

**Altamonte Capital  
Center**



# OFFICE SPACE FOR LEASE

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

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Vice President of Brokerage Services

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Contact: Ben Kuykendall  
Senior Sales & Leasing Associate

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**For Lease: \$24 / SF, Full Service**

± 477 - 515 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 62,000) and 4 minutes from I-4 interchange

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

Extensive interior and exterior building improvements have been made over the past 5 years – new elevators, roofs, HVAC, parking lot and common area restrooms

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

## DEMOGRAPHICS

2025



Total Population

1 Mile

9,170

3 Miles

99,783

5 Miles

271,213



Total Households

4,506

45,352

118,677



Average HH Income

\$159,554

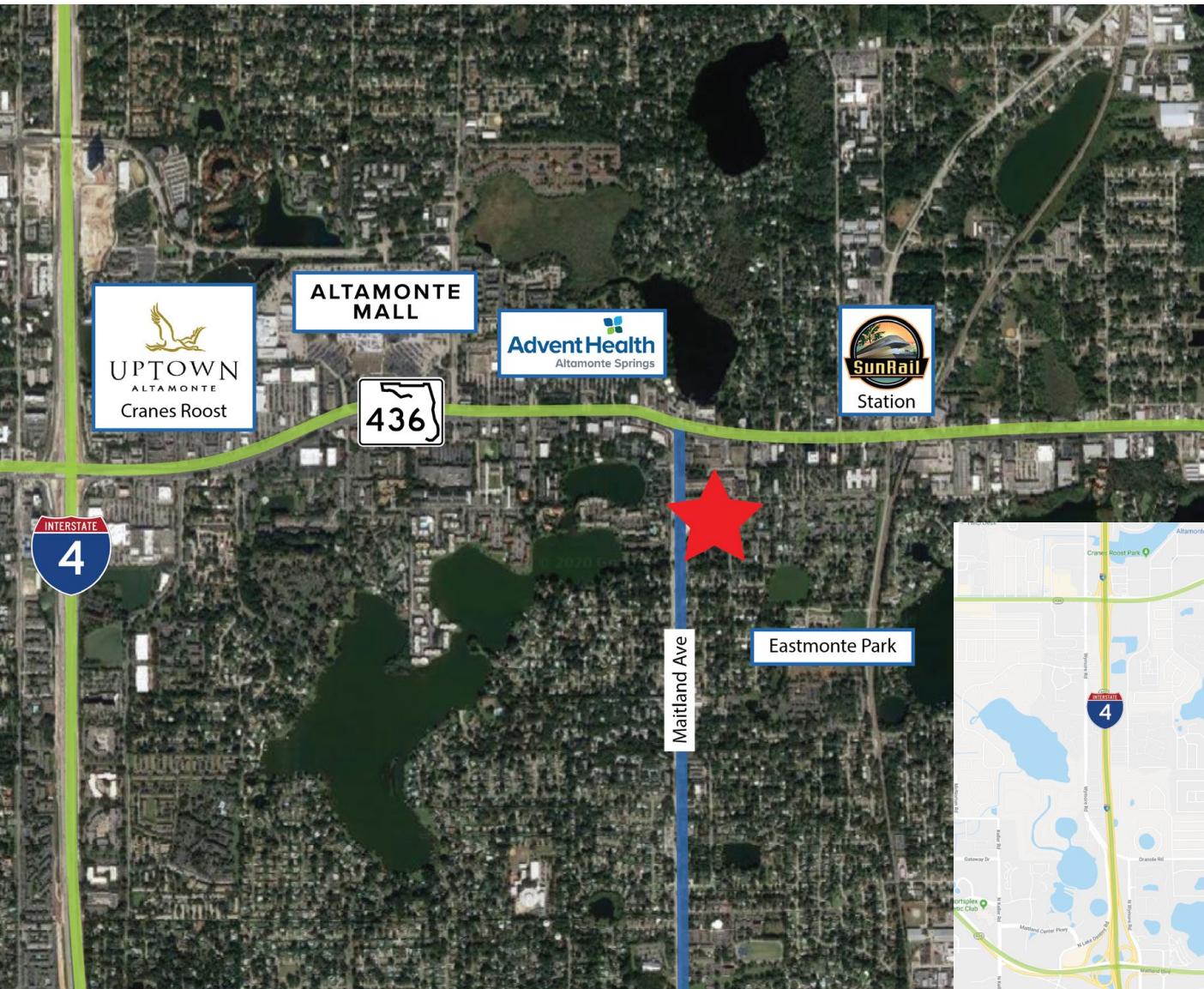
\$118,011

\$116,686

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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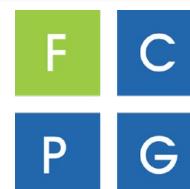
# LOCATION



**\$116,686**  
AVERAGE HH INCOME  
WITHIN 5 MILE RADIUS



**118,677**  
HOUSEHOLDS  
WITHIN 5 MILE RADIUS



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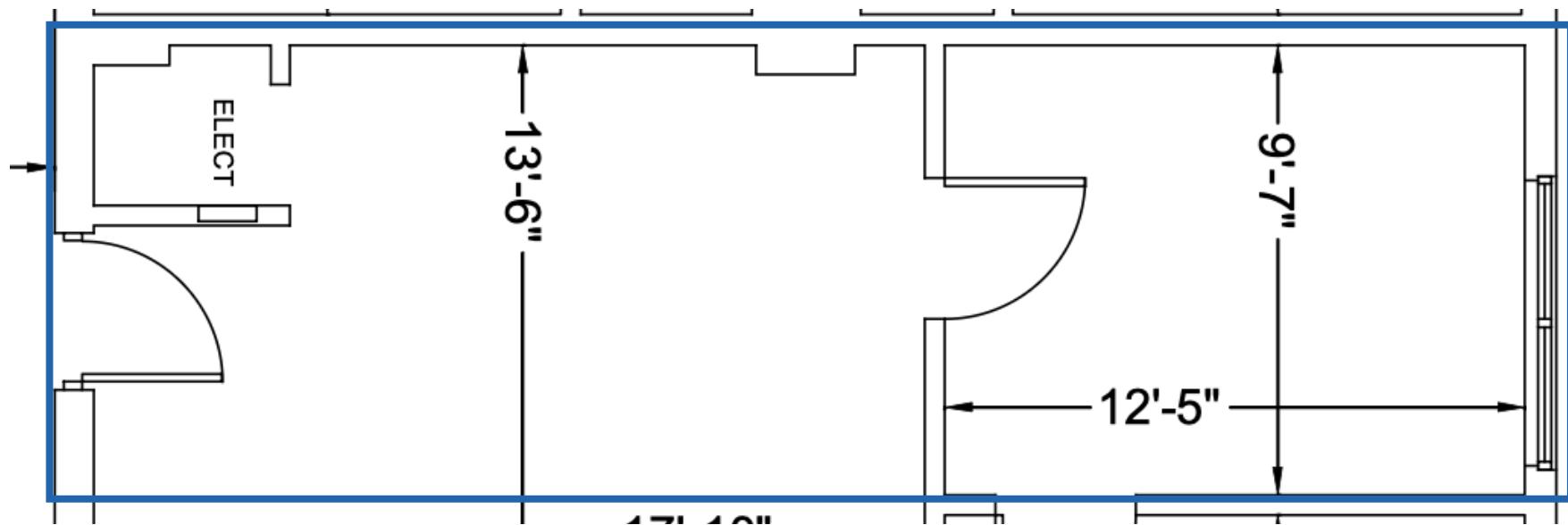
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## SUITE 202: ± 477 SF

### SUITE DETAILS

± 477 SF  
One Private Office  
Available: 01.01.2026



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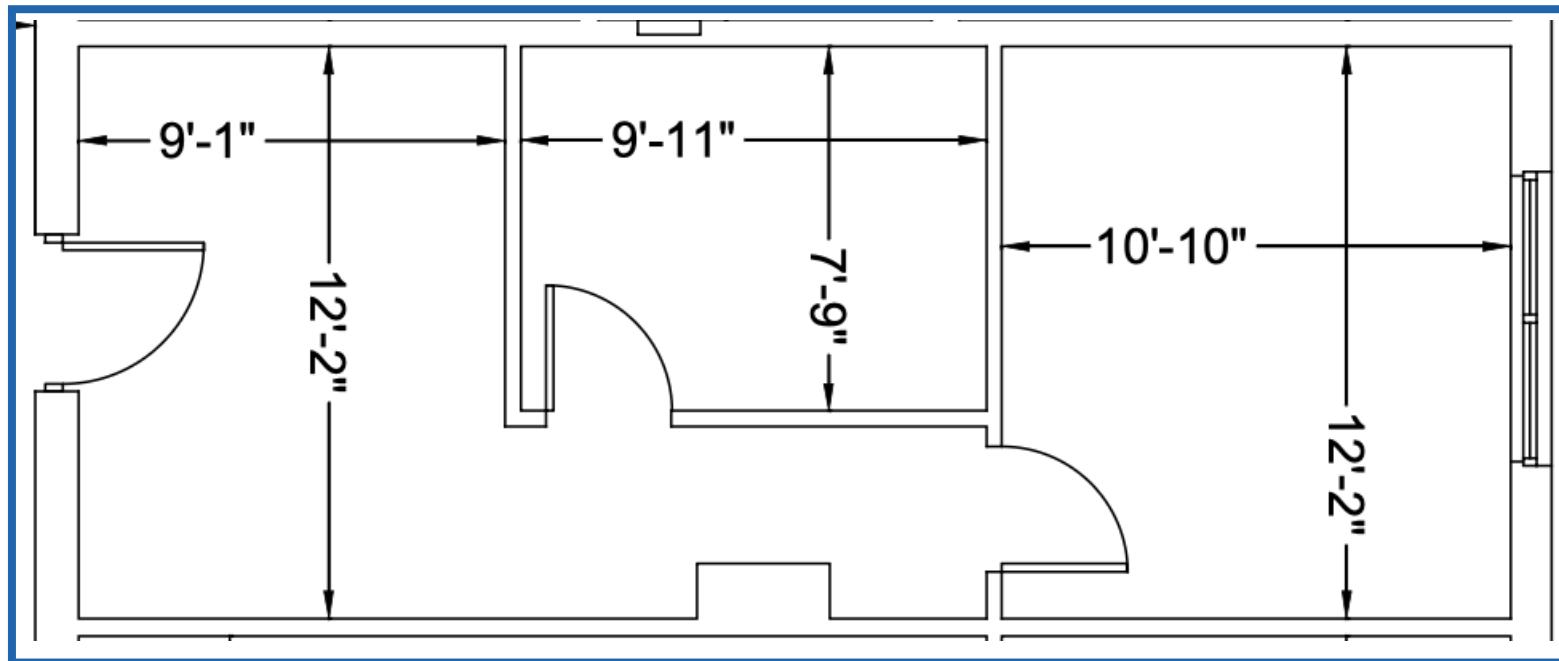
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## SUITE 212: ± 515 SF

### SUITE DETAILS

± 515 SF  
Two Private Offices  
Available: 30 Days



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# AVAILABILITY

## AVAILABLE IMMEDIATELY

### Building 251

Suite 202: 477 RSF

Suite 212: 515 RSF



**Floorplans Available by Request.**

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