

OFFICE & MEDICAL SPACES

CUSTOMIZABLE SUITES AVAILABLE

POINT  
**100**  
MAITLAND



4 ACRE PRESENTS OFFICE & MEDICAL SUITES IN THE HEART OF MAITLAND



# HIGHLIGHTS

- Move-in ready offices available
- Newly remodeled suites
- TI Packages available
- Customizable suite options
- Central to Winter park and Maitland amenities



## PROPERTY DETAILS

LEASE PRICE:	CALL FOR DETAILS - FULL SERVICE
MAX SPACE:	±1,832 SF
MIN SPACE:	±869 SF
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:  
 **ACRE**  
COMMERCIAL



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# AVAILABLE SUITES

FROM 869 TO 1,832 SF

3RD FLOOR

SUITE 385  
869 SF

SUITE 300  
986 SF

SUITE 340  
1,215 SF

2ND FLOOR

SUITE 260  
1,832 SF

1ST FLOOR

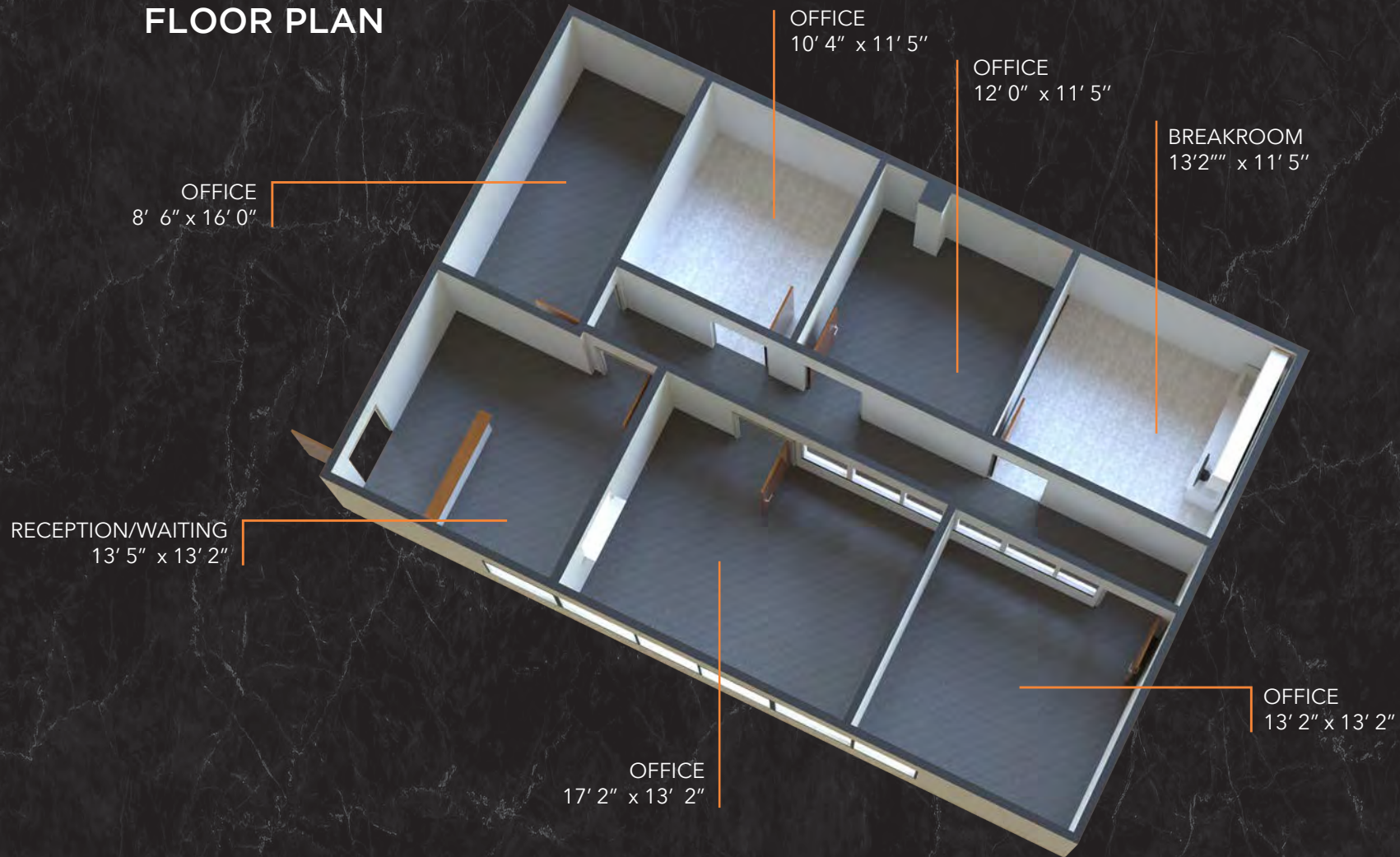
SUITE 140  
1,451 SF





# SUITE 140 | OFFICE $\pm 1,451$ SF

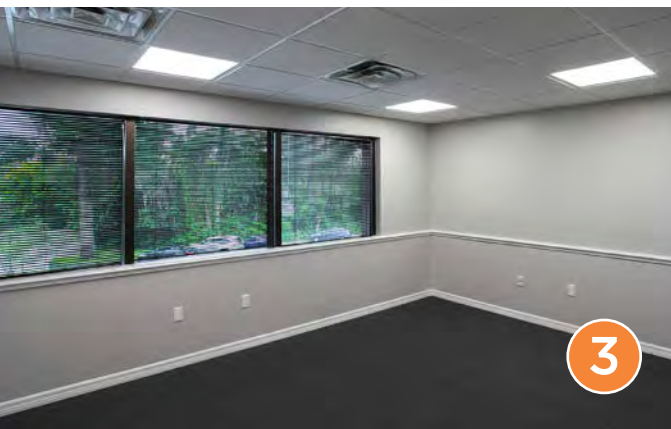
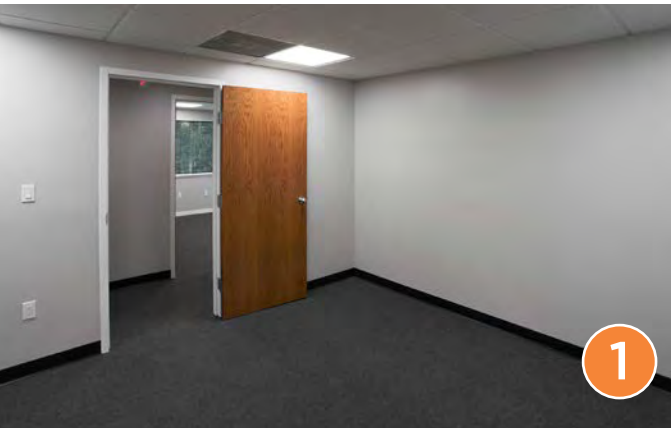
## FLOOR PLAN



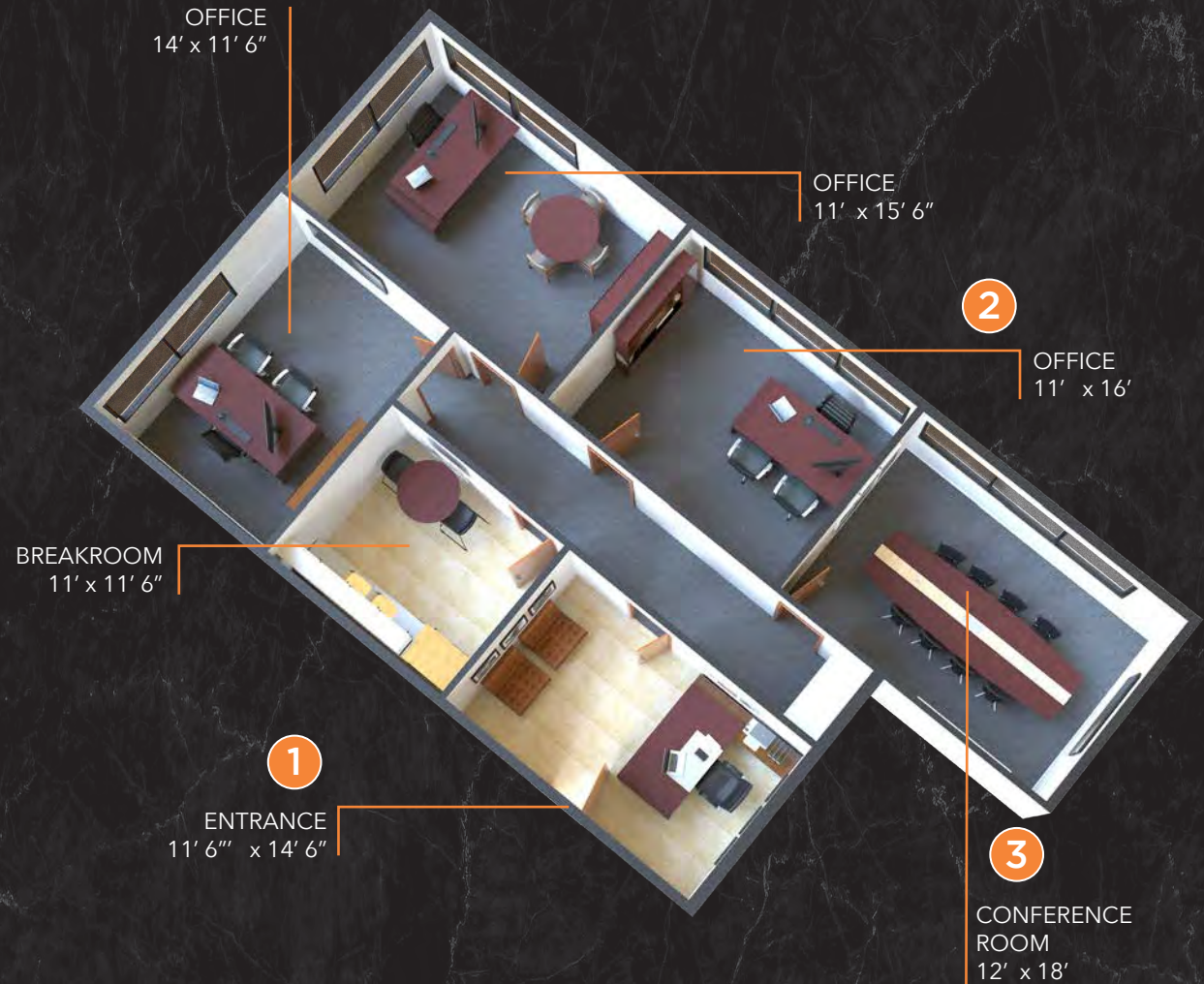


# SUITE 260

OFFICE |  $\pm 1,832$  SF



## FLOOR PLAN



**SAM GASLIN**

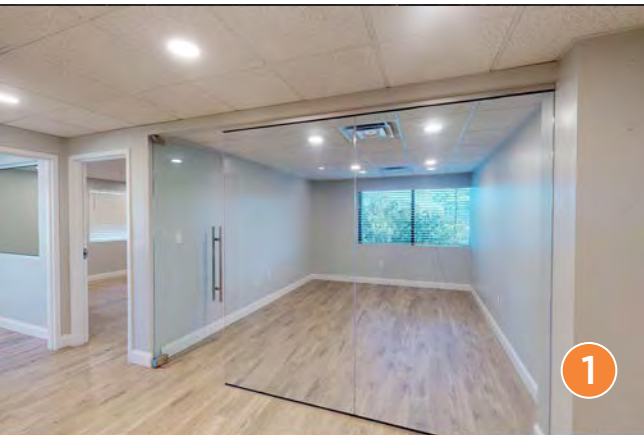
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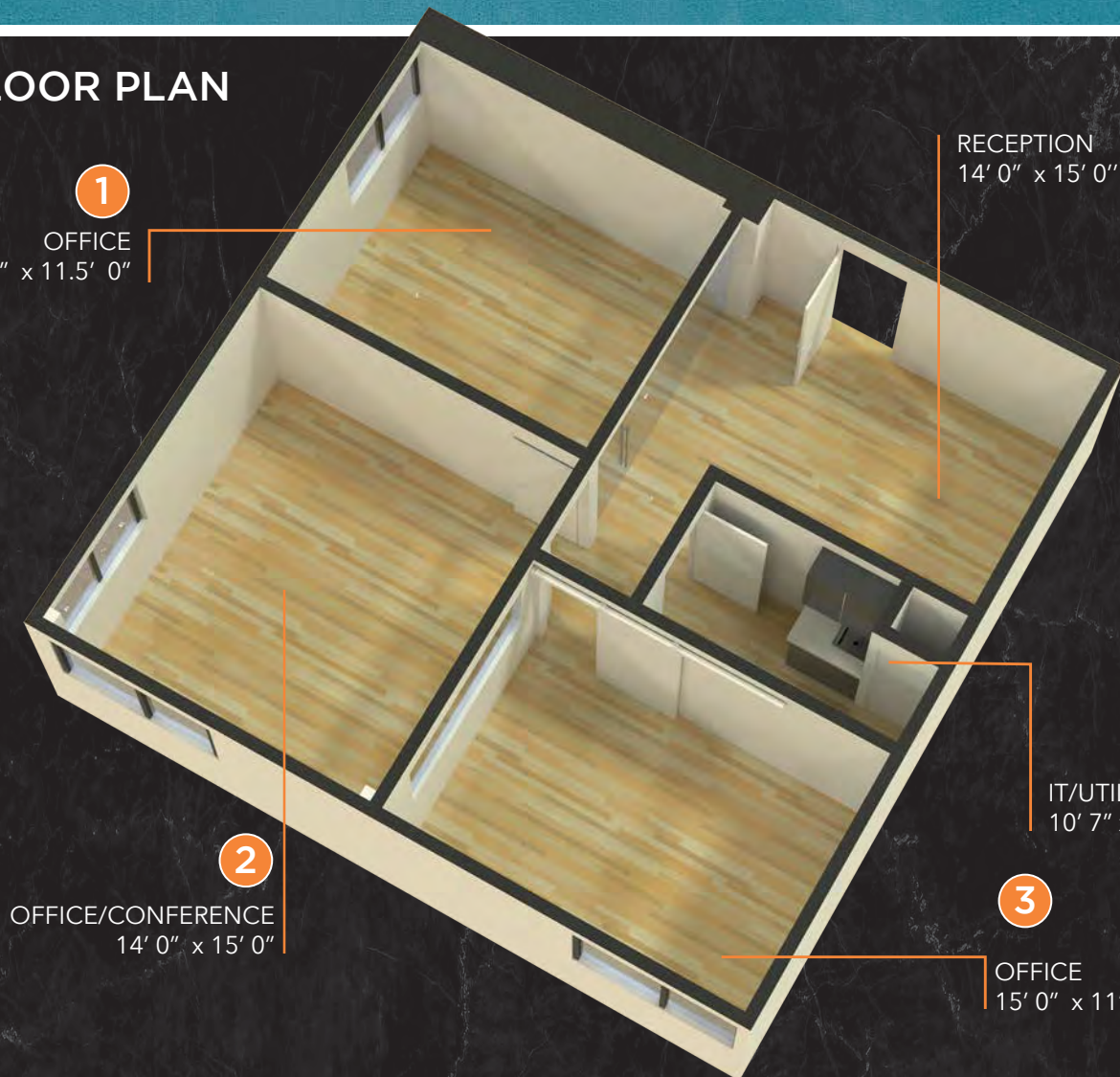


# SUITE 300 | OFFICE ±986 SF



## FLOOR PLAN

1  
OFFICE  
15' 0" x 11.5' 0"



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# SUITE 340 | OFFICE $\pm 1,215$ SF

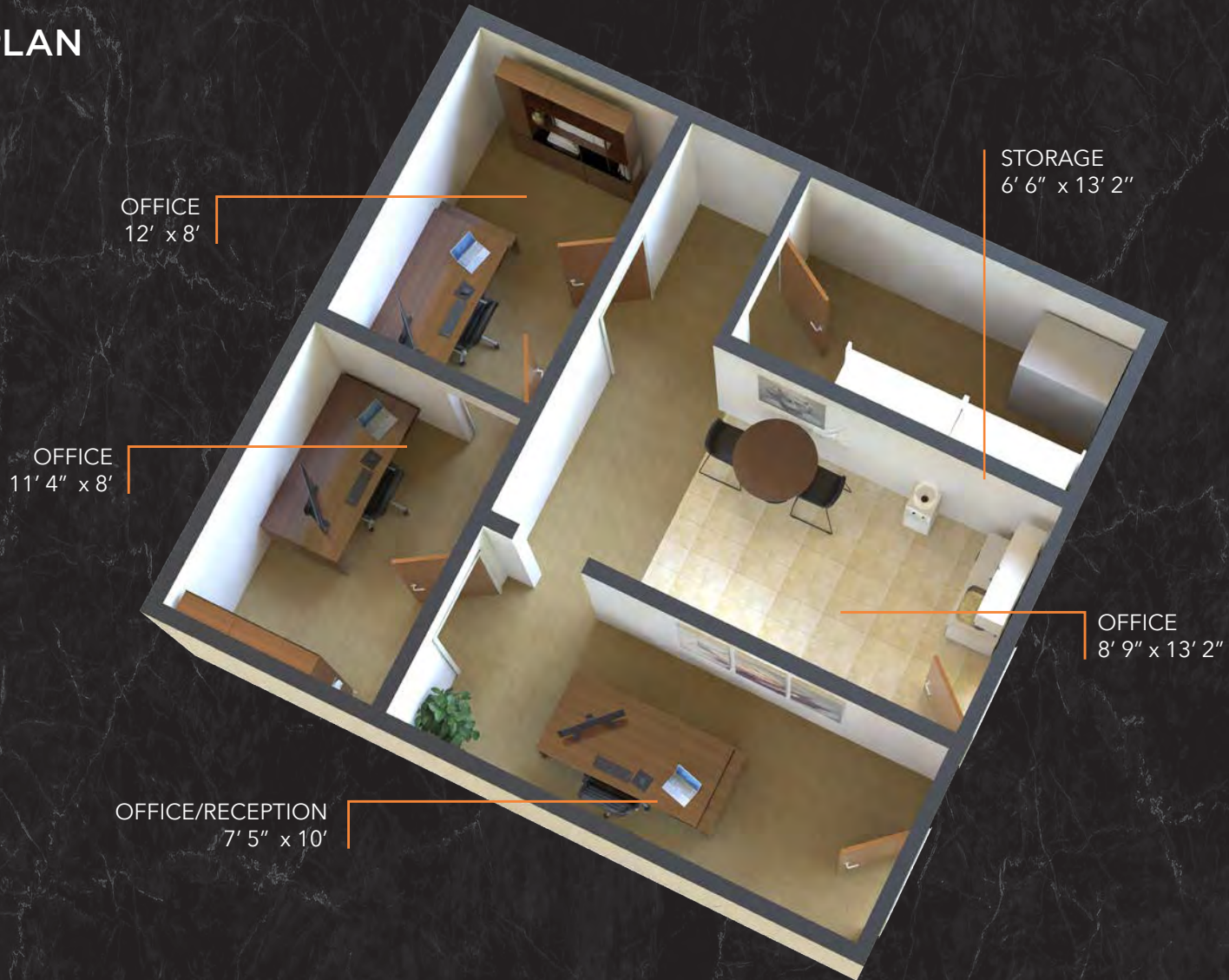
## FLOOR PLAN





# SUITE 385 | OFFICE ±869

## FLOOR PLAN





# 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



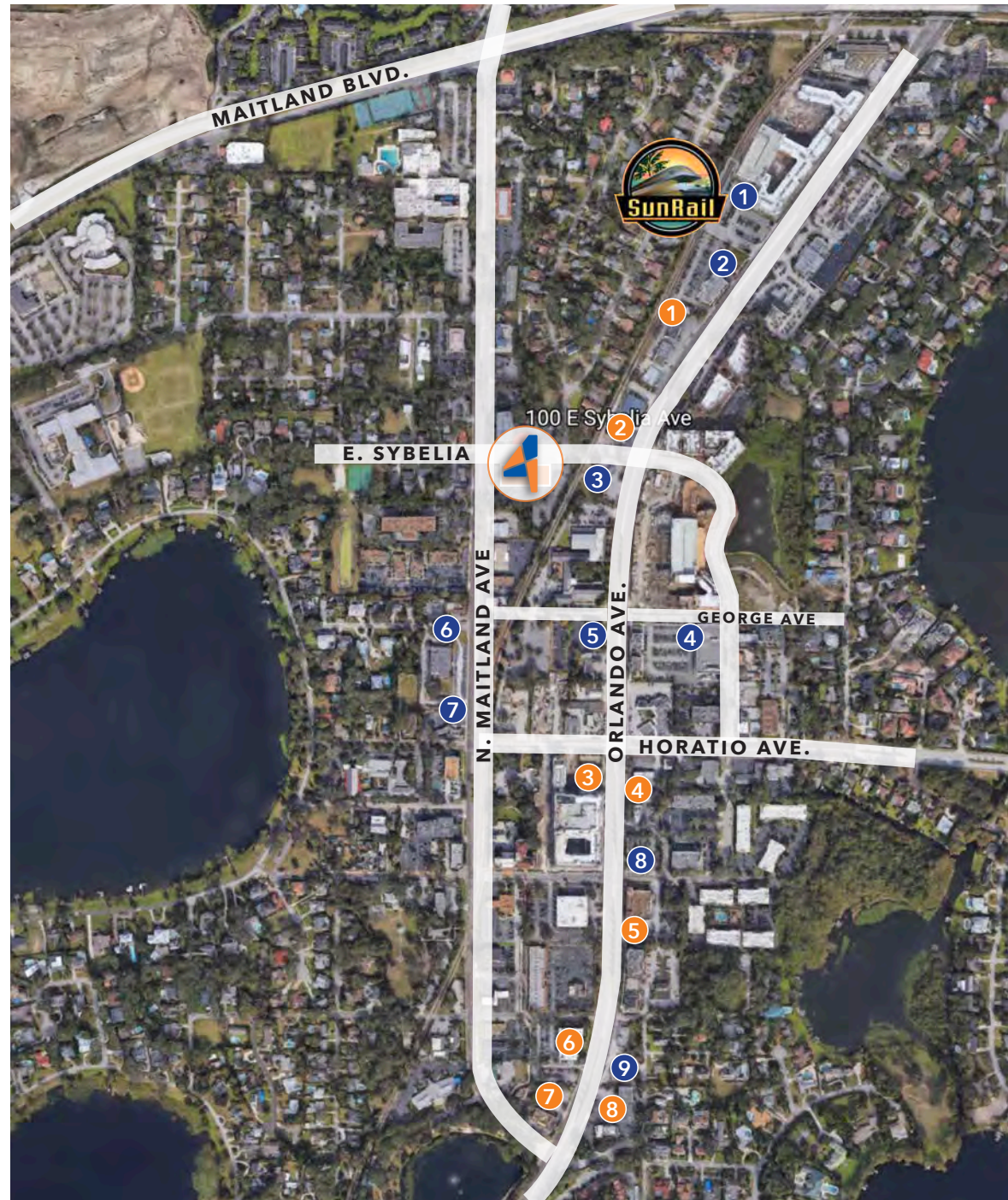
# POINTS OF INTEREST

## 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



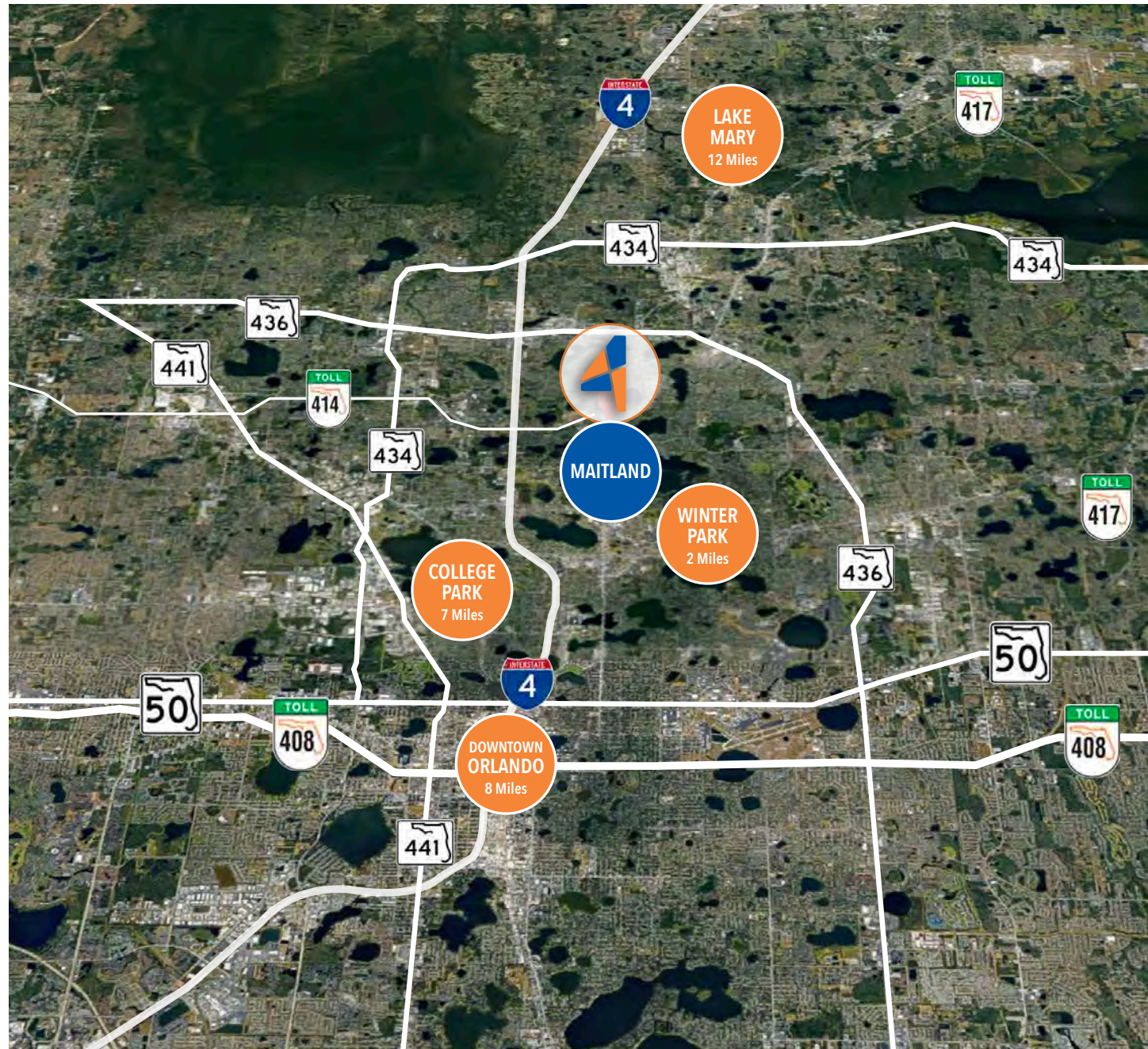


# LOCATION HIGHLIGHTS

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Well-positioned in between one of Orlando's largest office submarkets and Winter Park

- Conveniently located 2 miles from I-4, providing easy access to Downtown Orlando
- Close to business hotels, restaurants, and retail
- Ideally located in Central Florida's top executive housing market
- Proximity to the following cities
  - Winter Park - 2 Miles
  - College Park - 7 Miles
  - Downtown Orlando - 8 Miles
  - Lake Mary - 11 Miles







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