

PROFESSIONAL OFFICE FOR LEASE

MAITLAND, FL 32751

670 N Orlando Ave Suite 1004B



OFFERING SUMMARY

Building Size:	992 SF +/-
Available SF:	992 SF +/-
Price / SF:	Negotiable

PROPERTY OVERVIEW

****RECENTLY RENOVATED****

Suite 1004B is a move-in ready professional office suite available for lease in the Maitland Exchange building. The suite is under new ownership and was recently renovated. The suite includes a reception, 3 private offices, and a breakroom. Suite 1004B is perfect for any attorney, CPA firm, or private office user.

The Maitland Exchange plaza is surrounded by additional medical and professional office users. Great for growing practices seeking referrals! The property is not far from the Maitland Blvd /N Orlando Ave interchange providing easy access for patients from all over Orlando. The location is also less than 3 miles from Interstate 4 and less than 5 miles from AdventHealth Winter Park.

PROPERTY HIGHLIGHTS

Recently Renovated!
Move-In Ready Professional Office For Lease
Located Within the Maitland Exchange
Access to N Orlando Ave (31,000 Annual Average Daily Traffic)
4/1,000 Parking
Modified Gross Lease Rate
Perfect for an Attorney or CPA Firm!

PRESENTED BY
DANIELLE KOVIE
407.214.4846
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OFFICE BUILDING
For Lease

INTERIOR PHOTOS

MAITLAND, FL 32751

670 N Orlando Ave Suite 1004B



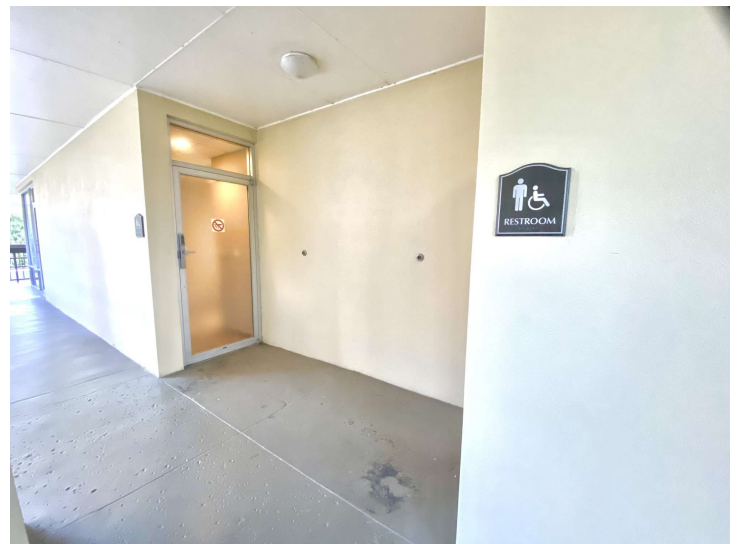
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EXTERIOR PHOTOS

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670 N Orlando Ave



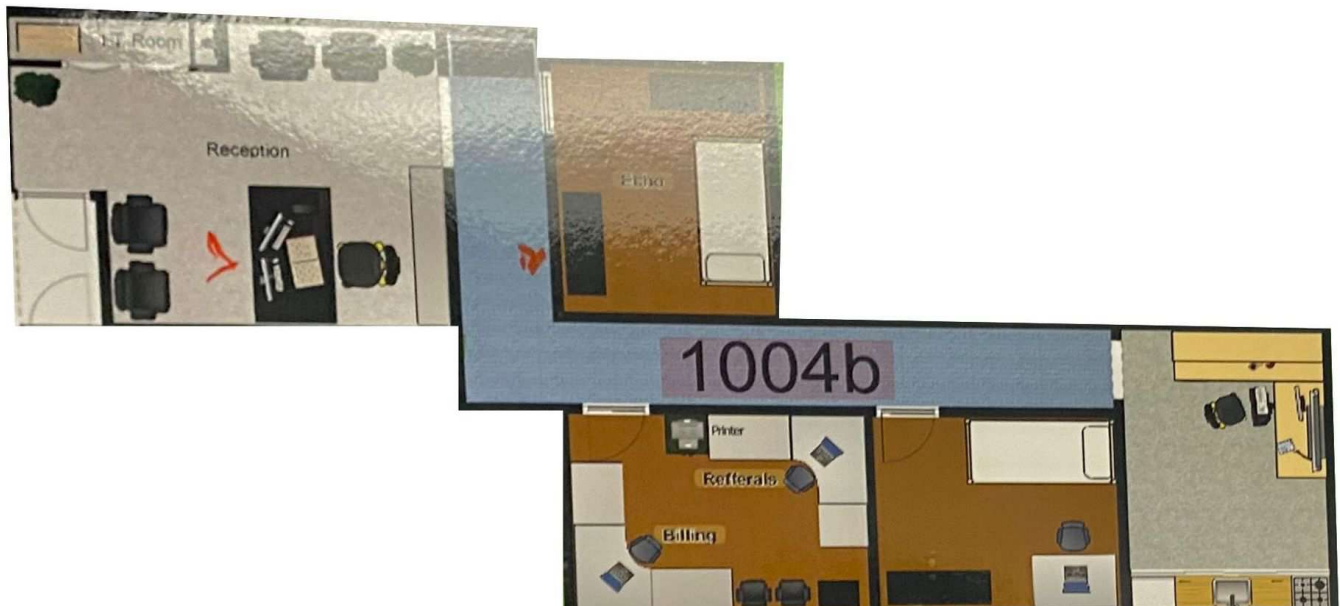
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FLOOR PLANS

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LOCATION MAP

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670 N Orlando Ave



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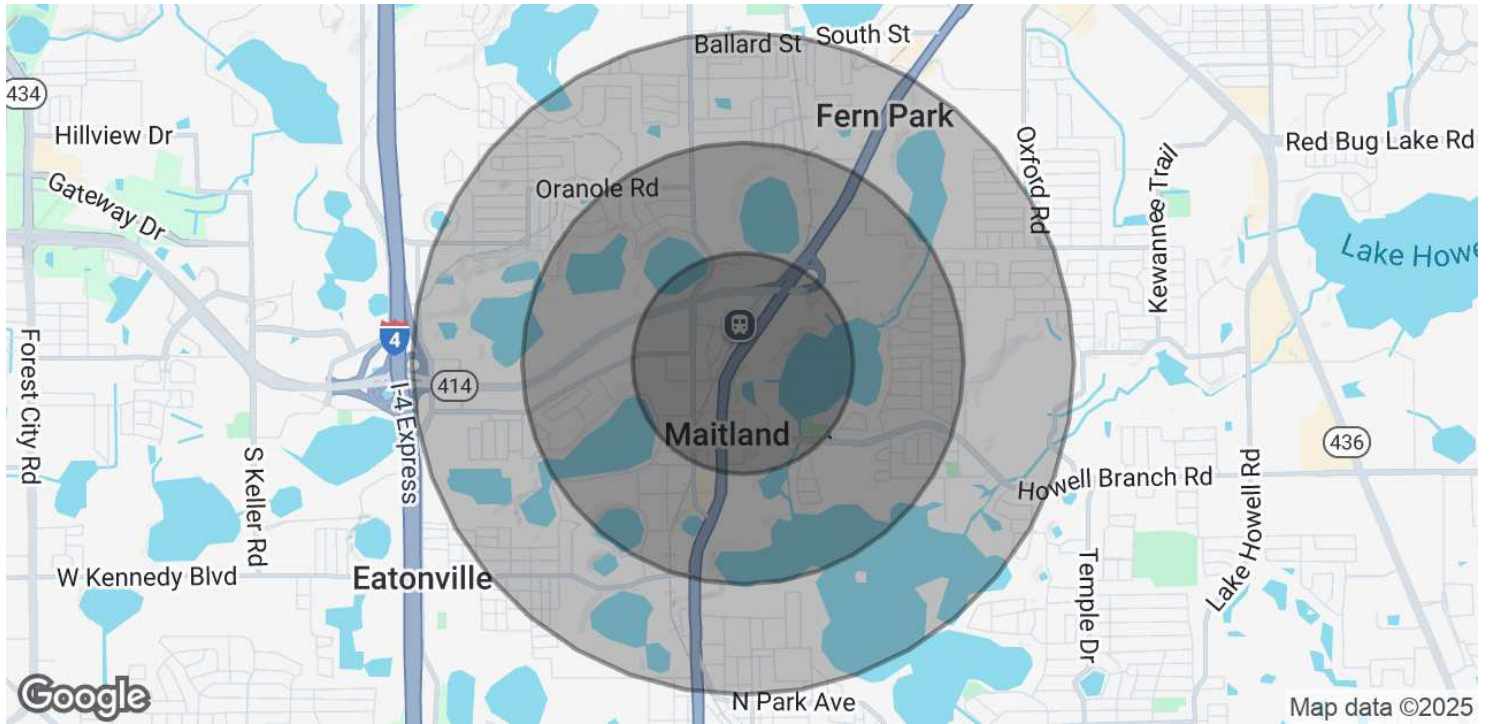
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DEMOGRAPHICS MAP & REPORT

MAITLAND, FL 32751

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,562	7,768	19,929
Average Age	44.8	44.7	43.2
Average Age (Male)	41.1	41.4	40.5
Average Age (Female)	47.3	48.2	46.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	714	3,636	9,004
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$126,544	\$108,087	\$106,509
Average House Value	\$471,704	\$396,637	\$378,527

* Demographic data derived from 2020 ACS - US Census

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