FOR LEASE · PROFESSIONAL & WELLNESS SUITES

# A Front Door of Your Own in Maitland Center

MAITLAND CENTER COMMONS

Two built-out, ground-level suites of 1,536 and 1,606 SF in a brick courtyard commons on Maitland Blvd, with storefront entries, parking at the door and an asking rate of $23.00/SF.







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THE OPPORTUNITY

# Your name on the door. Your clients at the door.

MAITLAND CENTER COMMONS

## PROPERTY OVERVIEW

For a practitioner in Maitland Center, the hard thing to find is not office space. It is a front door: a ground-level entry clients can see from the parking lot, with no lobby, elevator or shared corridor in between.

Maitland Center Commons is a ±13,203 SF brick office commons built around a landscaped courtyard on the north side of Maitland Blvd, off Keller Road. Two suites are available. Both are already finished for appointment-based work, with a reception area, private treatment or office rooms and restrooms inside the suite.

## Four reasons it works

- Storefront entry. Glass front and your own door to the courtyard or the lot.
- Parking at the door. Surface spaces at 4 per 1,000 SF, steps from every suite.
- Already built out. Furnish, wire and open, with no construction calendar.
- Priced at market. $23.00/SF against a $23.23/SF submarket average (CBRE, Q2 2026).






## DETAILS AT A GLANCE

| | |
|---|---|
| ADDRESS | 1009 Maitland Center Commons Blvd, Maitland, FL 32751 |
| BUILDING | ±13,203 SF, two stories |
| AVAILABLE | Suite 213 · 1,536 SF Suite 210 · 1,606 SF |
| ASKING RATE | $23.00 / SF / yr |
| MONTHLY RENT* | $2,944 (213) · $3,078 (210) |
| YEAR BUILT | 2003 |
| PARKING | Surface · 4 per 1,000 SF |
| SIGNAGE | Building and wayfinder |
| ACCESS | Ground-level, private suite entries |
| SUBMARKET | Maitland Center · 4.7M SF office |

*Calculated from the asking rate; lease structure, operating expenses and services per the written proposal.

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MAITLAND CENTER COMMONS

213

210

**MAITLAND CENTER COMMONS · SUITES 210 & 213**

## THE COMMONS

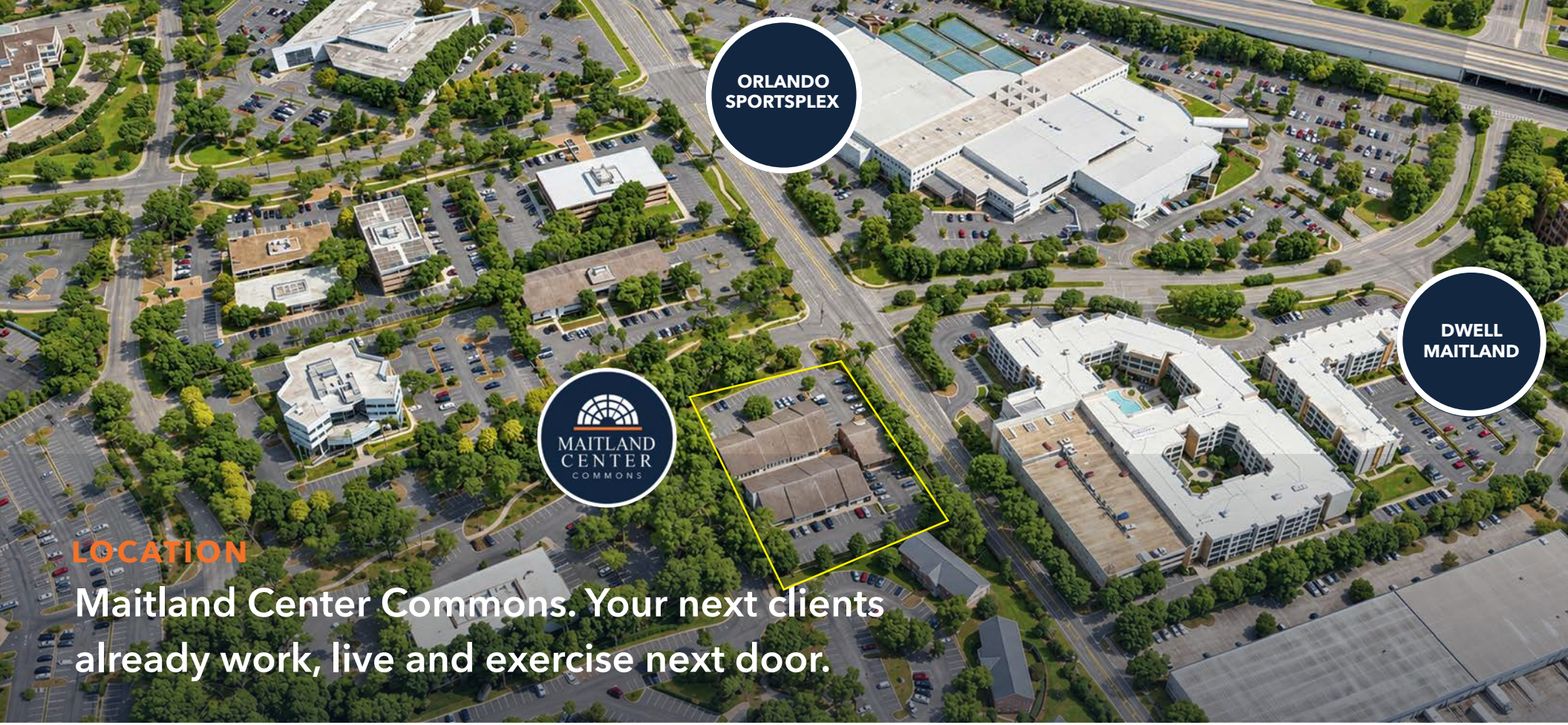
# One courtyard. Two suites ready to open.

| SUITE | SIZE | LAYOUT | BEST FOR | MONTHLY* |
|---|---|---|---|---|
| 213 | 1,536 SF | Two-story reception, 5 treatment rooms, office, loft sitting room, 1 restroom | Therapy, wellness, sports recovery | $2,944 |
| 210 | 1,606 SF | Reception hall, glass corner room, 4 private rooms, sink-equipped work room, 2 restrooms | Clinical, counseling, professional | $3,078 |

*Monthly rent calculated from the $23.00/SF/yr asking rate; lease structure, operating expenses and services per the written proposal. Sizes approximate; confirm availability with the listing brokers.

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## LOCATION

# Maitland Center Commons. Your next clients already work, live and exercise next door.

Maitland Center is a 4.7-million-SF office submarket. Its employees need a physical therapist, a counselor, a CPA and an attorney within a lunch hour. Next door, the 362,000-SF Orlando SportsPlex, now Genesis Health Clubs, draws athletes and members every day, and Dwell Maitland puts residents within walking distance.

SR 414 carries roughly 125,000 vehicles a day across its Keller Road bridges (FDOT bridge data, 2024). Subway is on site.

## PROXIMITY

| | |
|---|---|
| I-4 · Maitland Blvd interchange | ±3 minutes |
| Maitland SunRail | ±8 minutes |
| Altamonte Springs | ±10 minutes |
| Winter Park | ±12 minutes |
| Downtown Orlando | ±15 minutes |
| Orlando International Airport | ±30 minutes |

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AMENITIES

# Lunch is on site. Everything else is close.

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## Subway, right on site.

Staff and clients can pick up breakfast or lunch without moving the car. Within half a mile there are several cafés, a deli, Chick-fil-A, Wendy's, a full health club and a primary-care office, plus four hotels for visiting clients and colleagues.

**ONSITE & WALKABLE** under ½ mile

*Approximate straight-line distances from 1009 Maitland Center Commons Blvd. Source: Google Maps, October 2026.*

| | | |
|---|---|---|
| Subway | Sandwiches | On site |
| Genesis Health Clubs · Orlando SportsPlex | Fitness | 0.15 mi |
| Nature's Table at the SportsPlex | Café & smoothies | 0.15 mi |
| AdventHealth Family Medicine | Primary care | 0.15 mi |
| New York Deli Café | Deli | 0.2 mi |
| Heavenly Homestead Coffee Co. | Coffee | 0.2 mi |
| Wraps Delight Café | Café | 0.25 mi |
| Chick-fil-A | Quick service | 0.35 mi |
| Wendy's | Quick service | 0.4 mi |
| Greenhouse Café | Café | 0.4 mi |
| **HOTELS** for visiting clients | | |
| Extended Stay America Select Suites | Extended stay | 0.35 mi |
| Courtyard by Marriott Altamonte/Maitland | Hotel | 0.4 mi |
| Sheraton Orlando North | Full service | 0.55 mi |
| Homewood Suites by Hilton | Extended stay | 0.6 mi |
| **A SHORT DRIVE** under 2½ miles | | |
| Applebee's Grill + Bar | Casual dining | 0.6 mi |
| Publix at Gateway Crossing | Grocery | 1.0 mi |
| Mandola's · The Great Greek · Coffee for the Soul | Dining & coffee | 1.5 mi |
| Crunch Fitness | Fitness | 1.5 mi |
| Publix & Walgreens, Maitland | Grocery & pharmacy | 2.2 mi |

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HIGHEST & BEST USE

# Private suites built for the practice you've been building

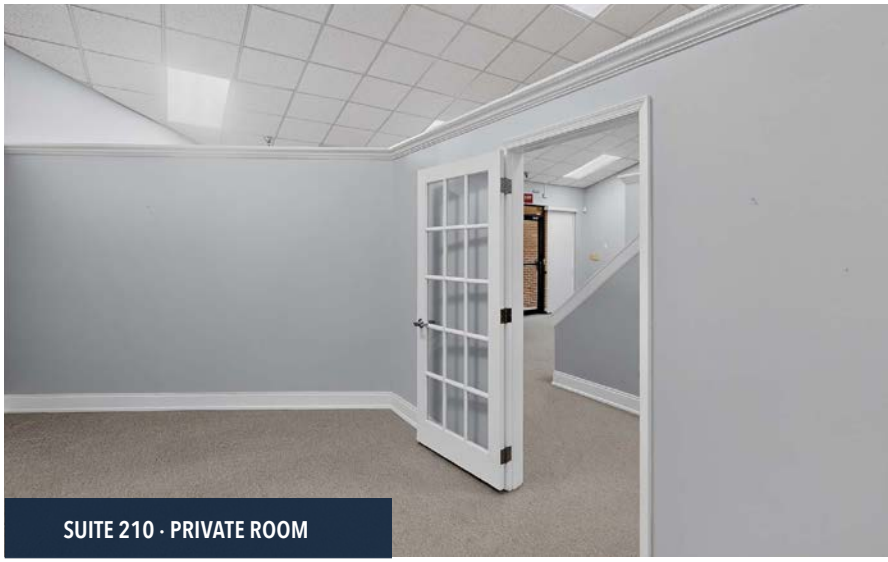
MAITLAND CENTER COMMONS

Both suites were finished for client-facing work, not cubicles: private rooms off a reception area, plumbing in place and an entry clients can find. They are worth the most to a practitioner who sees people by appointment and would otherwise pay to build those rooms somewhere else.

| | | |
|---|---|---|
| 01 | **Sports recovery & physical therapy**<br>Next door to a 362,000-SF athletic complex, with five treatment rooms ready in Suite 213. | SUITE 213 |
| 02 | **Massage, chiropractic & acupuncture**<br>Rooms sized for a table and a chair, behind a calm two-story reception. | SUITE 213 |
| 03 | **Behavioral health & counseling**<br>Private rooms, two restrooms and a discreet courtyard entry for a group of four to six clinicians. | SUITE 210 |
| 04 | **Aesthetics & med spa**<br>A glass storefront and a corner room with daylight on two sides. | BOTH |
| 05 | **Professional services**<br>Law, insurance, accounting or title: private offices, a conference room and your name at the entry. | BOTH |



SUITE 213 · TREATMENT ROOM



SUITE 210 · PRIVATE ROOM

Uses shown are illustrative. Medical, personal-service and other uses are subject to zoning, building code and ownership approval.

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THE VALUE

# What your own front door replaces.

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A practitioner setting up in Maitland Center usually ends up upstairs in an office building, behind a lobby and an elevator, or in a rented room at an executive-suite center with someone else's name on the door.

Neither was built for a client who arrives for a 50-minute appointment. Maitland Center Commons gives a small practice what those options hold back: a glass storefront, its own entry, rooms already finished for appointments and parking a few steps away.

The asking rate of **$23.00/SF** sits in line with the Maitland Center submarket's average direct asking rent of $23.23/SF (CBRE, Q2 2026): about **$2,944 a month** for Suite 213 and **$3,078** for Suite 210. The written proposal sets out lease structure and any operating expenses so the all-in cost is clear before any commitment.

| WHAT THE SPACE INCLUDES | EXECUTIVE SUITE | OFFICE BUILDING SUITE | MAITLAND CENTER COMMONS |
|---|---|---|---|
| How clients arrive | Shared reception | Lobby + elevator | **Your own storefront door** |
| Waiting area | Shared | Build or share | **Private reception** |
| Treatment / private rooms | One room at a time | Usually a build-out | **In place** |
| Restrooms | Shared | Common corridor | **In the suite** |
| Parking | Shared lot or garage | Garage, often paid | **Surface, at the door** |
| Name at the entry | Rarely | Directory strip | **Building + wayfinder** |
| Cost scales with | Headcount | Space | **Space** |

*General characteristics of each format; individual buildings and operators vary. Confirm terms for any alternative directly with its provider.*




THE COURTYARD

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SUITE 213 · 1,536 SF

# First impressions, ready-made

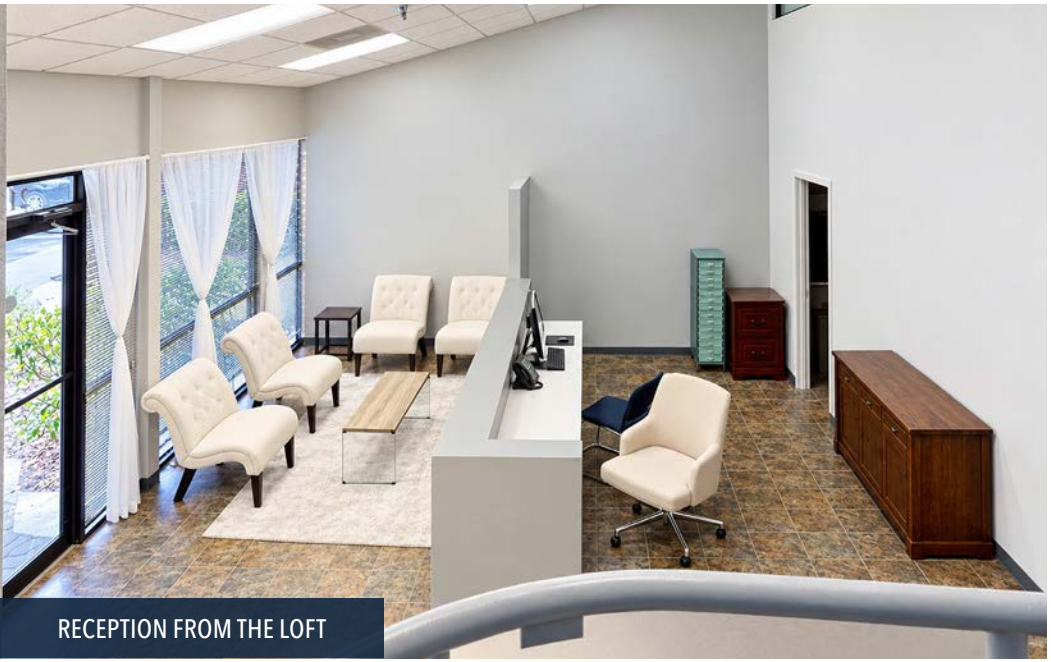
A glass storefront opens into a two-story reception lit by clerestory windows, with a reception desk at the center and treatment rooms off the hall. Clients park, walk in and are seen. No lobby, no elevator.



STOREFRONT ENTRY



RECEPTION



RECEPTION FROM THE LOFT



TREATMENT ROOM

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SUITE 213 · FLOOR PLAN

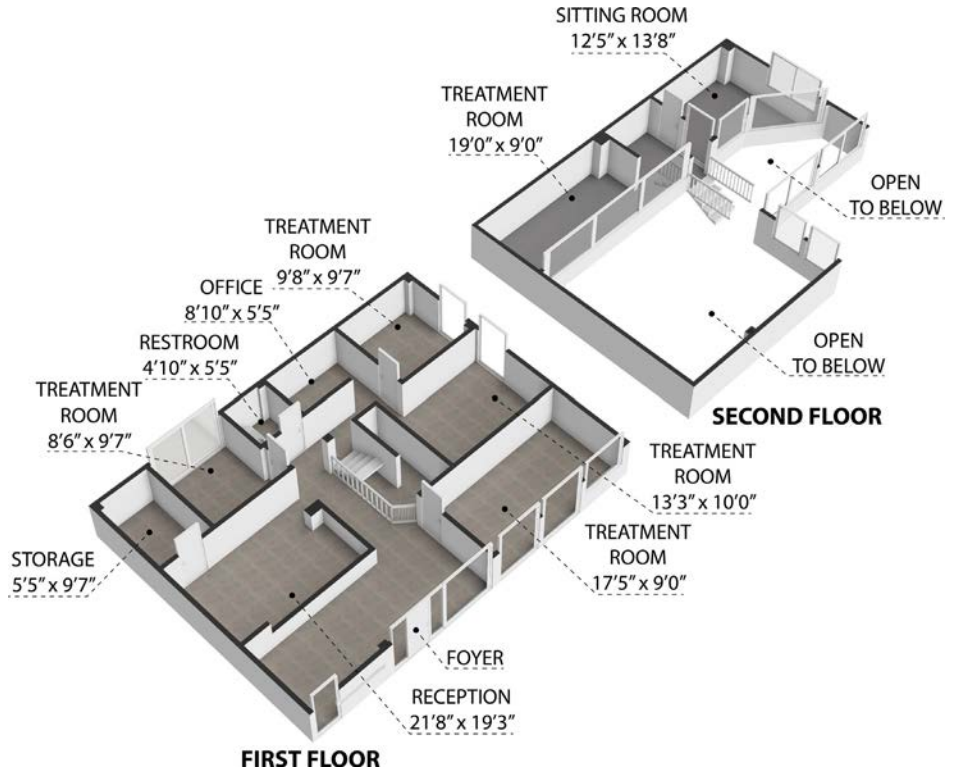
# Five treatment rooms under a two-story ceiling.

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A 21' × 19' reception opens into a two-story volume lit by clerestory glass. Four treatment rooms, an office, storage and a restroom fill the ground floor; a loft above holds a fifth treatment room and a sitting room that looks down on reception.

## INCLUDES

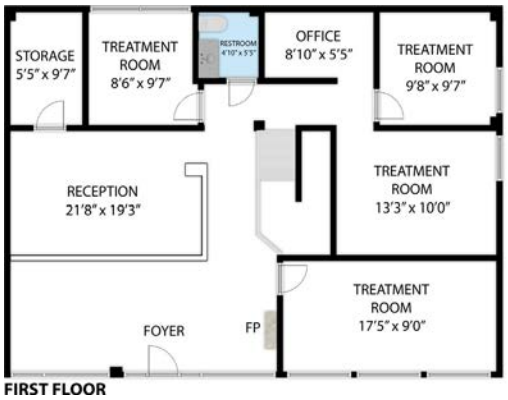
- Reception, 21' 8" × 19' 3"
- 5 treatment rooms
- Private office
- Loft sitting room, 12' 5" × 13' 8"
- Storage room
- 1 restroom
- Ground-level storefront entry

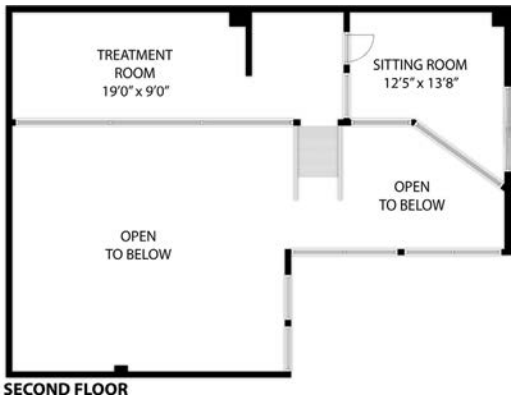



1,536 SF · MONTHLY RENT*

**$2,944**

Best for physical therapy, massage, chiropractic, med spa




*Calculated from the $23.00/SF/yr asking rate; lease structure, operating expenses and services per the written proposal. Dimensions approximate.

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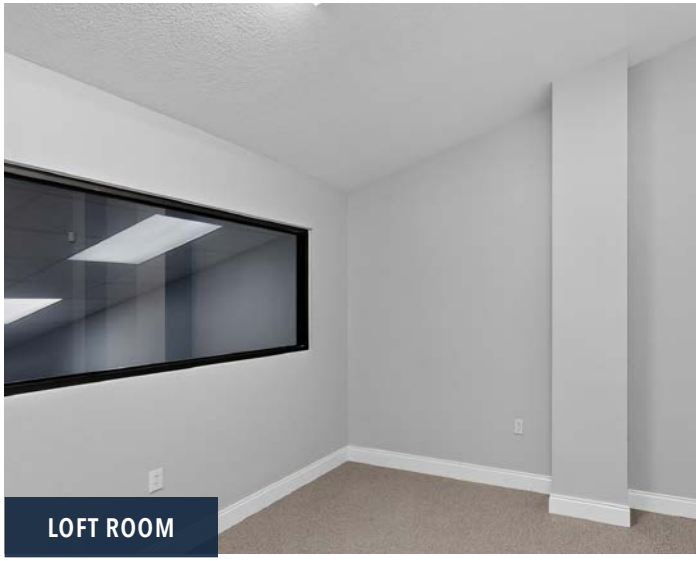
SUITE 210 · 1,606 SF

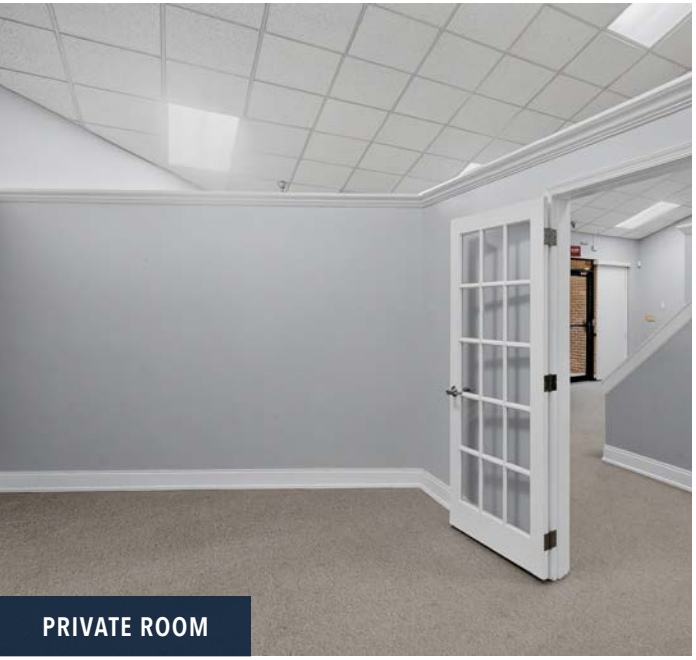
# Two levels, two restrooms, room to grow.

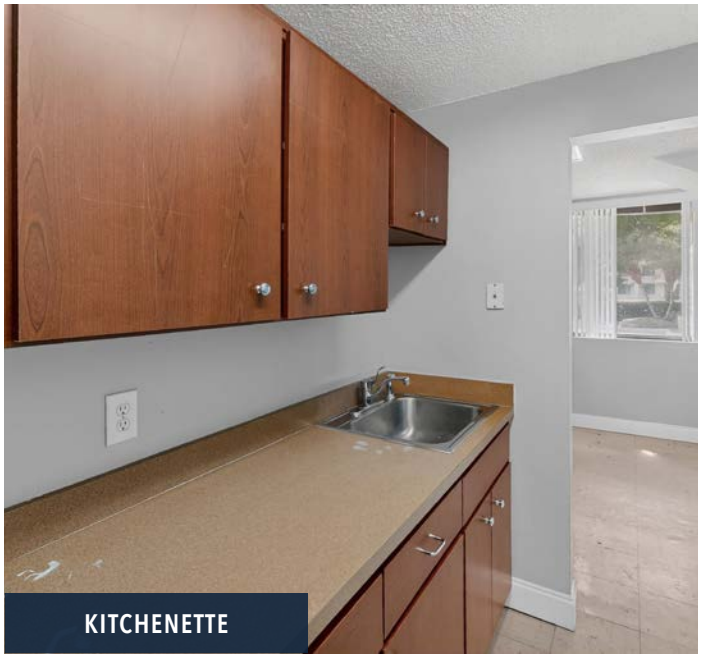
A covered courtyard entry leads to a reception hall, private rooms with French doors, a work room with a sink and two restrooms. A stair rises to two more rooms beneath the arched window.



COURTYARD ENTRY


LOFT ROOM


PRIVATE ROOM


KITCHENETTE


ONE OF TWO RESTROOMS

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SUITE 210 · FLOOR PLAN

# Two restrooms and a glass corner room.

A covered porch leads into a 20' × 22' reception hall. Off it sit an 18' × 15' corner room glazed on two sides, two private rooms, a sink-equipped work room, a utility room and two restrooms. A stair rises to two more rooms overlooking the hall.

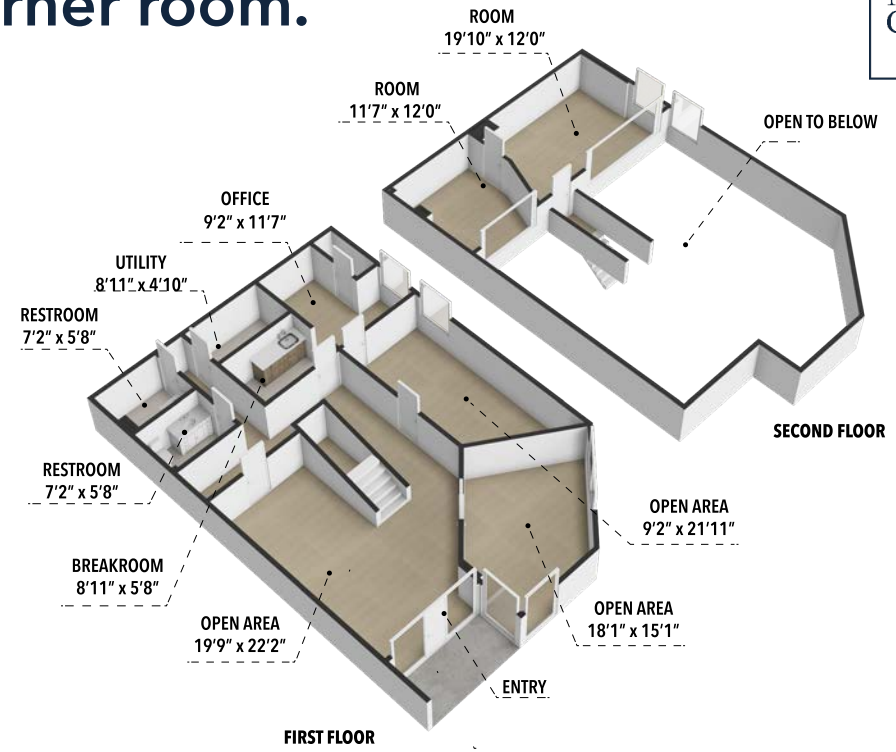
## INCLUDES

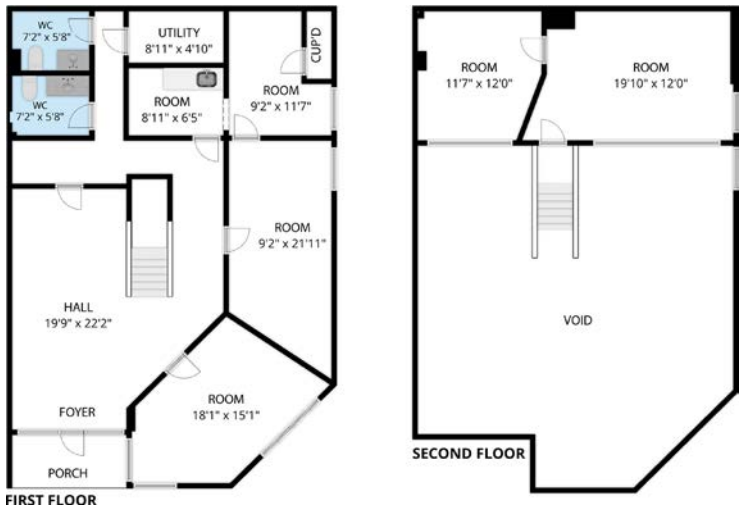
- Reception hall, 19'9" × 22'2"
- Glass corner room, 18'1" × 15'1"
- 4 private rooms (2 on the loft level)
- Sink-equipped work room
- Utility room
- 2 restrooms
- Covered courtyard entry

1,606 SF · MONTHLY RENT

**$3,078**

Best for counseling groups, clinical practice, aesthetics, professional firms




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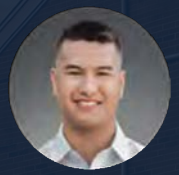
NEXT STEPS

# Contact Colin or Jacob

## See both suites in person.

Private tours of Suites 210 and 213 are available by appointment.
Floor plans, photos and lease terms are available on request.

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