



WELCOME TO
**MAITLAND
SUMMIT**

AVAILABLE FOR LEASE

15,000 - 83,992 SF AVAILABLE

1950 SUMMIT PARK DRIVE | ORLANDO, FLORIDA

YOUR COMPLETE CLASS-A CAMPUS ALREADY BUILT TO SUIT

Maitland Summit combines the very best of build-to-suit office wish lists with a defined availability timeline that avoids build-to-suit variables. Maitland Summit is located at an unbeatable site in the heart of a thriving, established business campus in Maitland, Florida.



BUILDING SPECIFICATIONS

BUILDING	128,240 RSF
LOT	14.36 AC
NEIGHBORHOOD	Maitland
PARKING	4.3 / 1,000
BUILDING CLASS	A
YEAR BUILT	1992
PARKING	Free & Covered
FLOORPLATES	21,373 SF



AREA AMENITIES

BUILDING AMENITIES:

- 24 Hour On-site Security
- Restaurant
- Adjacent to RDV Sportsplex
- Barnie's Coffee Shop
- Outdoor Venue Space



DINING

1. Silly Grape
2. 7-Eleven
3. Applebees
4. Grande Cafe
5. Tobar Irish Pub
6. Sam Snead's
7. Subway
8. 7-Eleven
9. Chick-Fil-A
10. Wendy's

HOTELS

1. Sheraton
2. Homewood Suites
3. Courtyard Marriott
4. Extended Stay

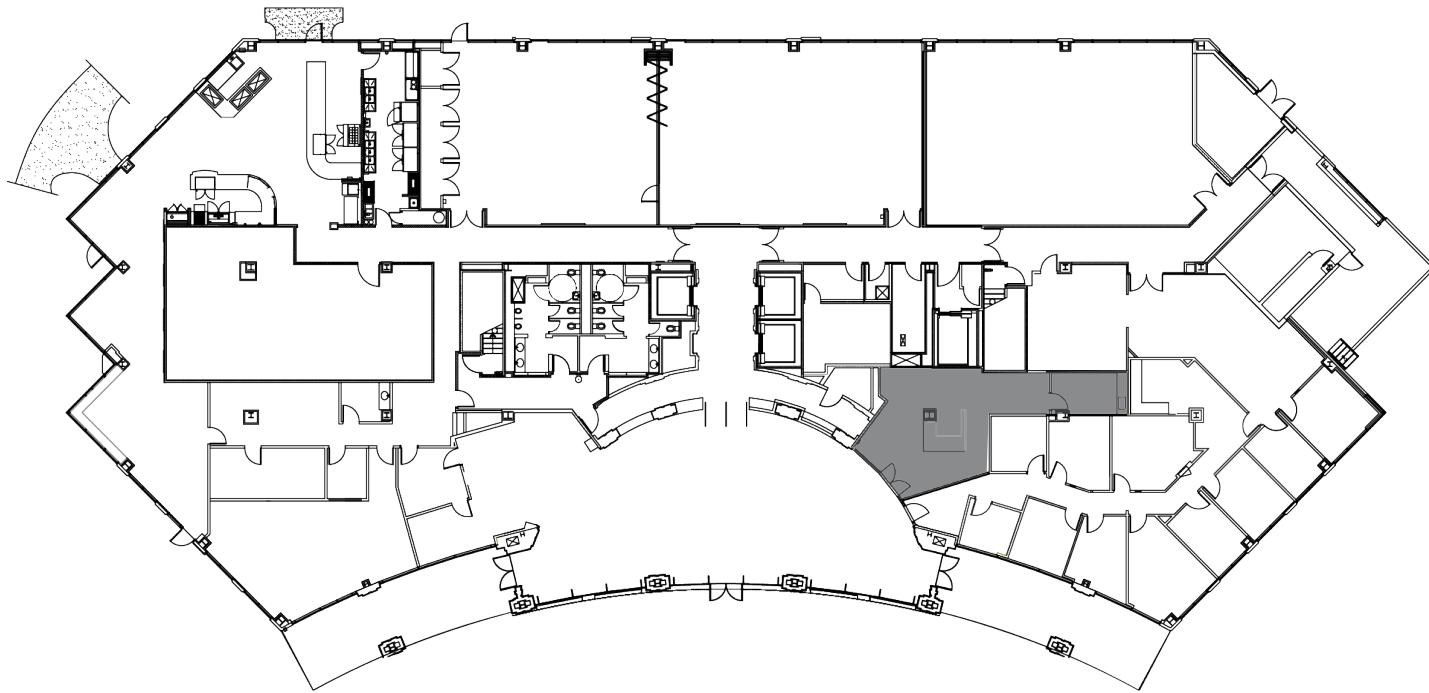
FLOOR PLANS



1ST FLOOR

19,873 SF

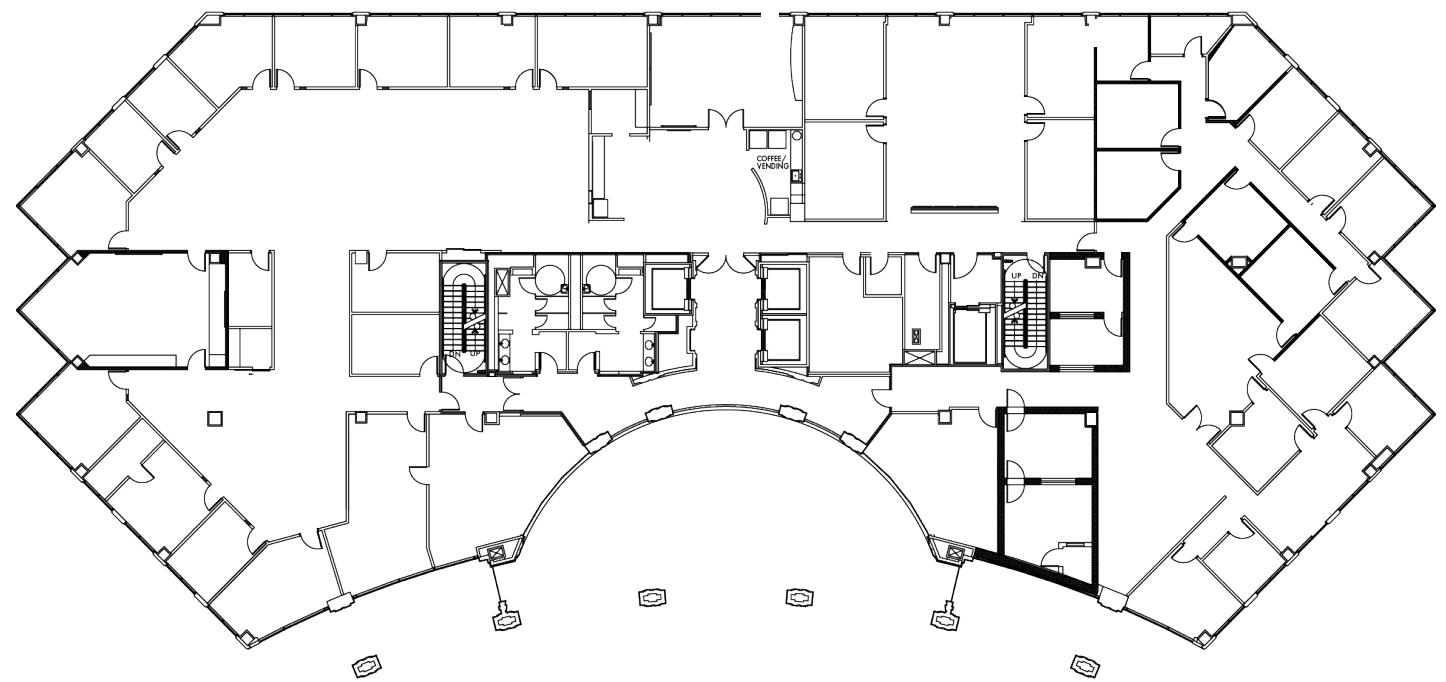
(can be combined up to 83,992 SF)



2ND FLOOR

21,373 SF

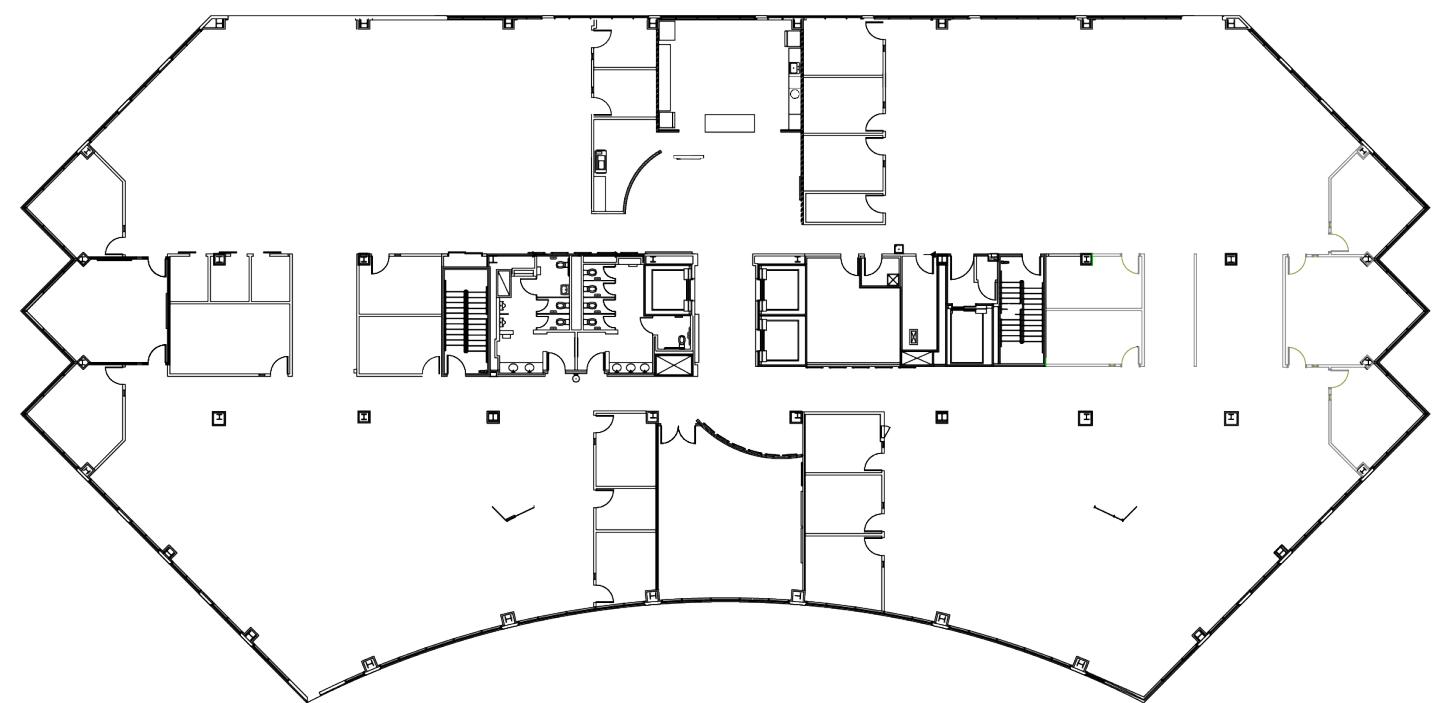
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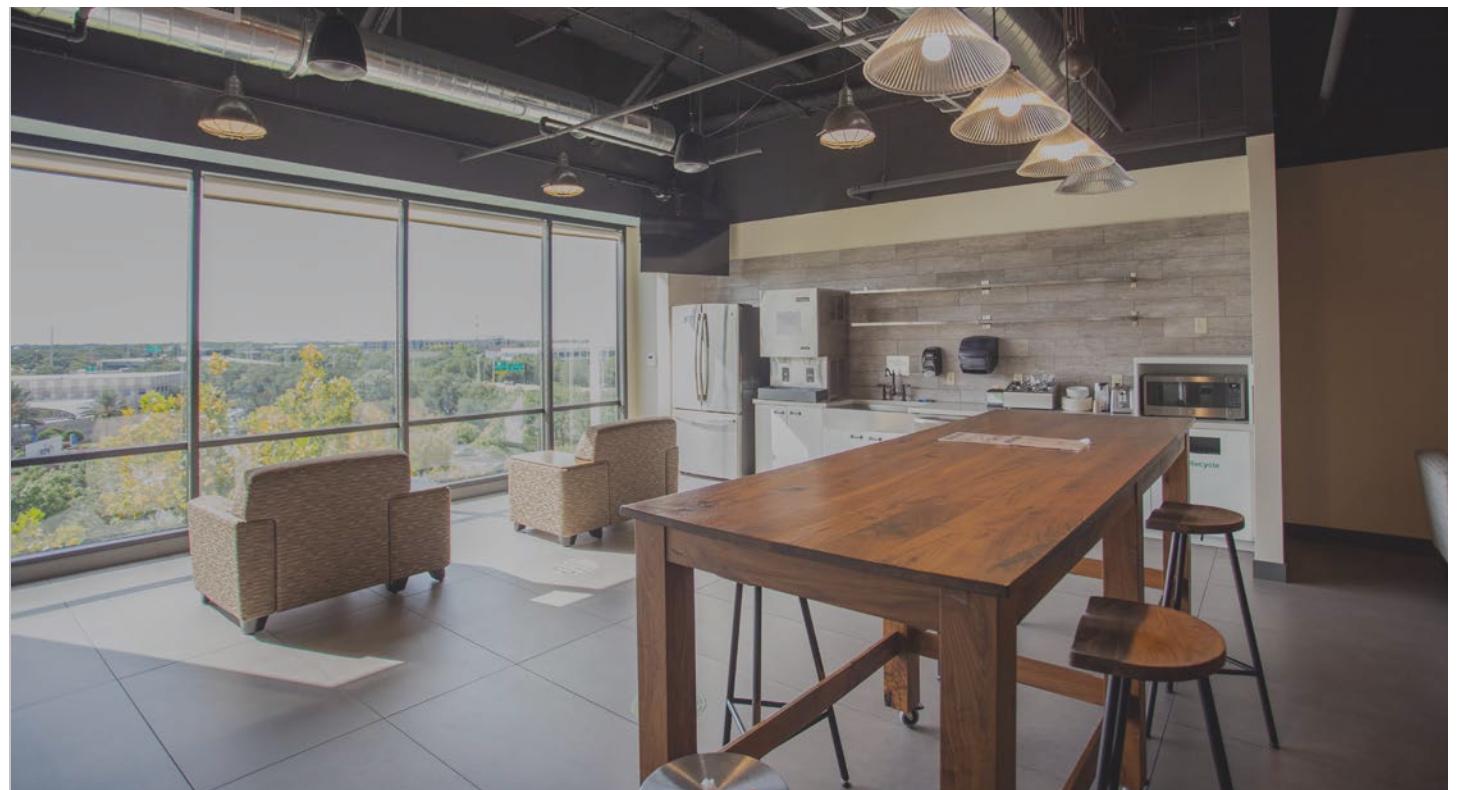
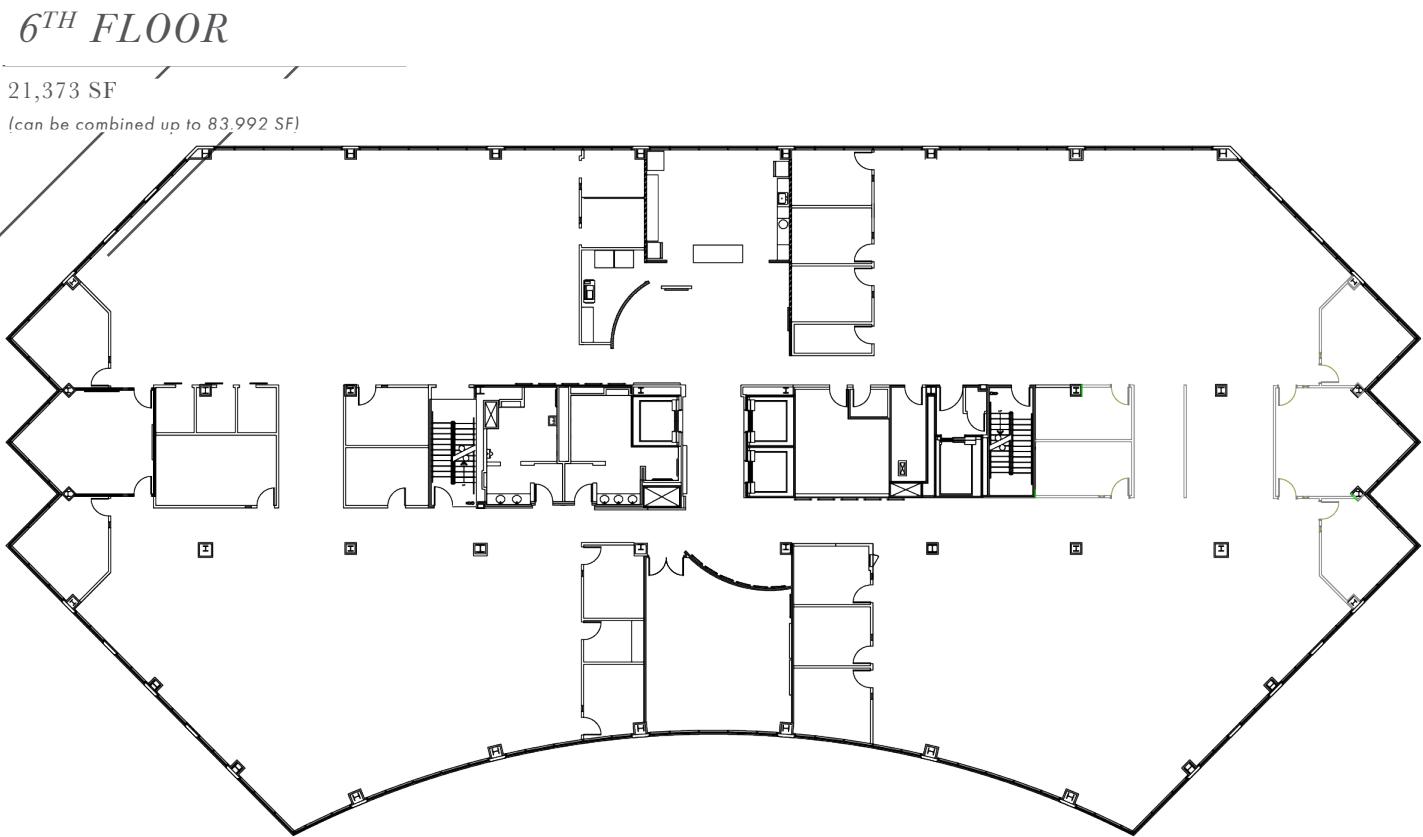
5TH FLOOR

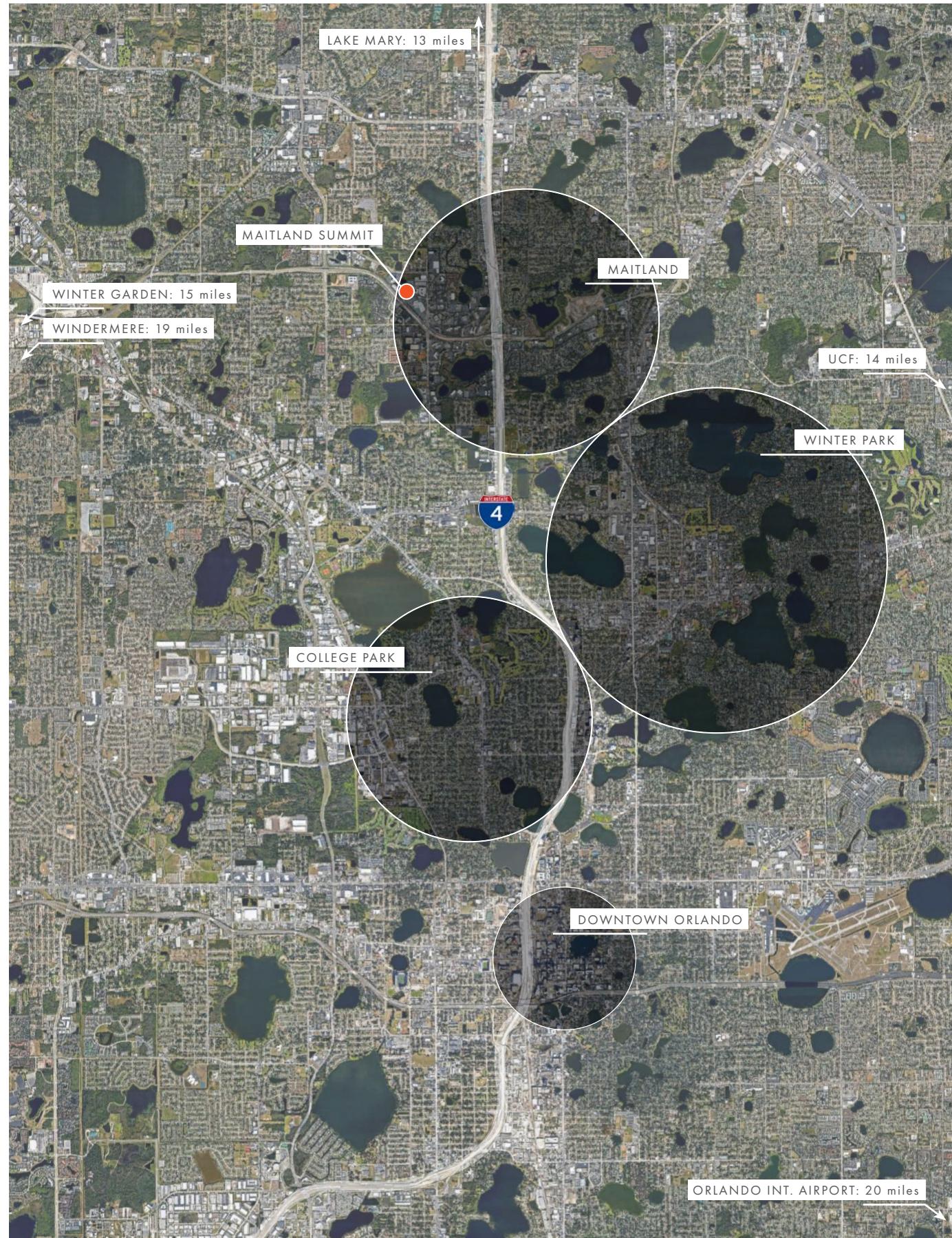
21,373 SF

(can be combined up to 83,992 SF)



FLOOR PLANS





LOCATION IS LIFESTYLE THE HEART OF MAITLAND

Maitland is the only submarket in Orlando where Class-A vacancy hovers around 4%, and a full building opportunity like this is a true rarity. The area is one of Central Florida's most attractive communities-filled with scenic tree-lined parks, excellent schools, and it's just minutes away from the most desirable executive housing areas in Orlando.

*everything you need
within city limits...*

PARKS

- Lake Lily Park
- Lake Sybelia Beach Park
- Minehaha Park
- Bellamy Park
- Maitland Community Park

GOLF

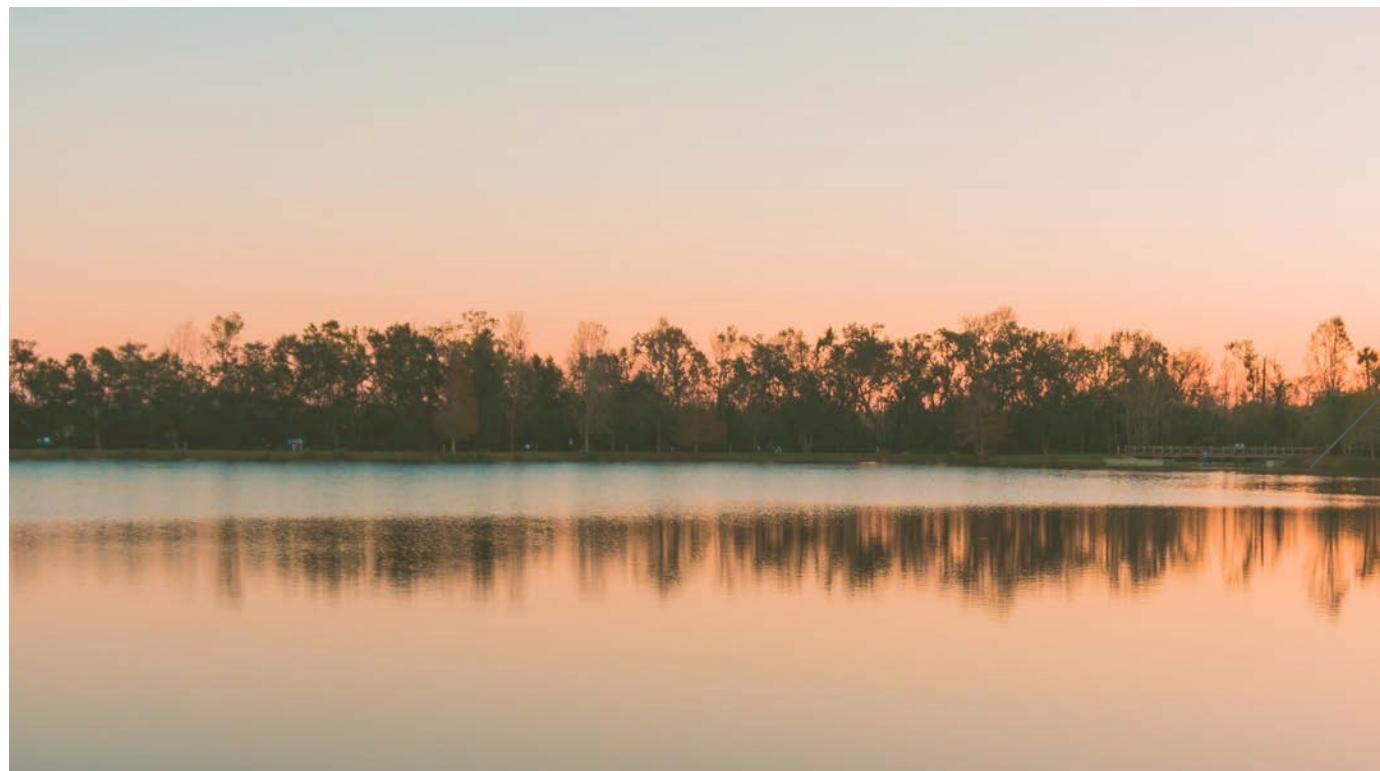
- Dubsread
- Water Pines Golf Club
- Winter Park Golf Course
- Wekiwa Golf Club

RESTAURANTS

- Boku Sushi
- Teak Neighborhood Grill
- Olea Mediterranean
- Brick + Spoon
- Antonio's

ENTERTAINMENT

- Maitland Art and History Center
- Enzian Theater
- JazzTastings



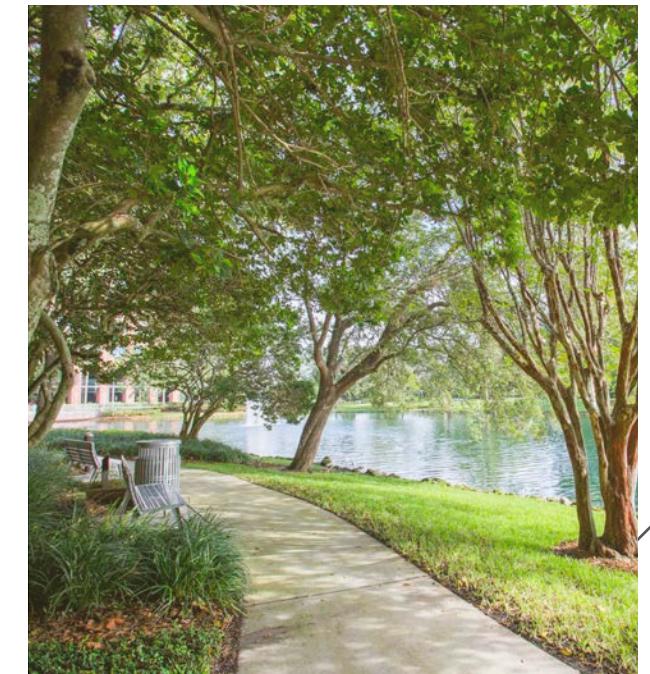
MORE THAN YOU THINK

A UNIQUE LIVEABLE COMMUNITY

One significant factor that sets Orlando apart is its remarkable quality of life. Those who venture into Orlando beyond our world-famous tourist attractions, quickly realize that this is a uniquely "livable" community. Distinctive, brick streets and tree lined neighborhoods; year-round outdoor recreation; proximity to beaches, lakes, springs, parks and trails; worldclass entertainment options; professional sports; cultural events; closets free of winter coats, scarves and gloves all contribute to an environment that most never want to leave once they've called it home. In fact, companies of all types and sizes find that our unparalleled quality of life enhances employee recruitment and retention.

CLIMATE Orlando's tropical climate offers year-round outdoor activity and minimal workforce interruptions. The average annual temperature is 73.9° F. The season's peak average temperatures occur in August at 92° F, and lows occur during February at 48° F.

(Source: Orlando Economic Partnership)



MORE THAN A SUBURB Maitland houses some of Greater Orlando's cultural hidden gems, including the Maitland Art & History Center (pictured above).



WHY ORLANDO

Top 10

"American City of the Future"
FDI Magazine

#1

In the nation for job growth 2015-2018
U.S. Department of Labor

500k

College students within 100-mile radius
Orlando Economic Partnership

15B

in infrastructure improvements
Orlando Economic Partnership

#2

Most fun city in America
Wallethub 2019

WHY MAITLAND

- Executive housing proximity
- Most centrally located suburb in Central Florida
- Live, work, play campus opportunity
- 3 minutes to I-4
- Adjacent to largest health & wellness facility in Central Florida
- 80,000+ daytime workers

YEAR-ROUND LIFESTYLE

SMALL TOWN CHARM MEETS WORLD-CLASS AMENITIES



RECREATION/ENTERTAINMENT

- #1 Family travel destination in the world
- 70+ million visitors annually
- 1,000+ fresh water lakes
- #1 Meetings and conventions destination
- 300+ Golf courses, including Arnold Palmer's Bay Hill
- More theme parks, resorts, and attractions than any place in the world (including Walt Disney World, Universal Orlando Resort, and Seaworld Orlando)



ARTS & CULTURE

- Dr. Phillips Center for the Performing Arts
- Orlando Philharmonic Orchestra
- Orlando Symphony Orchestra
- Orlando Science Center
- Orlando Ballet
- Orlando Museum of Art
- Morse Museum
- Florida Film Festival



HOUSING Executive housing choices are abundant: from urban historic neighborhoods with winding brick roads, to suburban homes with big backyards, to high-rise condos with bars and restaurants next door, to world renowned golf course communities with famous neighbors.

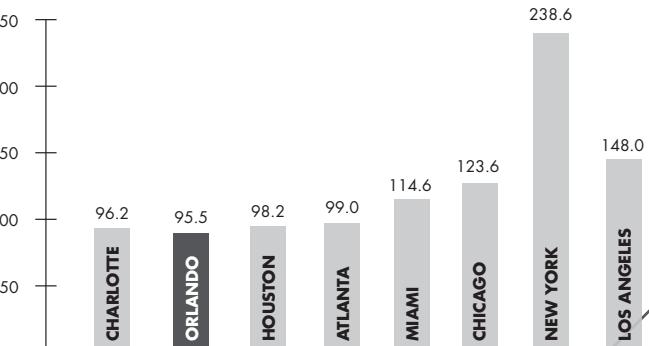


SPORTS

- Orlando Magic (NBA)
- Orlando Solar Bears (ECHL)
- Orlando City Soccer Club (MLS)
- Camping World Bowl
- Buffalo Wild Wings Citrus Bowl
- AutoNation Cure Bowl
- NFL Pro Bowl
- Alliance Orlando Football
- Florida Classic
- UCF Knights (NCAA-1)
- College Football Kickoff Games



COST OF LIVING INDEX



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