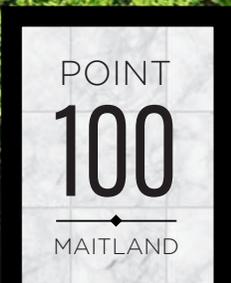


100 E SYBELIA AVE.
MAITLAND, FL

FOR LEASE
OFFICE SPACE

2
PREMIER
SUITES
AVAILABLE



4 ACRE PRESENTS OFFICE SPACE AVAILABLE IN THE HEART OF MAITLAND



CALL FOR DETAILS

GARRETT GLEITER
garrett@4acre.com
407.539.4514

HIGHLIGHTS

- Office available
- Newly remodeled suite
- TI Packages available
- Customizable suite options
- Central to Winter park and Maitland amenities



PROPERTY DETAILS

LEASE PRICE:	CALL FOR DETAILS FULL SERVICE
SPACE SIZE:	SUITE 210: ±1,725 SF AVAILABLE NOW SUITE 300: ±986 SF AVAILABLE NOW
TYPE:	OFFICE/MEDICAL
STORIES:	3
YEAR BUILT:	2008
PARKING:	4.37/1,000
SIGNAGE:	MONUMENT

OFFICE & MEDICAL IN A GREAT MAITLAND LOCATION

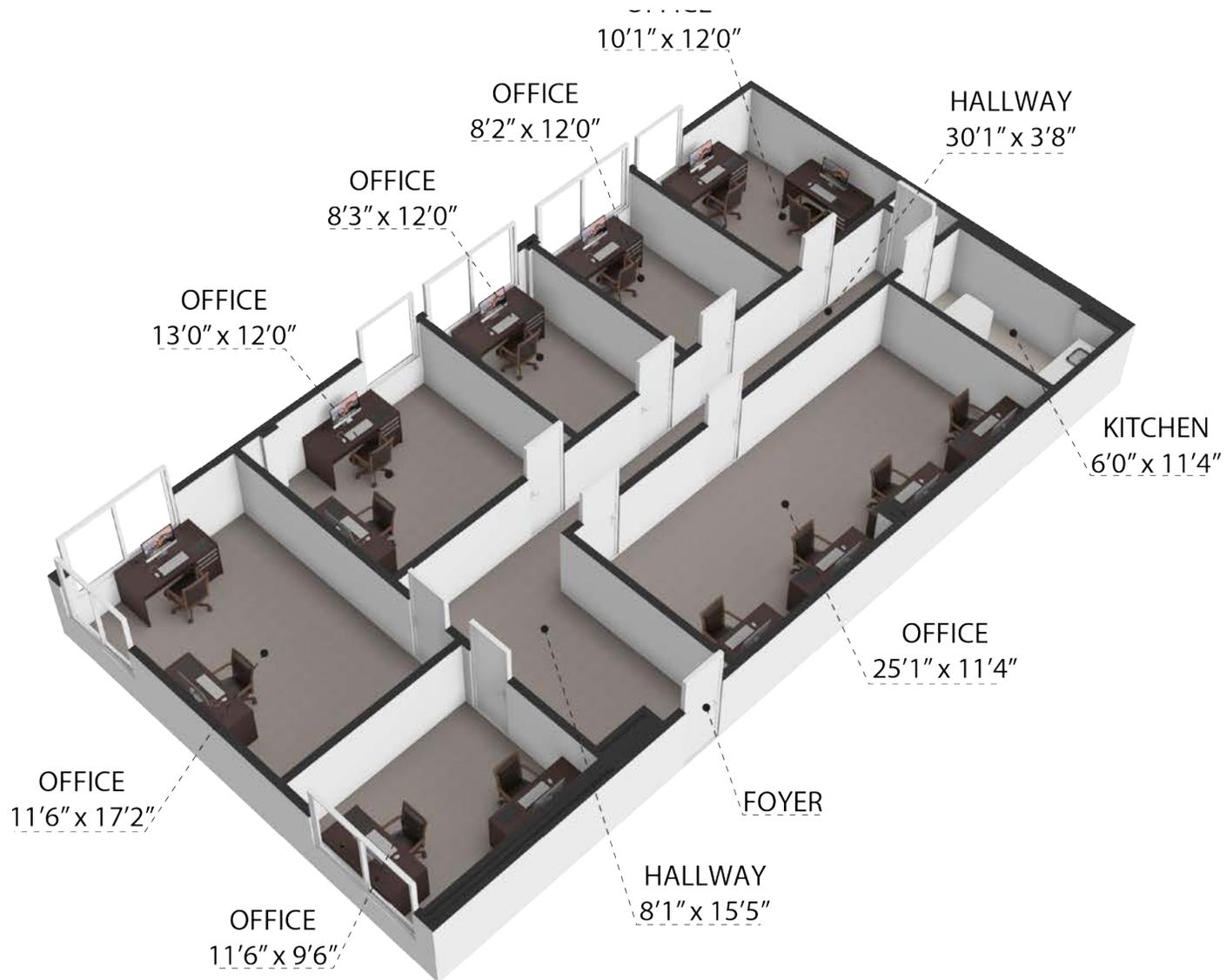
Point 100 is situated near the new Downtown District, Maitland City Center and Maitland Concourse North just one block from U.S. 17/92, less than 2 miles from I-4 and surrounded by numerous medical & dental practices. Building features recently updated common areas, lobby, restrooms, stairwells and landscaping.

OFFERED BY:

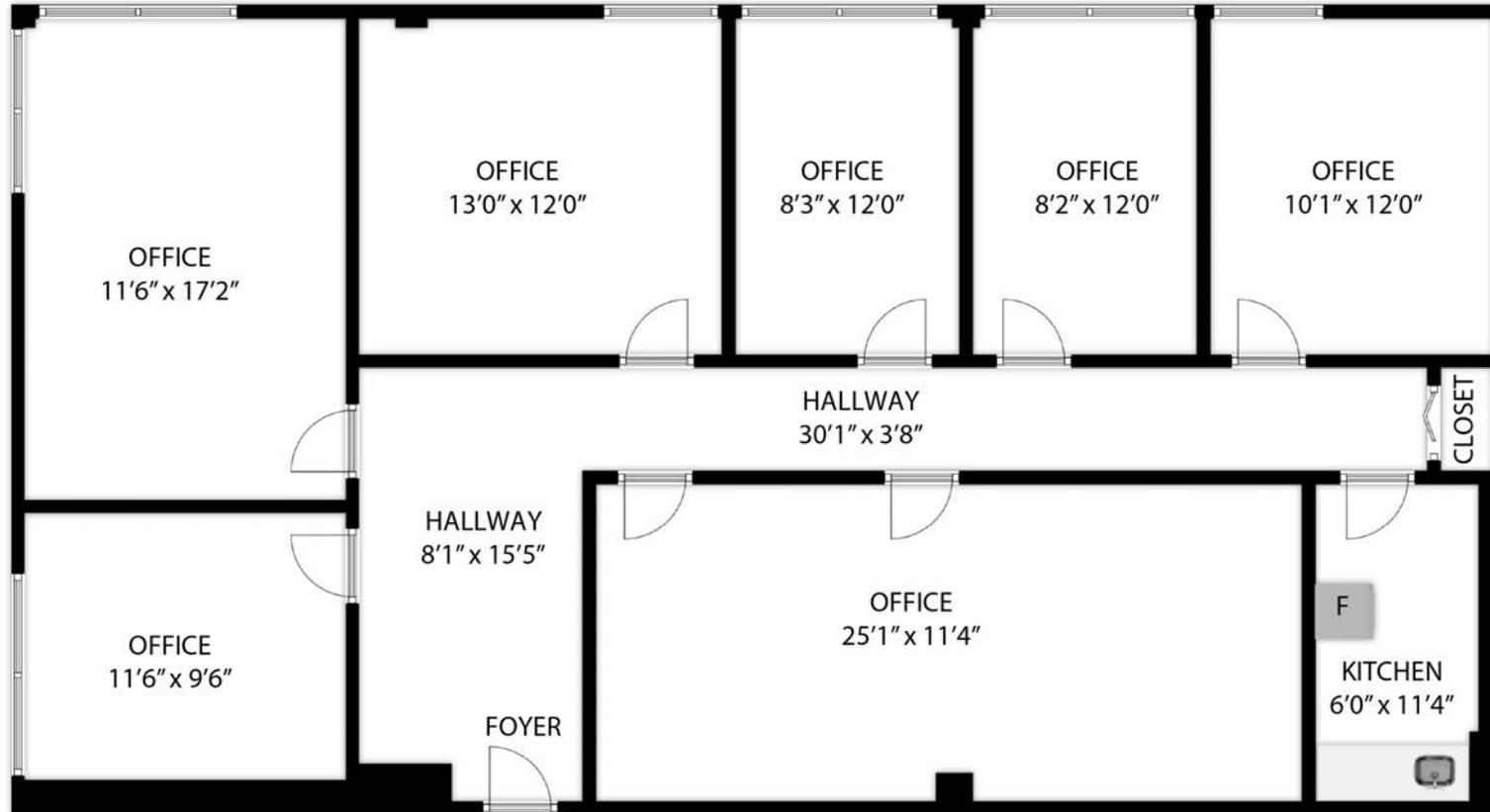
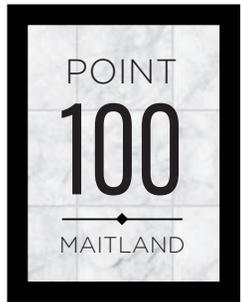


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SUITE 210 | OFFICE ±1,725 SF



SUITE 210 | OFFICE ±1,725 SF



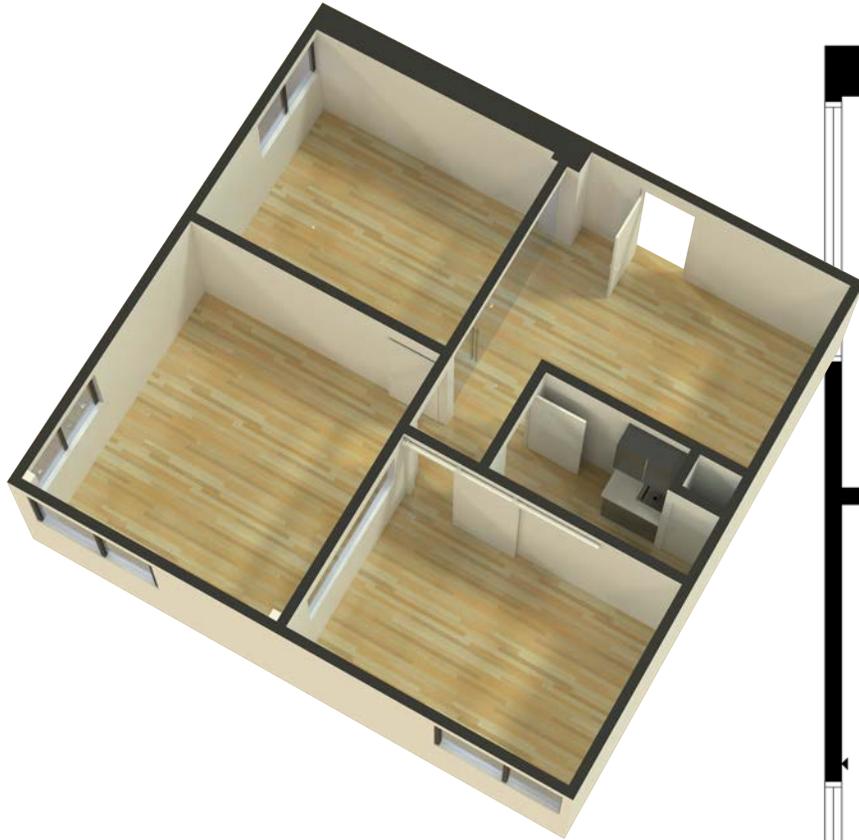
SUITE 210 | OFFICE ±1,725 SF



INTERIORS



SUITE 300 | OFFICE ±986 SF



SUITE 300 | OFFICE ±986 SF



INTERIORS



GARRETT GLEITER

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MEDICAL MAITLAND



Demographics

% of population with health coverage:	90.9%
Patient to Primary Care Physician Ratio:	1,207 to 1
2020 Households:	15,063
Avg Household Income:	99,945
Residents Median Age:	42
Number of Employees:	9,630

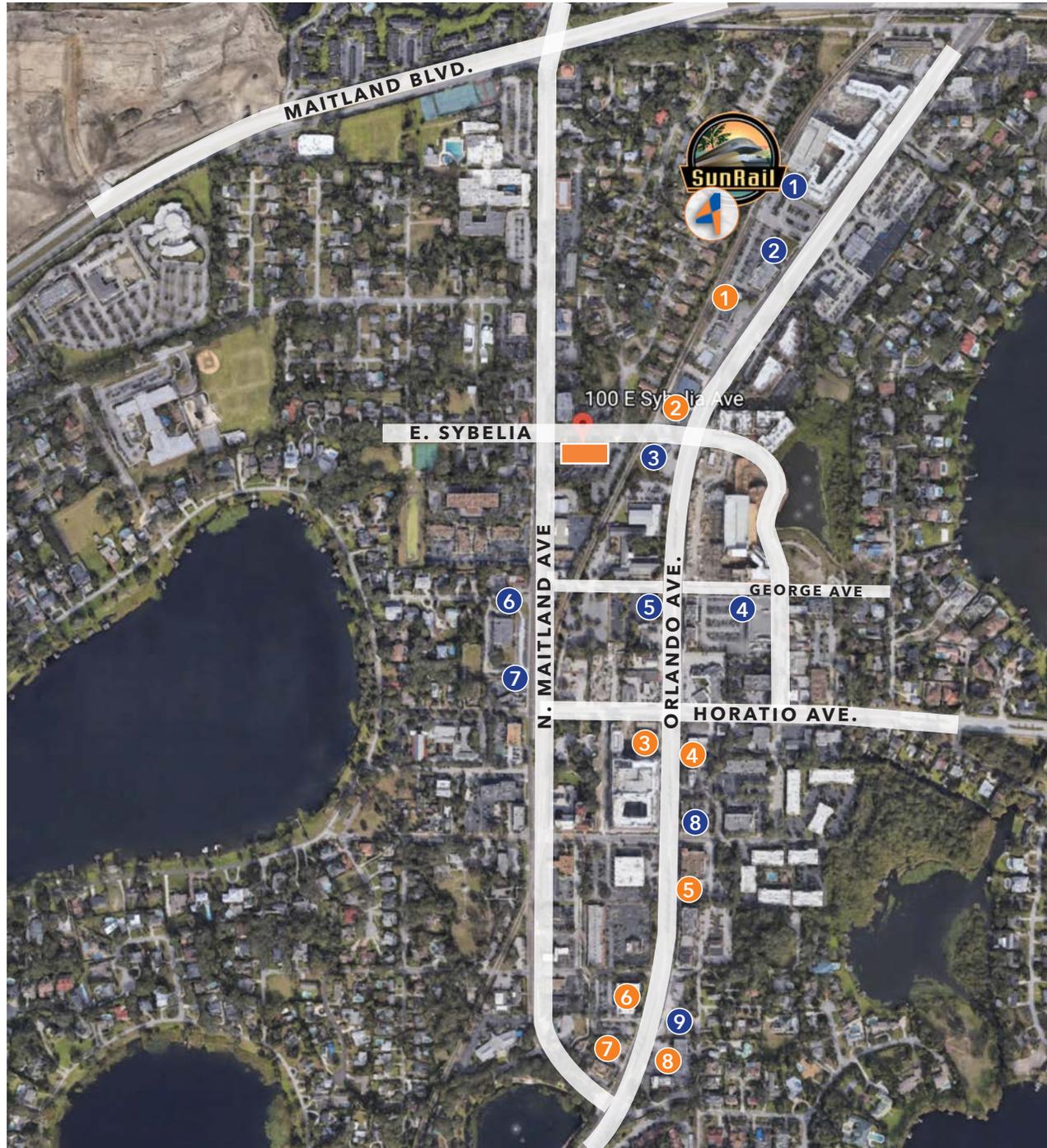
POINTS OF INTEREST

DINING

- 1 PAPA JOHNS PIZZA
- 2 KAPPY'S SUBS
- 3 STARBUCKS
- 4 MCDONALDS
- 5 FRANCESCO'S
- 6 CHIPOTLE
- 7 ANTONIO'S
- 8 LUKE'S KITCHEN

AMENITIES

- 1 AMTRAK/SUNRAIL
- 2 FIRST COLONY BANK
- 3 7-ELEVEN
- 4 PUBLIX
- 5 SUNTRUST
- 6 USPS
- 7 BANK OF AMERICA
- 8 WALGREEN'S
- 9 SHELL





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