



MAITLAND
PROMENADE
ONE & TWO



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Two five-story Class A office buildings located in the heart of Orlando's Maitland Center submarket.

Maitland Promenade One & Two contains over 460,000 rentable square feet. The property features contemporary architecture, modern building systems, highly functional floor plates, which can accommodate large and small users, attractive common areas and landscaping with outdoor seating.

CLASS A AMENITIES

- + **Common Area Upgrades Recently Completed**
- + 4.5/1000 Structured Parking
- + Two Fully-equipped Fitness Centers
- + Locker Rooms w/ Showers
- + New York Deli
- + Bike Storage
- + Small Conference Room (20 seats), Large Conference Room (35 seats), & 98-seat Training Center
- + Lynx Stop on Property
- + Security Guard On-site
- + On-site Management
- + Quick & Convenient Access to Maitland Boulevard and I-4
- + Common Area Wi-Fi
- + Loading Docks
- + Key Card Access

Class A Lobby



Conference Center



Fitness Center



New York Deli



Office space available from 2,330 SF to 32,949 SF



ONE

| Suite # | SF | Availability |
|---------|-------|---------------|
| 151 | 8,337 | Available Now |
| 410 | 5,496 | Available Now |
| 550 | 2,336 | Available Now |

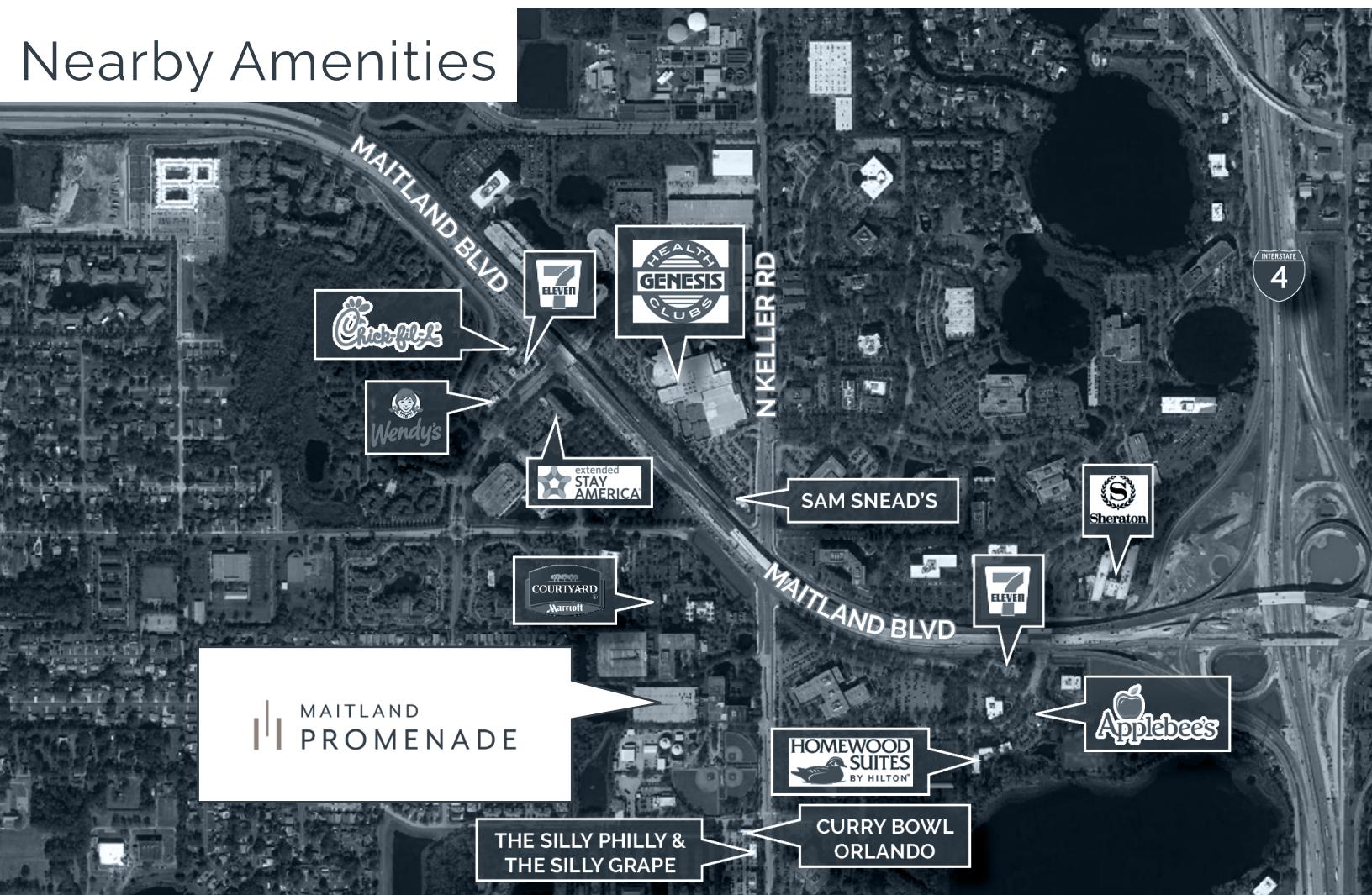


TWO

| Suite # | SF | Availability |
|---------|--------|---------------|
| 200* | 20,146 | 9/1/2025 |
| 230* | 3,790 | Available Now |
| 250* | 9,013 | Available Now |

*Can be combined for up to 32,949 SF

Nearby Amenities





MAITLAND PROMENADE

ONE & TWO

MAITLAND PROMENADE ONE 485 N Keller Road, Maitland, FL
MAITLAND PROMENADE TWO 495 N Keller Road, Maitland, FL

For Additional Information:

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