

FOR SALE



620 Maitland Ave

Altamonte Springs, Florida 32701 | Owner-User or Investor Opportunity

WEST SEMINOLE PROFESSIONAL BUILDING



PROPERTY OVERVIEW

- Fully occupied on day one — 100% leased to established local tenants.
- In-place rents with short term mark-2-market upside opportunity
- Property can be available for owner/user occupancy within six months.
- Excess land supports added parking or a value-add outdoor common area.
- 42 surface spaces and hard-corner Maitland Avenue visibility.
- Recent capital improvements include a new roof and freshly painted exterior.

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THE OPPORTUNITY

A fully occupied building at below-market rents

Stream Realty Partners is pleased to offer the West Seminole Professional Building for sale — a 100% leased, $\pm 6,776$ -square-foot office property on a hard corner of Maitland Avenue. A new owner steps into stabilized income from day one, with clear upside as in-place rents mark to market. A portion of the 0.79-acre parcel sits unused, offering room to add parking or an attractive outdoor common area. It is a rare acquisition in one of Central Florida's fastest-growing submarkets — pricing available upon request.



PROPERTY HIGHLIGHTS

 $\pm 6,776$

BUILDING SF

100%

LEASED

42

PARKING SPACES

 ± 0.79

ACRE SITE



WHY INVEST

Durable income with built-in upside

The asset pairs the stability of full occupancy with several avenues to grow value — a combination that appeals to owner-users and yield-driven investors alike.

BELOW-MARKET RENTS

The building is fully leased at rents below market. A new owner enjoys income today and a clear path to higher cash flow as leases roll to market. All leases are month-to-month, and current income is approximately 60%–70% of market.

EXCESS LAND OPPORTUNITY

A portion of the 0.79-acre parcel is currently unused — room to expand parking or create an attractive outdoor common area that lifts tenant appeal and value.

EXCELLENT ACCESSIBILITY

Maitland Avenue frontage offers quick access to Interstate-4, US 17-92 and SR 436. Altamonte Mall and Winter Park Village are under a 15-minute drive — ideal for office users.

BOOMING METROPOLITAN AREA

Central Florida is among the fastest-growing regions in the nation — powered by favorable weather, a lower cost of living and no state income tax, fueling sustained suburban demand.





LOCATION

The heart of the booming Orlando MSA

Altamonte Springs anchors Seminole County's affluent northern-Orlando suburbs — a lake-laced corridor of established neighborhoods, regional retail and Class-A employment. The property enjoys quick access to I-4, US 17-92 and SR 436, with two SunRail commuter-rail stations and premier retail all within a short drive.

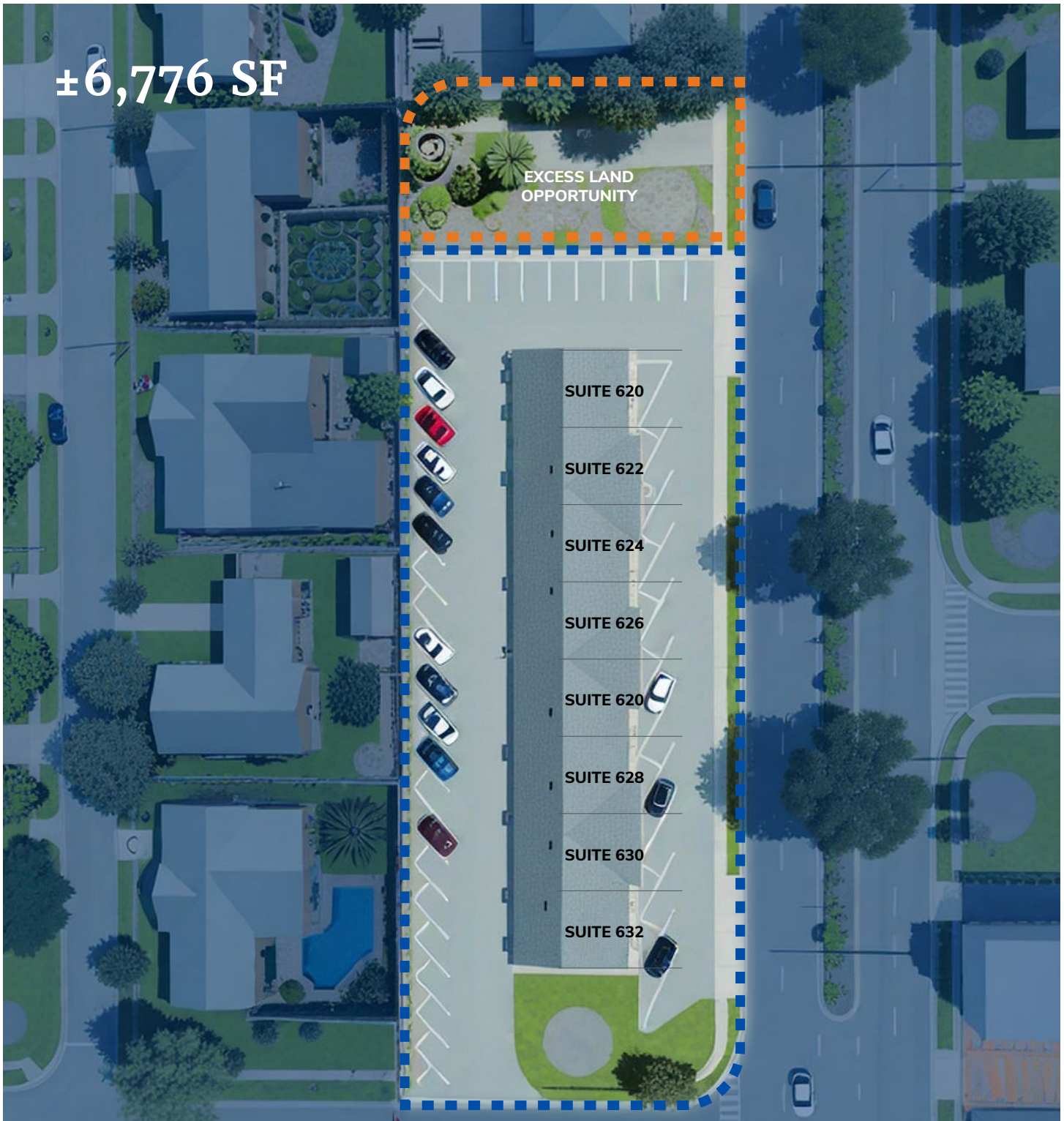
CONNECTIVITY

I4 / US 17-92 / SR 436	Direct access
Maitland SunRail Station	1.7 mi
Altamonte Springs SunRail	1.8 mi
Altamonte Mall	< 15 min
Winter Park Village	< 15 min

SITE PLAN

A well-parked corner with room to grow

The single-story building fronts Maitland Avenue with 42 dedicated surface spaces wrapping the site. Landscaped setbacks and unused parcel area to the rear provide a clear path to expand parking or add an outdoor amenity.





Let's Connect

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