

**Altamonte Capital Center**



# OFFICE SPACE FOR LEASE

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

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 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



Total Households



Average HH Income

1 Mile

9,170

4,506

\$159,554

3 Miles

99,783

45,352

\$118,011

5 Miles

271,213

118,677

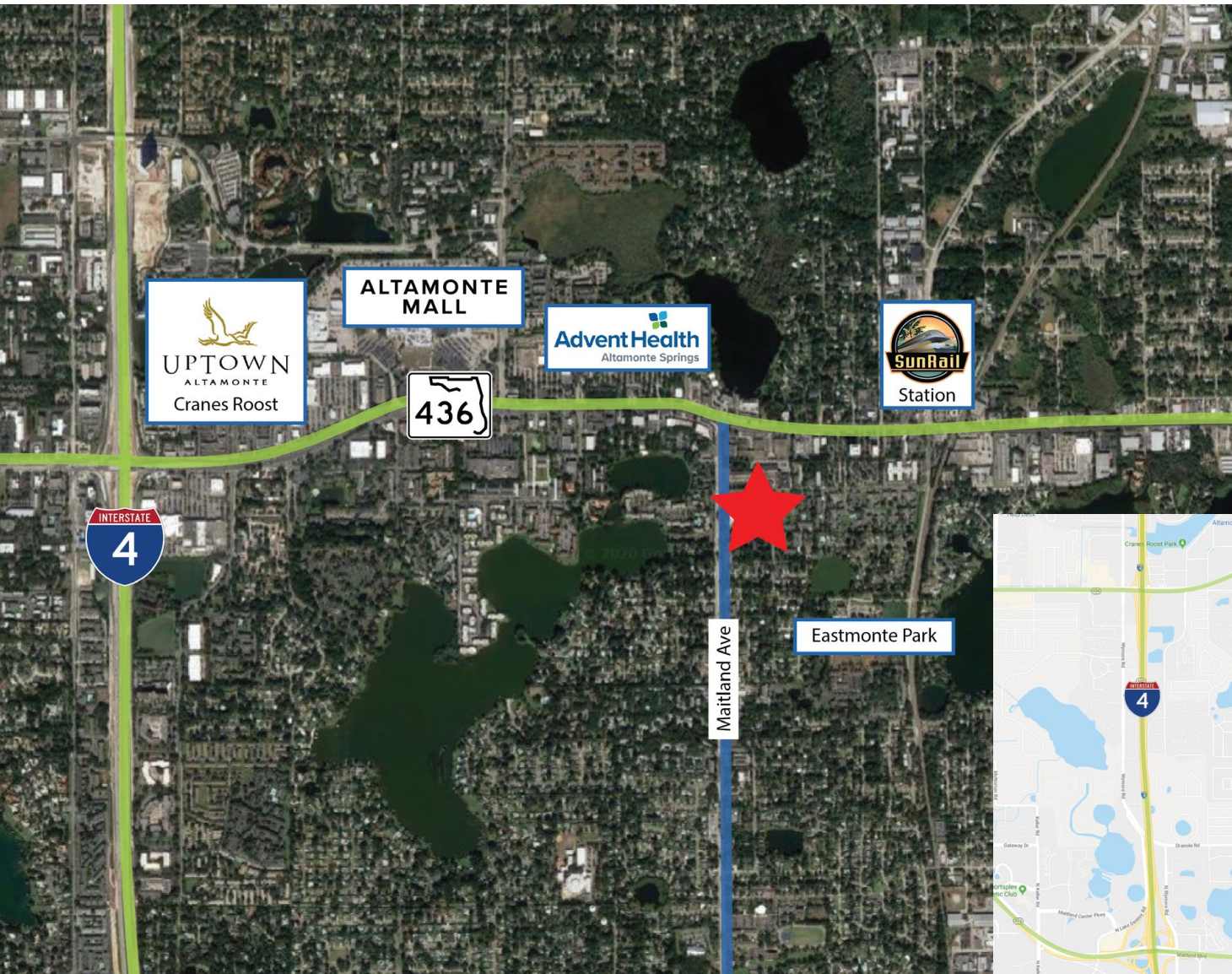
\$116,686

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

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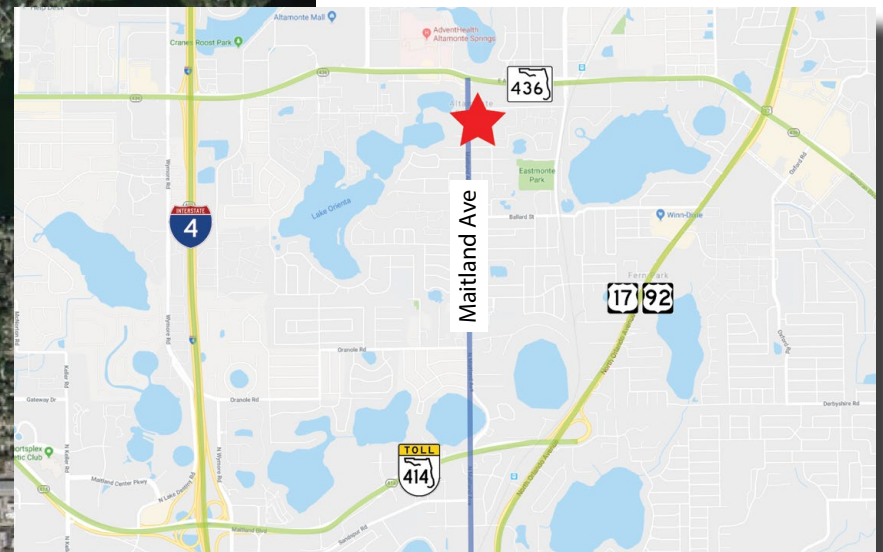
# LOCATION



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



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



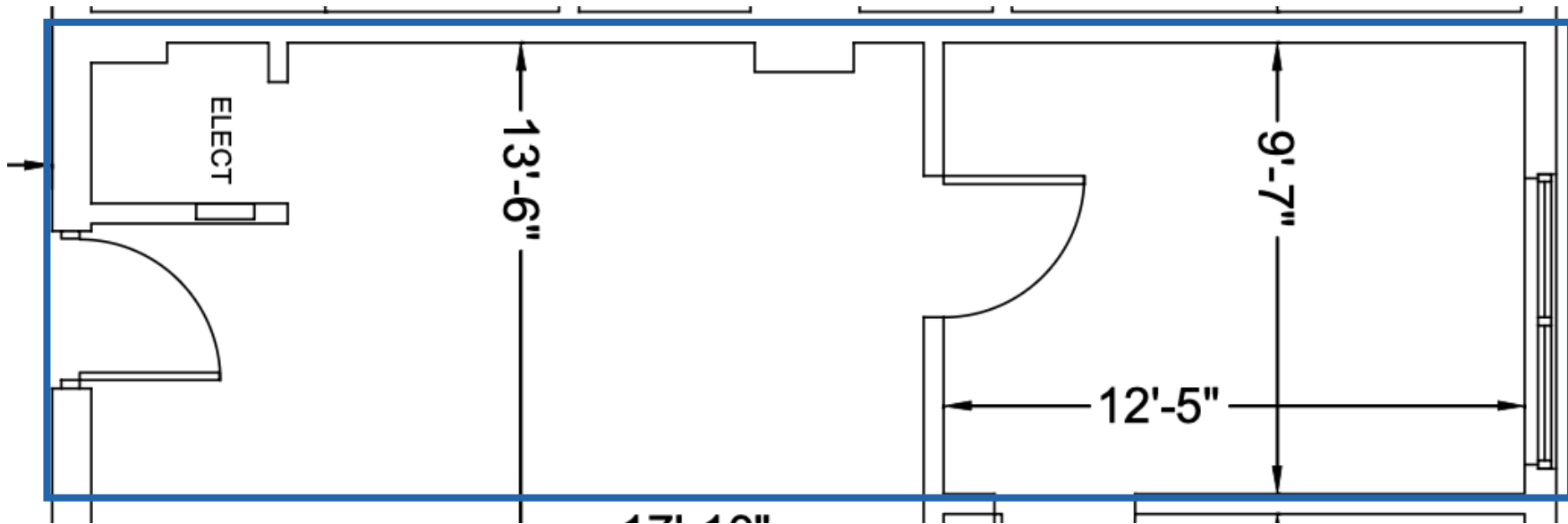
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## SUITE 202: ± 477 SF

### SUITE DETAILS

± 477 SF  
One Private Office  
Available: 01.01.2026



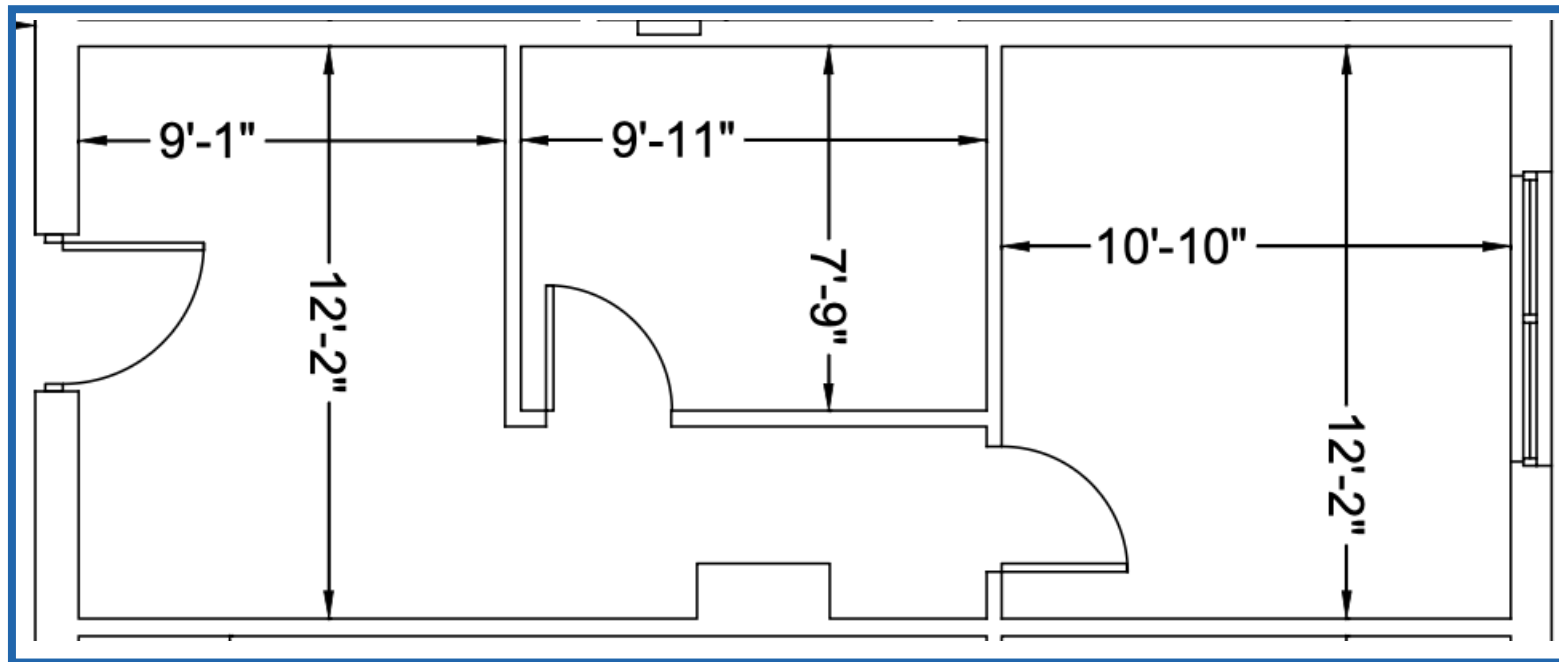
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## SUITE 212: ± 515 SF

### 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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