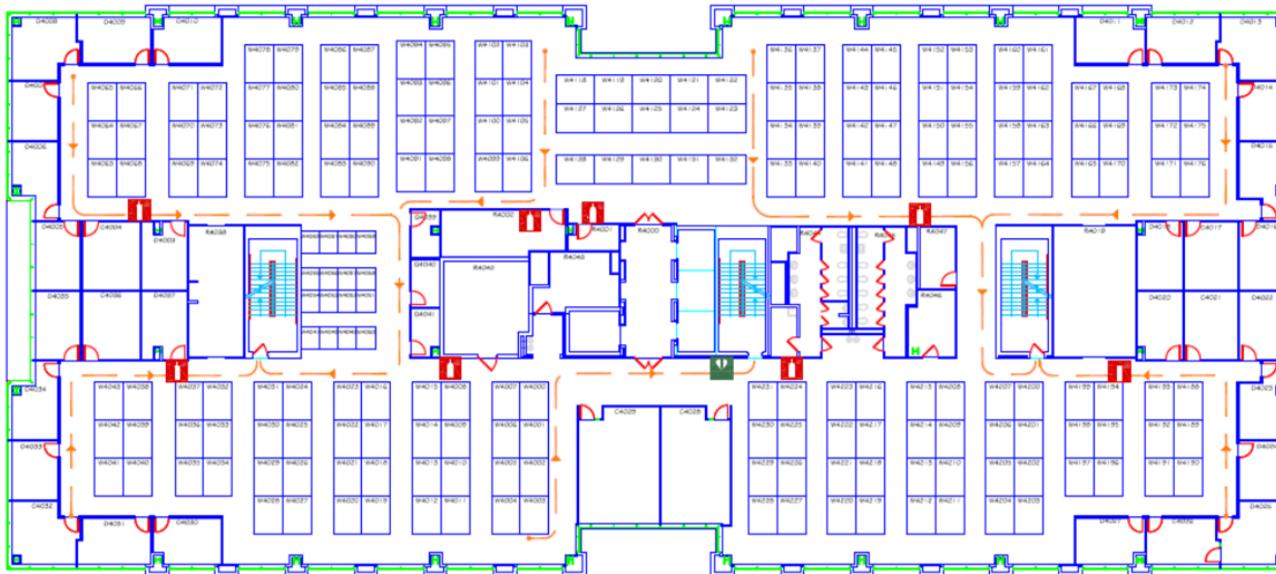
## 3<sup>RD</sup> FLOOR

20,691 SF



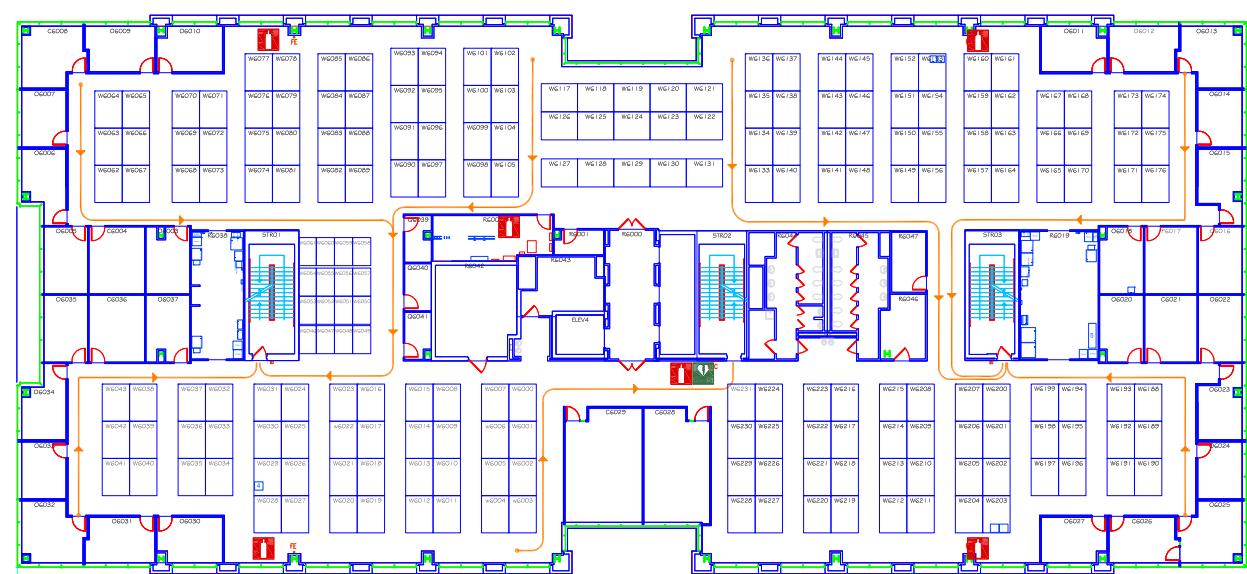
### 4<sup>TH</sup> FLOOR

30,741 SF



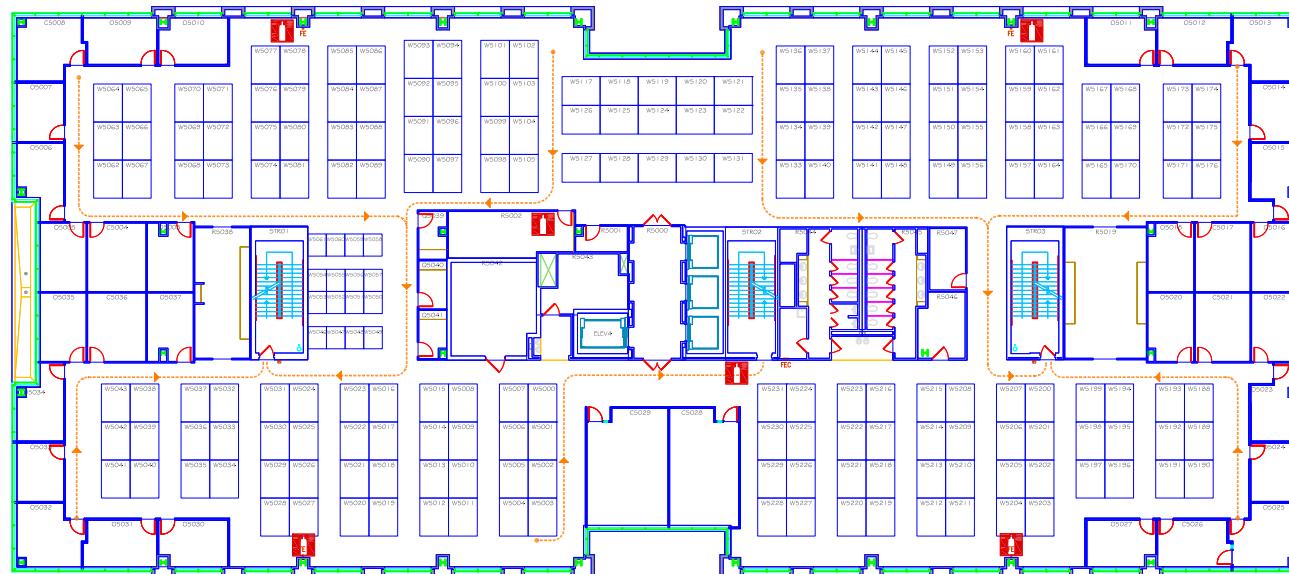
### 6<sup>TH</sup> FLOOR

30,728 SF



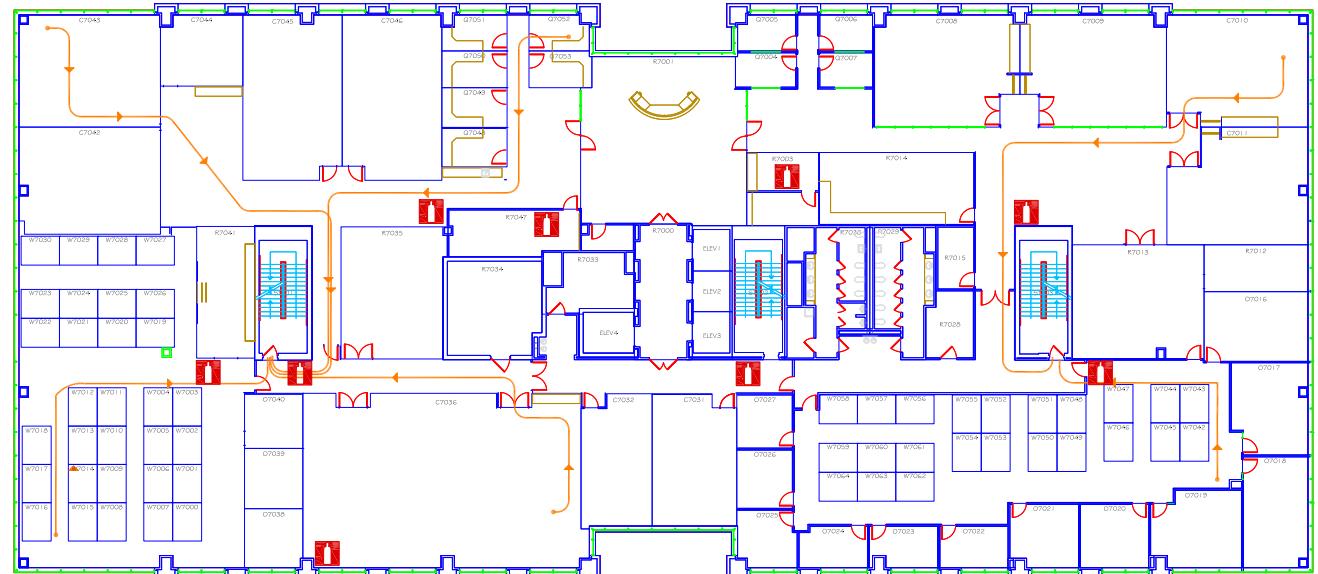
### 5<sup>TH</sup> FLOOR

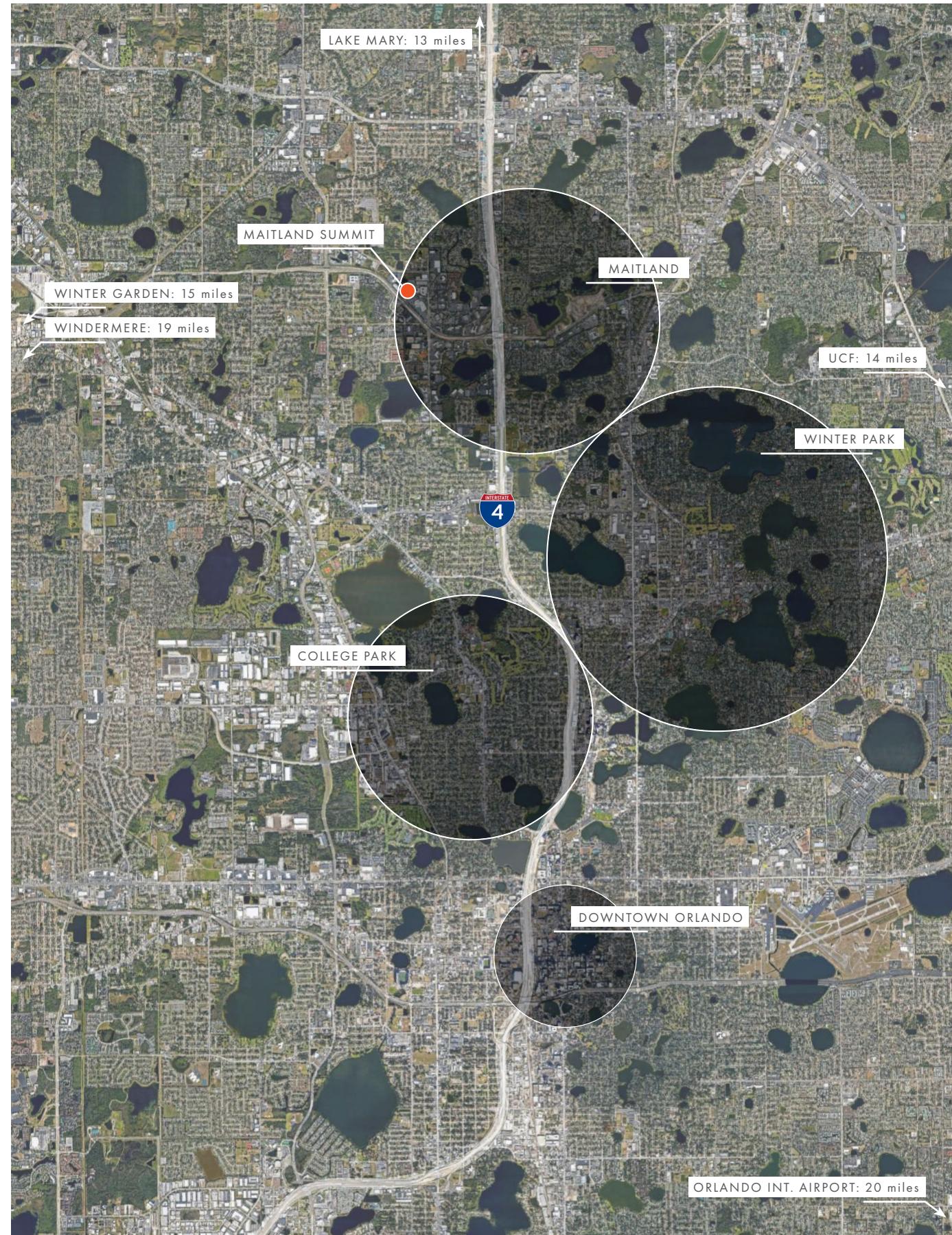
30,741 SF



### 7<sup>TH</sup> FLOOR

30,922 SF





## LOCATION IS LIFESTYLE

### THE HEART OF MAITLAND

Maitland is the only submarket in Orlando where Class-A vacancy hovers around 4%, and a full building opportunity like this is a true rarity. The area is one of Central Florida's most attractive communities-filled with scenic tree-lined parks, excellent schools, and it's just minutes away from the most desirable executive housing areas in Orlando.

*everything you need  
within city limits...*

#### PARKS

- Lake Lily Park
- Lake Sybelia Beach Park
- Minehaha Park
- Bellamy Park
- Maitland Community Park

#### ENTERTAINMENT

- Maitland Art and History Center
- Enzian Theater
- JazzTastings

#### GOLF

- Dubsdread
- Water Pines Golf Club
- Winter Park Golf Course
- Wekiwa Golf Club

#### RESTAURANTS

- Boku Sushi
- Teak Neighborhood Grill
- Olea Mediterrenean
- Brick + Spoon
- Antonio's



## WHY ORLANDO

**Top 10** "American City of the Future"  
FDI Magazine

**#1** In the nation for job growth 2015-2018  
U.S. Department of Labor

**500k** College students within 100-mile radius  
Orlando Economic Partnership

**15B** in infrastructure improvements  
Orlando Economic Partnership

**#2** Most fun city in America  
WalletHub 2019

## WHY MAITLAND

- Executive housing proximity
- Most centrally located suburb in Central Florida
- Live, work, play campus opportunity
- 3 minutes to I-4
- Adjacent to largest health & wellness facility in Central Florida
- 80,000+ daytime workers
- Over 104,587 multi-family units within 5 miles

## YEAR-ROUND LIFESTYLE

SMALL TOWN CHARM MEETS WORLD-CLASS AMENITIES



### RECREATION/ENTERTAINMENT

- #1 Family travel destination in the world
- 70+ million visitors annually
- 1,000+ fresh water lakes
- #1 Meetings and conventions destination
- 300+ Golf courses, including Arnold Palmer's Bay Hill
- More theme parks, resorts, and attractions than any place in the world (including Walt Disney World, Universal Orlando Resort, and Seaworld Orlando)



### ARTS & CULTURE

- Dr. Phillips Center for the Performing Arts
- Orlando Philharmonic Orchestra
- Orlando Symphony Orchestra
- Orlando Science Center
- Orlando Ballet
- Orlando Museum of Art
- Morse Museum
- Florida Film Festival



**HOUSING** Executive housing choices are abundant: from urban historic neighborhoods with winding brick roads, to suburban homes with big backyards, to high-rise condos with bars and restaurants next door, to world renowned golf course communities with famous neighbors.

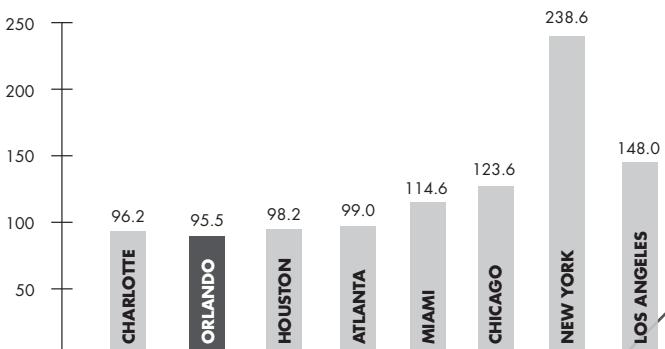


### SPORTS

- Orlando Magic (NBA)
- Orlando Solar Bears (ECHL)
- Orlando City Soccer Club (MLS)
- Camping World Bowl
- Buffalo Wild Wings Citrus Bowl
- AutoNation Cure Bowl
- NFL Pro Bowl
- Alliance Orlando Football
- Florida Classic
- UCF Knights (NCAA-1)
- College Football Kickoff Games



### COST OF LIVING INDEX





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