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FIRST CAPITAL

Property Group

Commercial Real Estate Services

Altamonte Capital

Center



OFFICE SPACE FOR LEASE

249 & 251 Maitland Ave., Altamonte Springs, FL 32701

Contact: Ben Kuykendall
Vice President of Brokerage Services

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

E: Dan@FCPG.com
P: 407.872.0177 ext. 117

For Lease: \$22 / SF, Full Service

± 586 - 2,391 RSF Available



**RECENT INTERIOR
UPGRADES
COMPLETED**

Varied suite layouts available for high degree of flexibility and customization

Strategically located just south of high traffic Semoran Blvd / SR 436 (AADT 63,500) and 4 minutes from I-4 interchange

Within 1 mile of Florida Hospital, Uptown Altamonte, Cranes Roost, Altamonte Mall, Sunrail Station and Eastmonte Park

Extensive interior and exterior building improvements have been made including: new elevators, roofs, HVAC, parking lot and common area restrooms

On-site parking with a ratio of 7 / 1,000

DEMOGRAPHICS

2026



Total Population



Total Households



Average HH Income

1 Mile

12,001

5,945

\$98,096

3 Miles

90,980

40,577

\$111,246

5 Miles

256,810

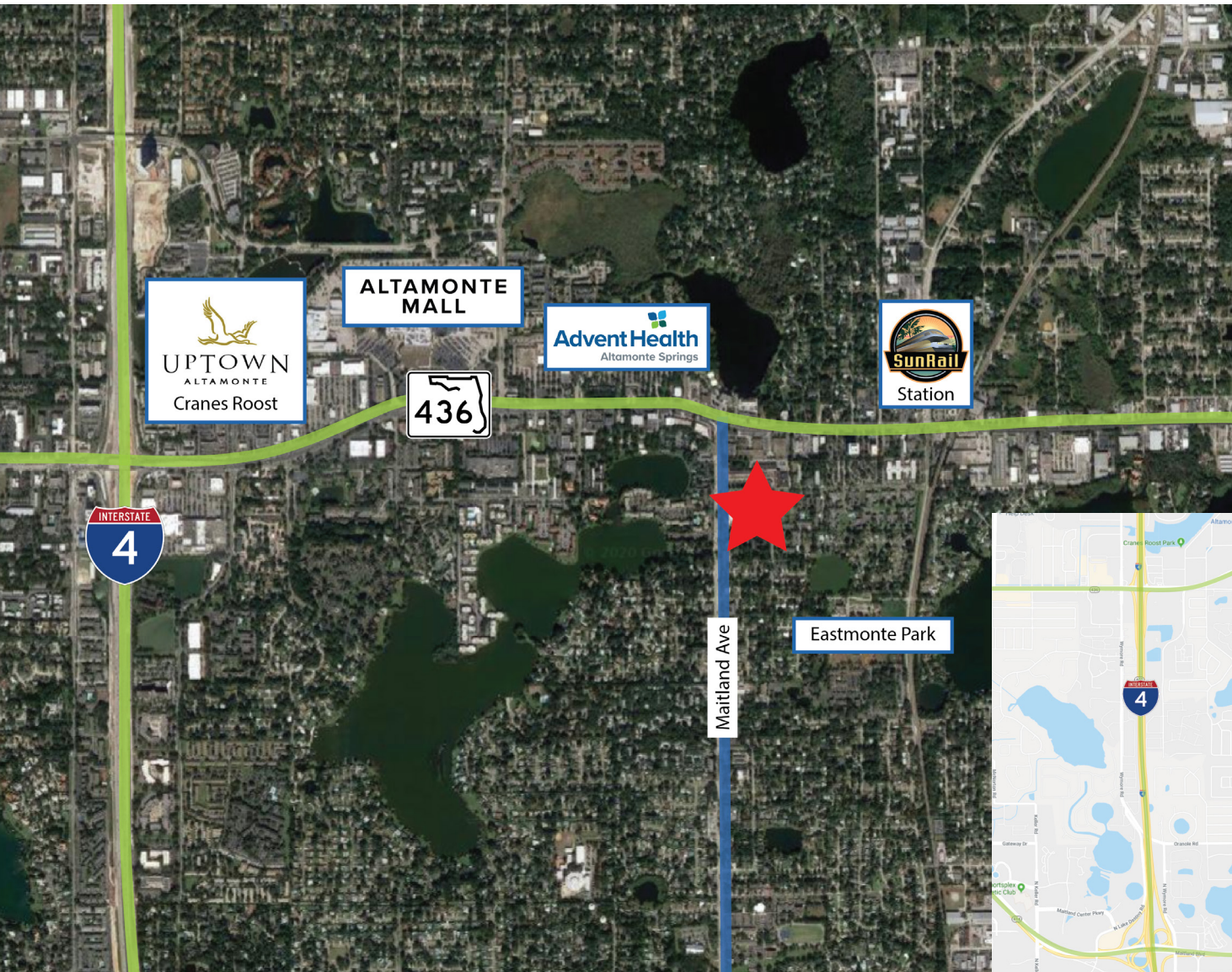
110,417

\$114,126

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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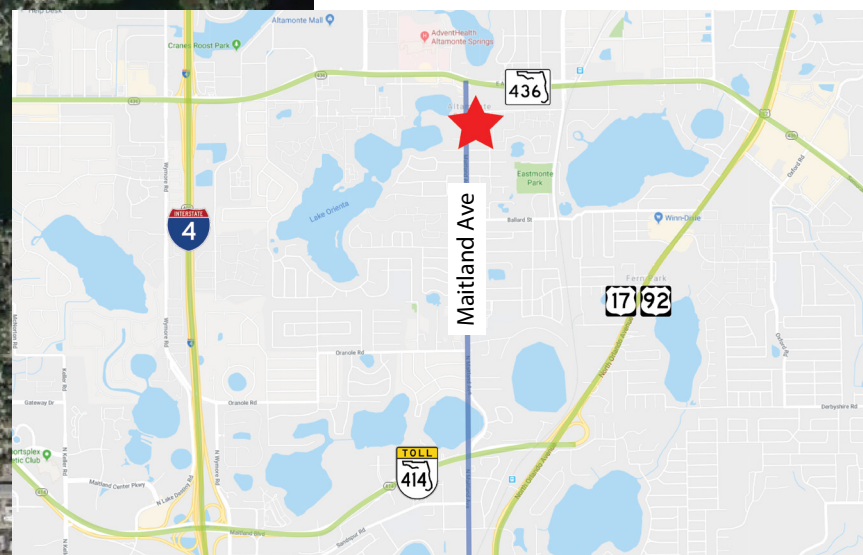
LOCATION



\$114,126
AVERAGE HH INCOME
WITHIN 5 MILE RADIUS



110,417
HOUSEHOLDS
WITHIN 5 MILE RADIUS



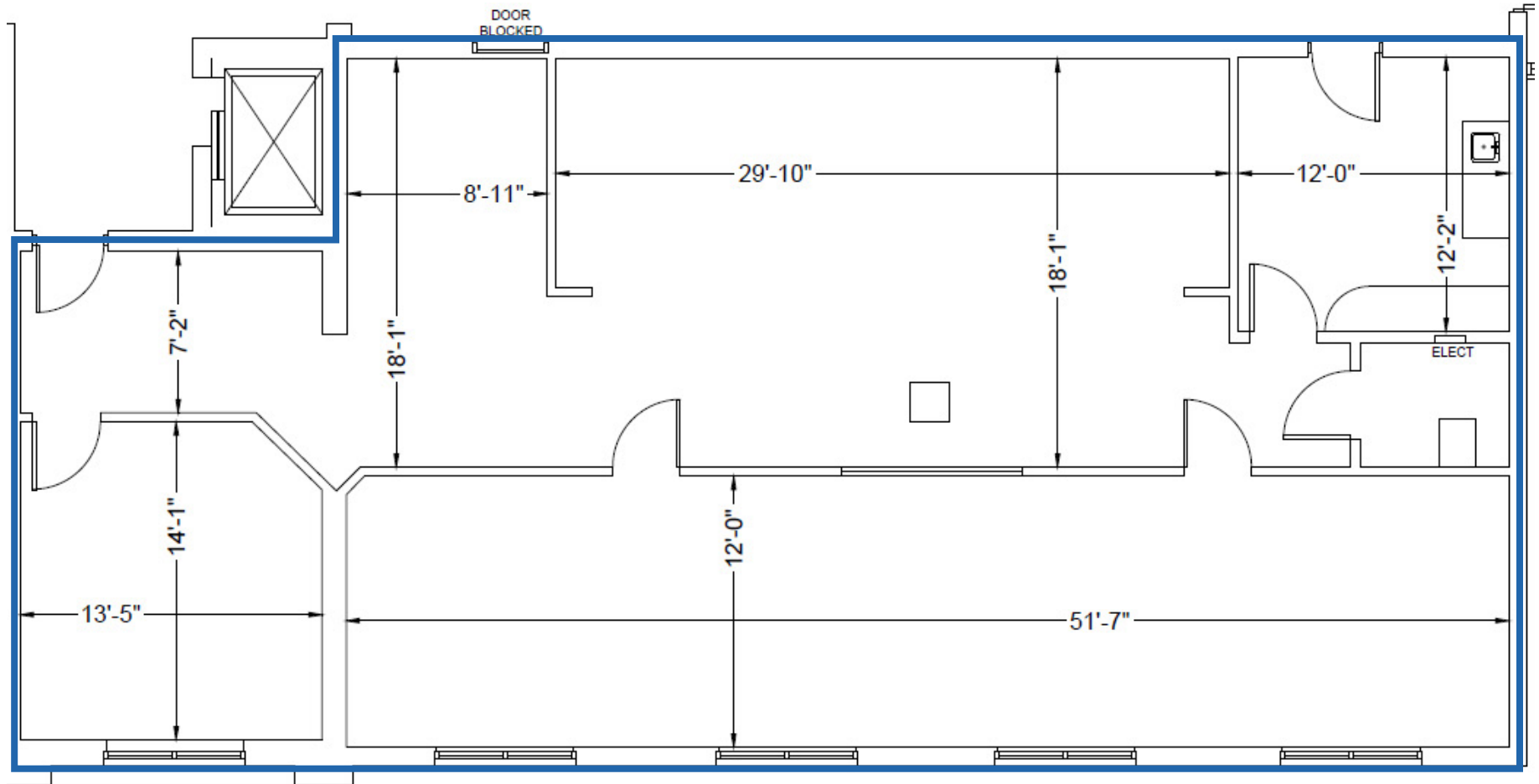
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SUITE 2100: ± 2,391 RSF

SUITE DETAILS

± 2,391 RSF
Two Private Offices
TI Allowance Available
Available Immediately



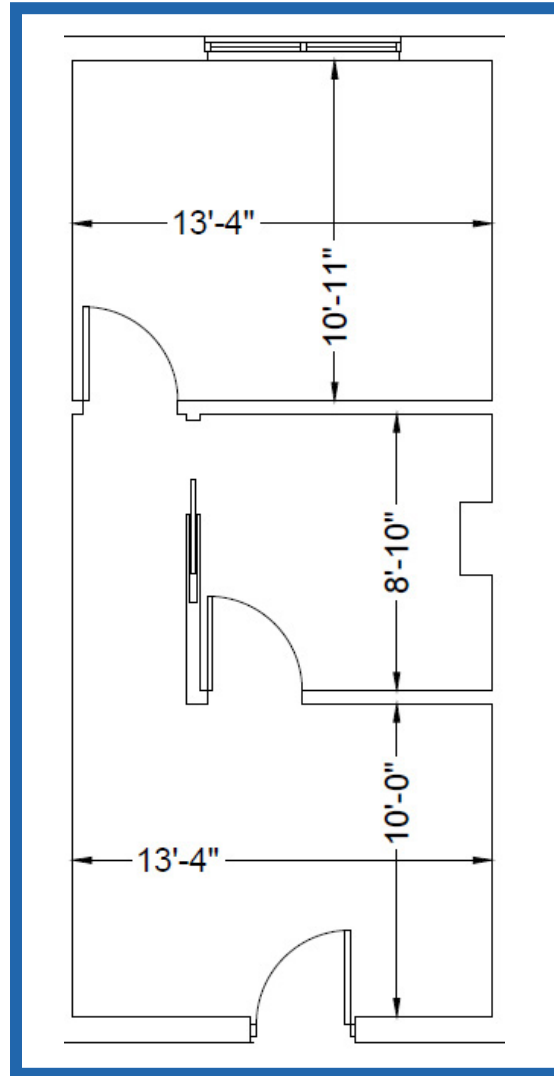
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SUITE 203: ± 586 RSF

SUITE DETAILS

± 586 RSF
Two Private Offices
Available: 10.01.2026



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AVAILABILITY

AVAILABLE SUITES

Building 249

Suite 2100: 2,391 RSF

Building 251

Suite 203: 586 RSF

Floorplates Available by Request.



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