

100 E SYBELIA AVE.  
MAITLAND, FL

FOR LEASE  
OFFICE SPACE

ONLY 1  
SUITE  
LEFT!



4 ACRE PRESENTS AN OFFICE SPACE AVAILABLE IN THE HEART OF MAITLAND



CALL FOR DETAILS

GARRETT GLEITER  
garrett@4acre.com  
407.539.4514

# HIGHLIGHTS

- Move-in ready office available
- Newly remodeled suite
- TI Packages available
- Customizable suite options
- Central to Winter park and Maitland amenities



# PROPERTY DETAILS

LEASE PRICE:	CALL FOR DETAILS - FULL SERVICE
SPACE SIZE:	<b>SUITE 385: ±869 SF</b> <b>AVAILABLE NOW</b>
TYPE:	OFFICE/MEDICAL
STORIES:	3
YEAR BUILT:	2008
PARKING:	4.37/1,000
SIGNAGE:	MONUMENT

## OFFICE & MEDICAL IN A GREAT MAITLAND LOCATION

Point 100 is situated near the new Downtown District, Maitland City Center and Maitland Concourse North just one block from U.S. 17/92, less than 2 miles from I-4 and surrounded by numerous medical & dental practices. Building features recently updated common areas, lobby, restrooms, stairwells and landscaping.

OFFERED BY:

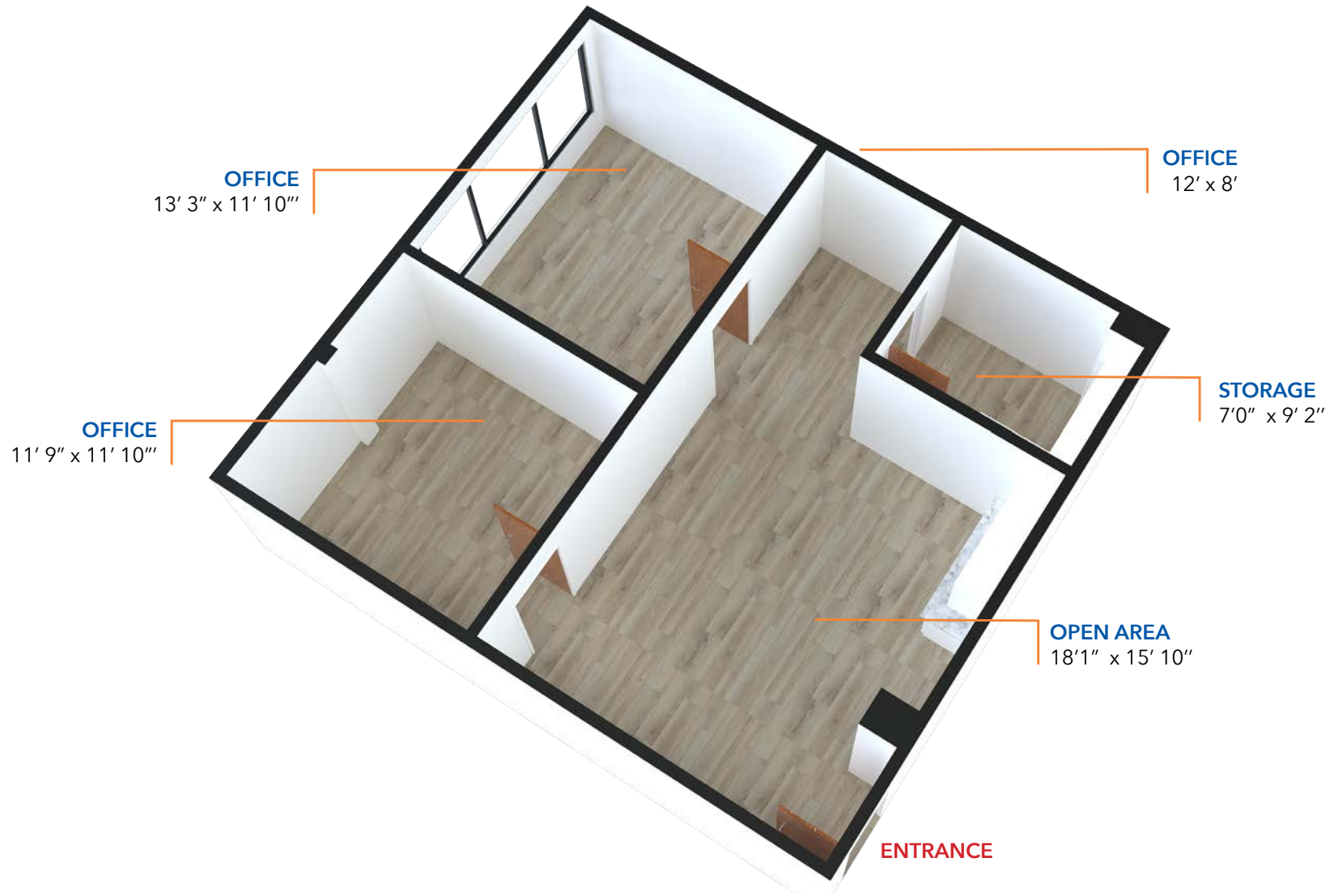


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## OFFICE ± 869 SF

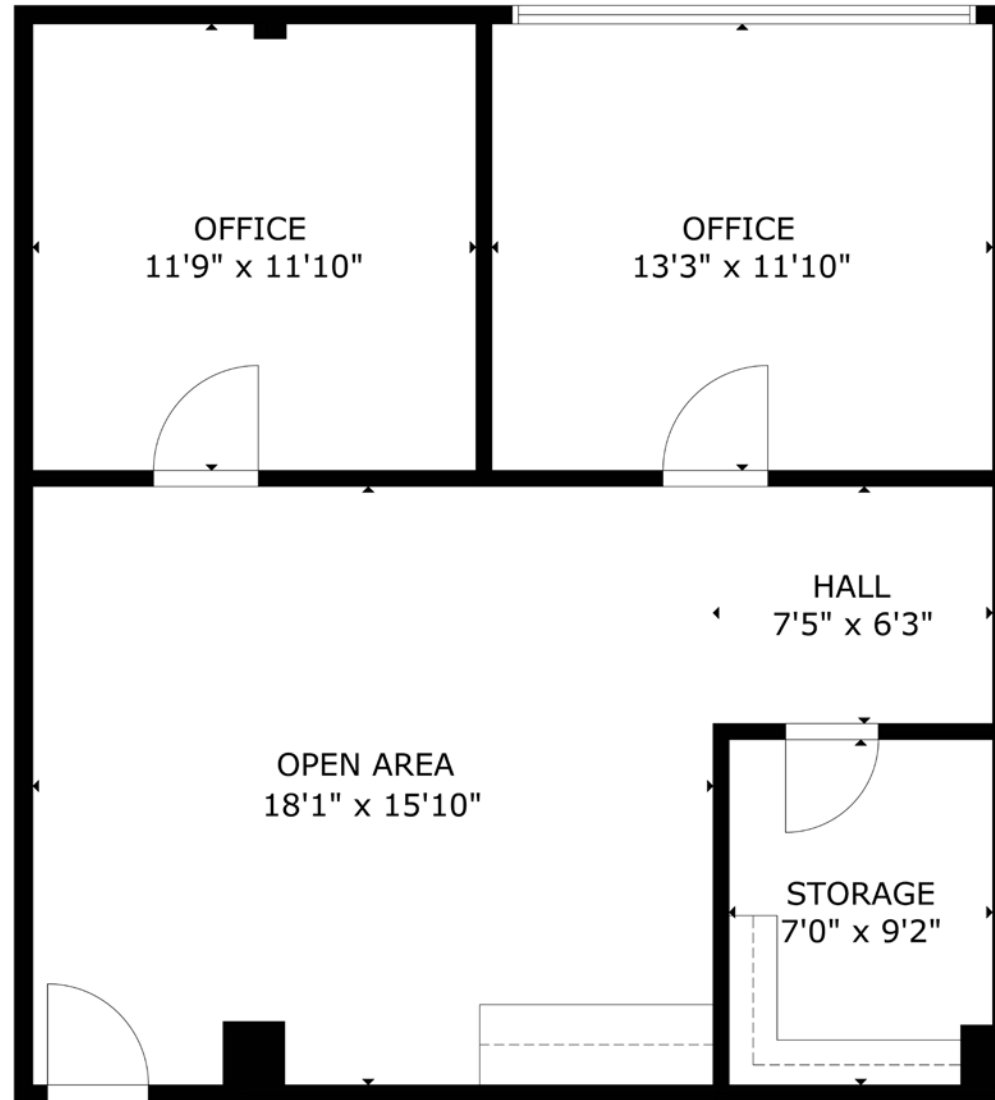
SPACE LAYOUT



# SUITE 385

OFFICE ± 869 SF

## FLOOR PLAN



# SUITE 385

OFFICE ± 869 SF

INTERIORS



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# MEDICAL MAITLAND



### Demographics

% of population with health coverage:	90.9%
Patient to Primary Care Physician Ratio:	1,207 to 1
2020 Households:	15,063
Avg Household Income:	99,945
Residents Median Age:	42
Number of Employees:	9,630

Maitland Avenue Dental

Distinctive Dentistry on Maitland

Florida Children's Center for Gastroenterology

Maitland Avenue Dental

Adventacare

Pediatric Dentistry of Central Florida

Sunshine Pediatrics - Central Fl

Maitland Wellness Center

Eastham Medical Center

Physician Associates

Ellen Eye, MD

Childrens Ear, Nose, Throat and Allergy

Maitland Surgery Center

Physician Associates

Live Oak Behavioral Health & Spine & Medical Rehabilitation

Dermatology Center of Maitland

Neurology Associates, PA

Cardiovascular Clinic of Orlando

Anne M. Cangilos - Nurse Practitioner



Advent Health Medical Group Internal Medicine & Open MRI Of Orlando

MD Diagnostic Specialists



Advent Health Gastroenterology & Nemours Children's Primary Care

Weeks Orthodontics

Florida Vascular Consultants PA

Mcintosh Orthodontics

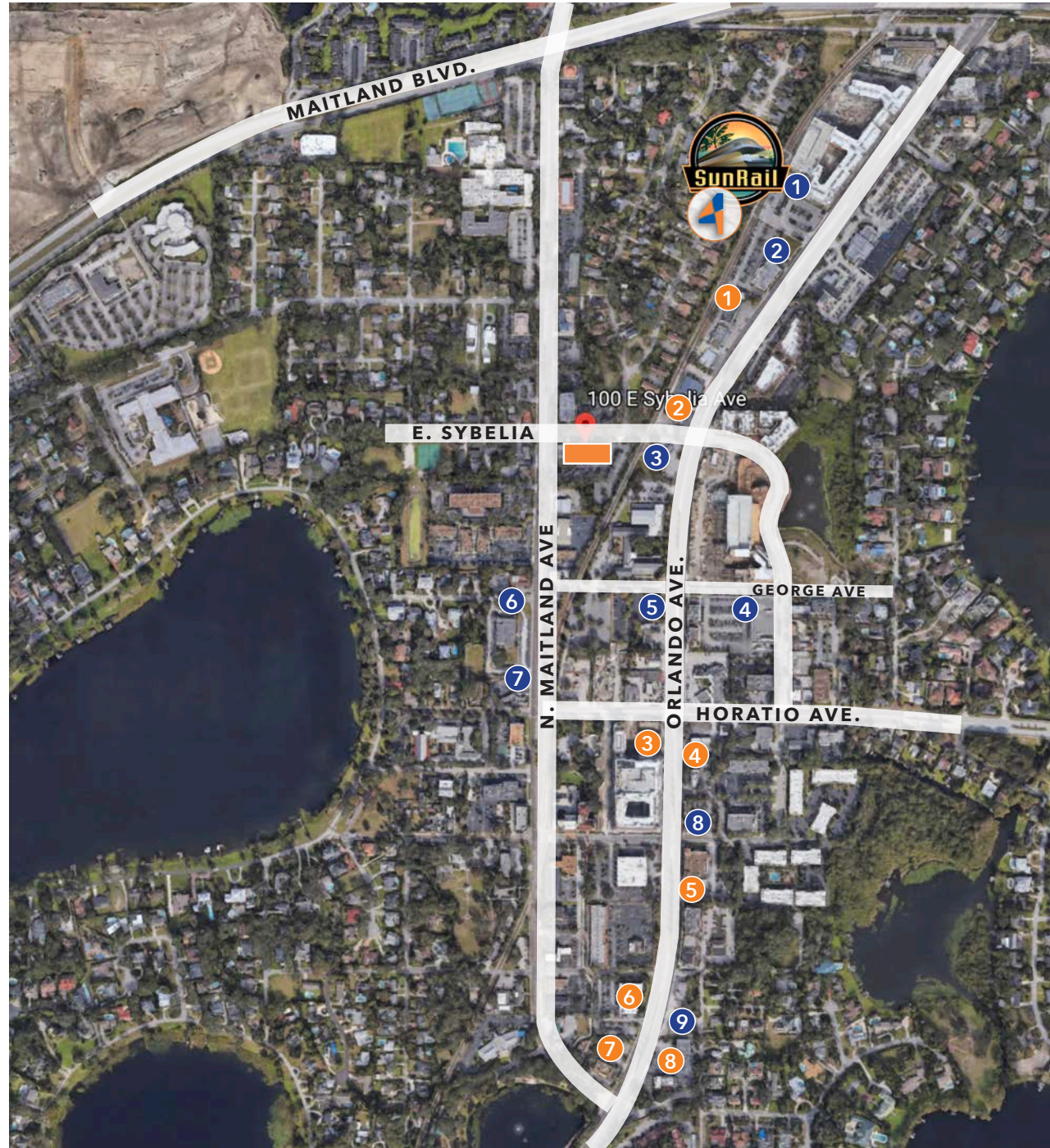
# POINTS OF INTEREST

## DINING

- 1 PAPA JOHNS PIZZA
- 2 KAPPY'S SUBS
- 3 STARBUCKS
- 4 MCDONALDS
- 5 FRANCESCO'S
- 6 CHIPOTLE
- 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





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