

711 N. ORLANDO AVE  
MAITLAND, FL

FOR LEASE  
OFFICE/MEDICAL SPACE



TWO SUITES AVAILABLE: 2,610 SF & 2,890 SF



CALL FOR DETAILS

COLIN CHOU  
COLIN@4ACRE.COM  
850.218.1902

NATALEE GLEITER  
NATALEE@4ACRE.COM  
407.601.1466



## PROPERTY DETAILS

Lease Rate:	CALL FOR DETAILS
Rentable SF	Suite 202   2,610 SF Suite 203   2,890 SF
Location:	711 N. Orlando Ave. Maitland, FL, FL 32751
Municipality:	City of Maitland
Parcel ID:	25-21-29-0000-00-076
Property Use:	Office
Building Class:	A
Building Size:	29,574 SF
Stories:	3
Year Built:	2008
Parking:	149 Spaces/4.96 Spaces/1000 SF
Signage:	Monument Signage Available



## HIGHLIGHTS

- Move-in Ready Office Space
- Ideal Floor Plan for Medical Conversion
- Class A Office Directly on 17-92
- Located in Downtown Maitland and Near Winter Park
- Heavily Parked
- Adjacent to the Sunrail Station

**CALL TO LEARN HOW THIS PRIME  
MAITLAND OFFICE SPACE CAN BE  
PERFECT FOR YOUR BUSINESS**

## PRIME CLASS A OFFICE SPACE IN THE HEART OF DOWNTOWN MAITLAND

The VJR Professional Center is a Class A Office building located directly on 17-92 in downtown Maitland. The prime location of 711 N Orlando Ave ensures that your business will be in the heart of a vibrant community, surrounded by a diverse range of complementary companies. Additionally, the property offers ample parking space, a luxury in any commercial area. All vacancies are currently move-in ready and can be delivered for immediate occupancy. This is a unique opportunity to join a divergent list of Tenants so call today.

OFFERED BY:



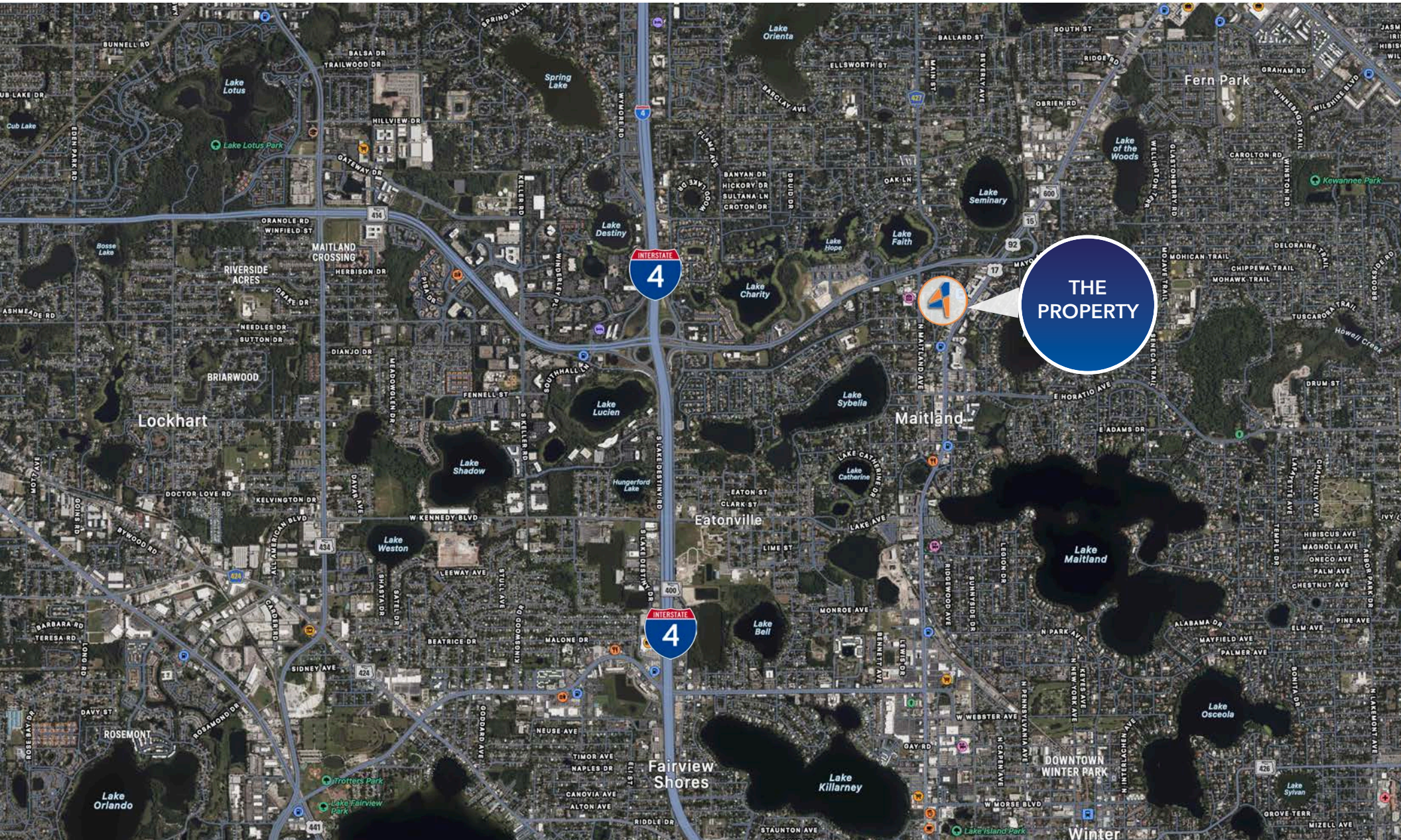
**COLIN CHOU**  
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**GARRETT GLEITER**  
garrett@4acre.com  
407.539.4514



# PROPERTY LOCATION





# PROPERTY AERIAL





# EXTERIOR ELEVATION



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# INTERIOR PHOTOS | SUITE 202 | ±2,610 SF



ENTRANCE FOYER



RECEPTION/CONFERENCE



OPEN WORK AREA



EXECUTIVE OFFICE

COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902

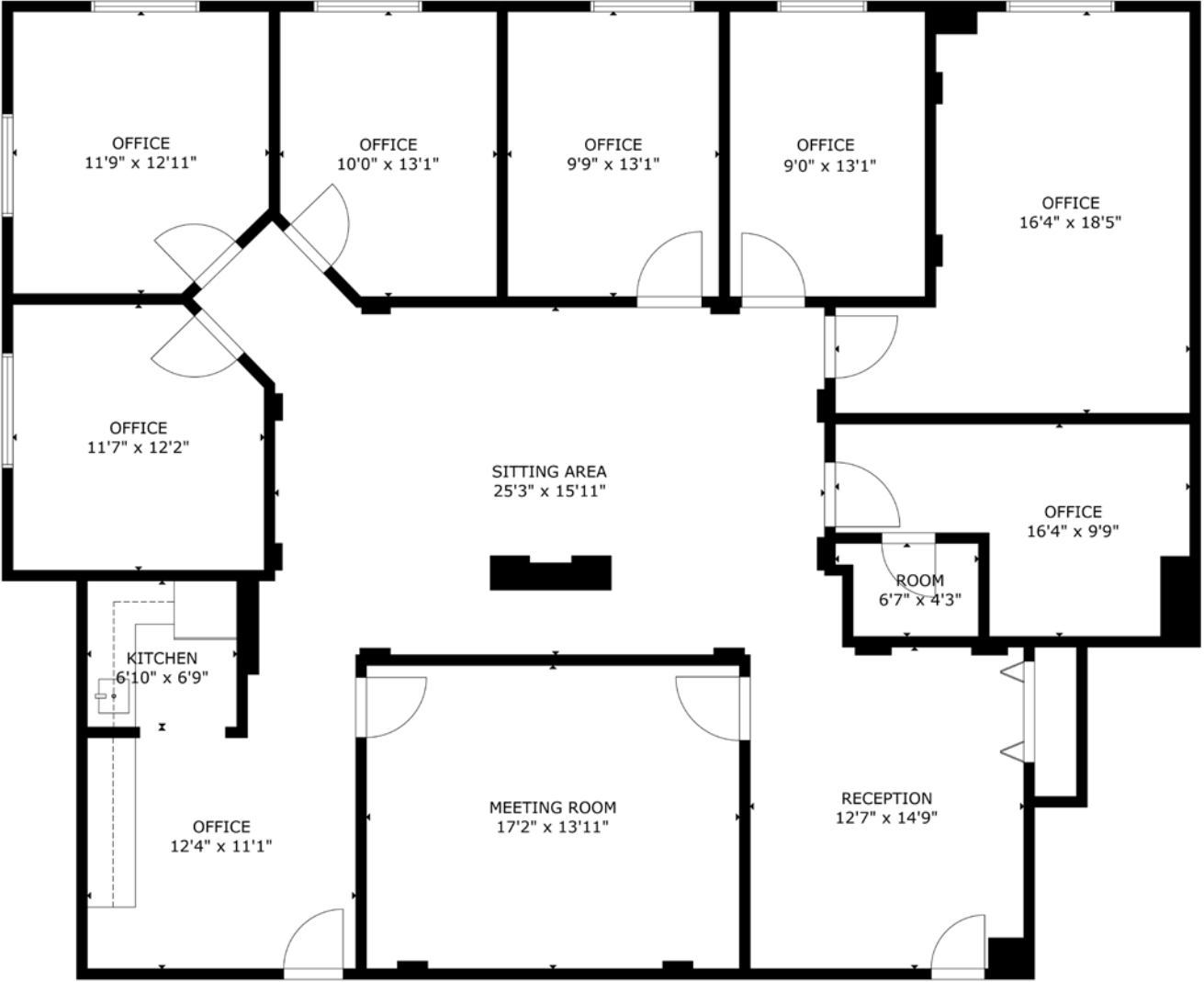
NATALEE GLEITER | NATALEE@4ACRE.COM | 407.601.1466

# 3D LAYOUT | SUITE 202 | ±2,890 SF





# FLOOR PLAN | SUITE 202 | ±2,890 SF





# INTERIOR PHOTOS | SUITE 203 | ±2,890 SF



BREAKROOM/LOUNGE



OFFICE



OPEN WORK AREA

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OFFICE

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# FLOOR PLAN SUITE 203 | ±2,890 SF





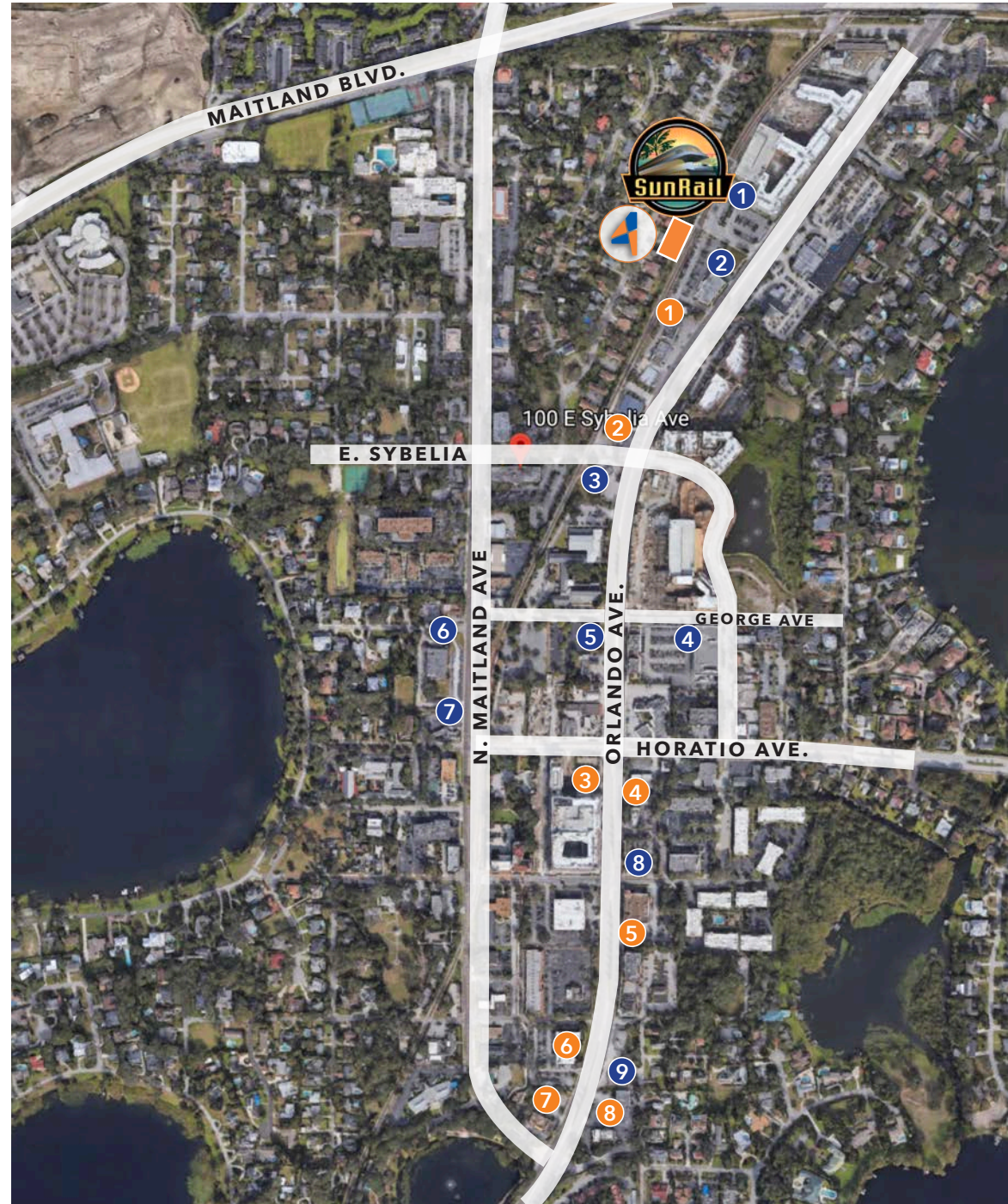
# POINTS OF INTEREST

## DINING

- 1 PAPA JOHNS PIZZA
- 2 KAPPY'S SUBS
- 3 STARBUCKS
- 4 MCDONALDS
- 5 FRANCESCO'S
- 6 LAZY MOON
- 7 ANTONIO'S
- 8 LUKE'S KITCHEN

## AMENITIES

- 1 AMTRAK/SUNRAIL
- 2 FIRST COLONY BANK
- 3 7-ELEVEN
- 4 PUBLIX
- 5 SUNTRUST
- 6 USPS
- 7 BANK OF AMERICA
- 8 WALGREEN'S
- 9 SHELL

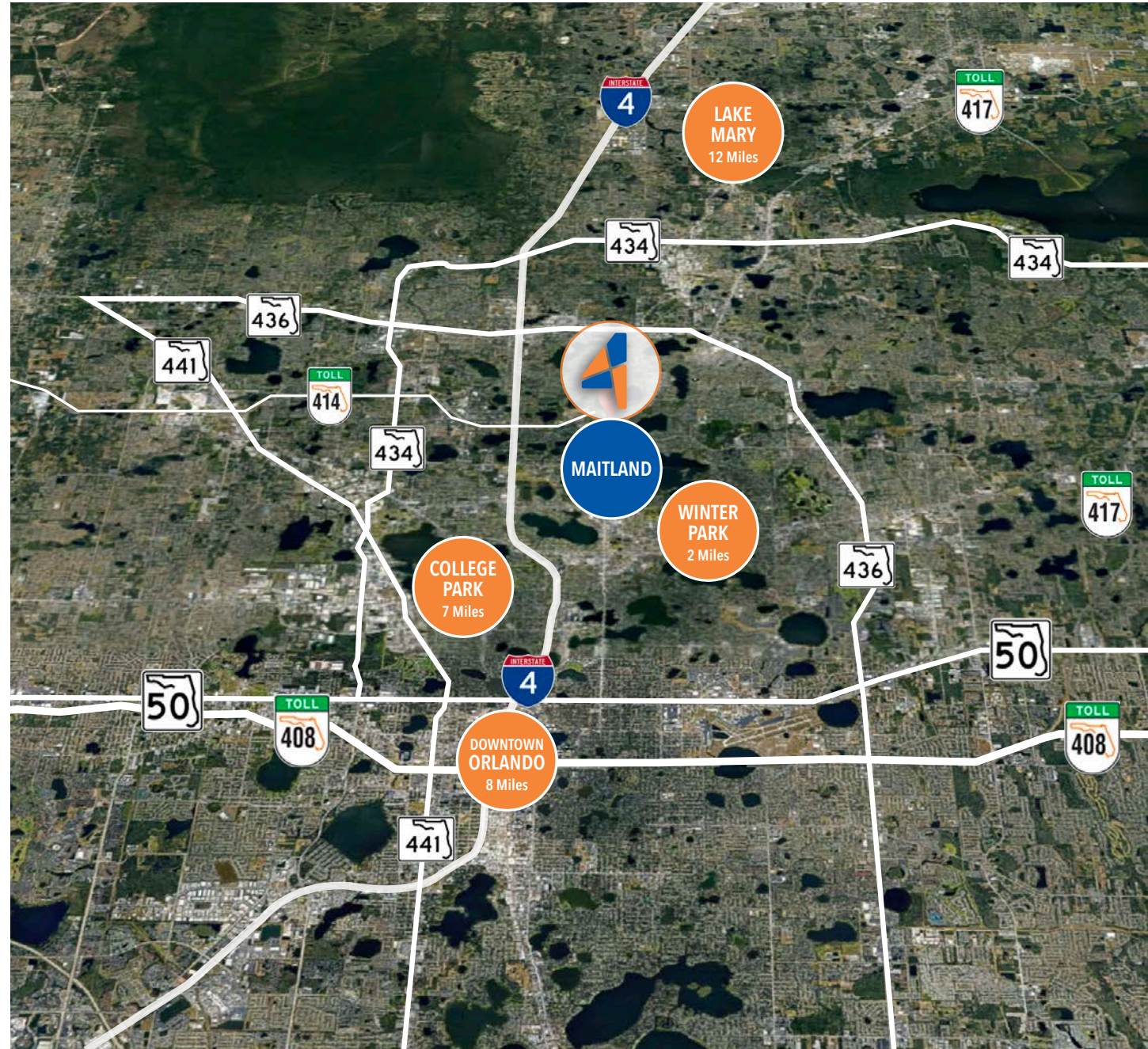




# LOCATION HIGHLIGHTS

Well-positioned in between one of Orlando's largest office submarkets and Winter Park

- Conveniently located 2 miles from I-4, providing easy access to Downtown Orlando
- Close to business hotels, restaurants, and retail
- Ideally located in Central Florida's top executive housing market
- Proximity to the following cities
  - Winter Park - 2 Miles
  - College Park - 7 Miles
  - Downtown Orlando - 8 Miles
  - Lake Mary - 11 Miles







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