

# 247 Maitland Avenue

CLASS A BUILDING

MONUMENT SIGNAGE AVAILABLE

EXCELLENT PARKING RATIO

OFFICE / MEDICAL BUILDING

*Conveniently located in a sought-after professional area less than 1/2 mile from AdventHealth Altamonte*



247 MAITLAND AVENUE  
ALTAMONTE SPRINGS | FL



## AMENITIES

### Uptown Altamonte

Orangetheroy Fitness  
Starbucks  
Whole Foods Market  
Jason's Deli  
Moe's  
Dunkin'  
Cold Stone Creamery

### Palm Springs Crossing Area

TooJay's Deli  
Dunkin'  
Pizza Hut  
Firehouse Subs  
Panera Bread  
Publix  
Walgreens  
Wendy's

### Altamonte Mall

Macy's  
Bahama Breeze  
Season's 52  
Dillard's  
Miller's Ale House  
Hana Sushi  
Anthony's Pizza

### Marketplace at Altamonte

Ross  
Total Wine & More  
buybuy Baby  
Burlington

## PROPERTY HIGHLIGHTS

- **TURN-KEY TI ALLOWANCE** available on 5+ year term
- Monument signage available and **5 per 1,000 SF** parking ratio
- **Class A finishes** throughout with 10' ceiling in office area and floor-to-ceiling glass
- \$21.00 PSF Full Service
- Close proximity to Interstate 4, SR 436, and US 17/92
- **Less than 1/2 mile from AdventHealth Altamonte**
- Area amenities include Altamonte Mall, Uptown Altamonte, Palm Spring Crossing and an abundance of restaurants and retail as well as multiple hotels in immediate vicinity



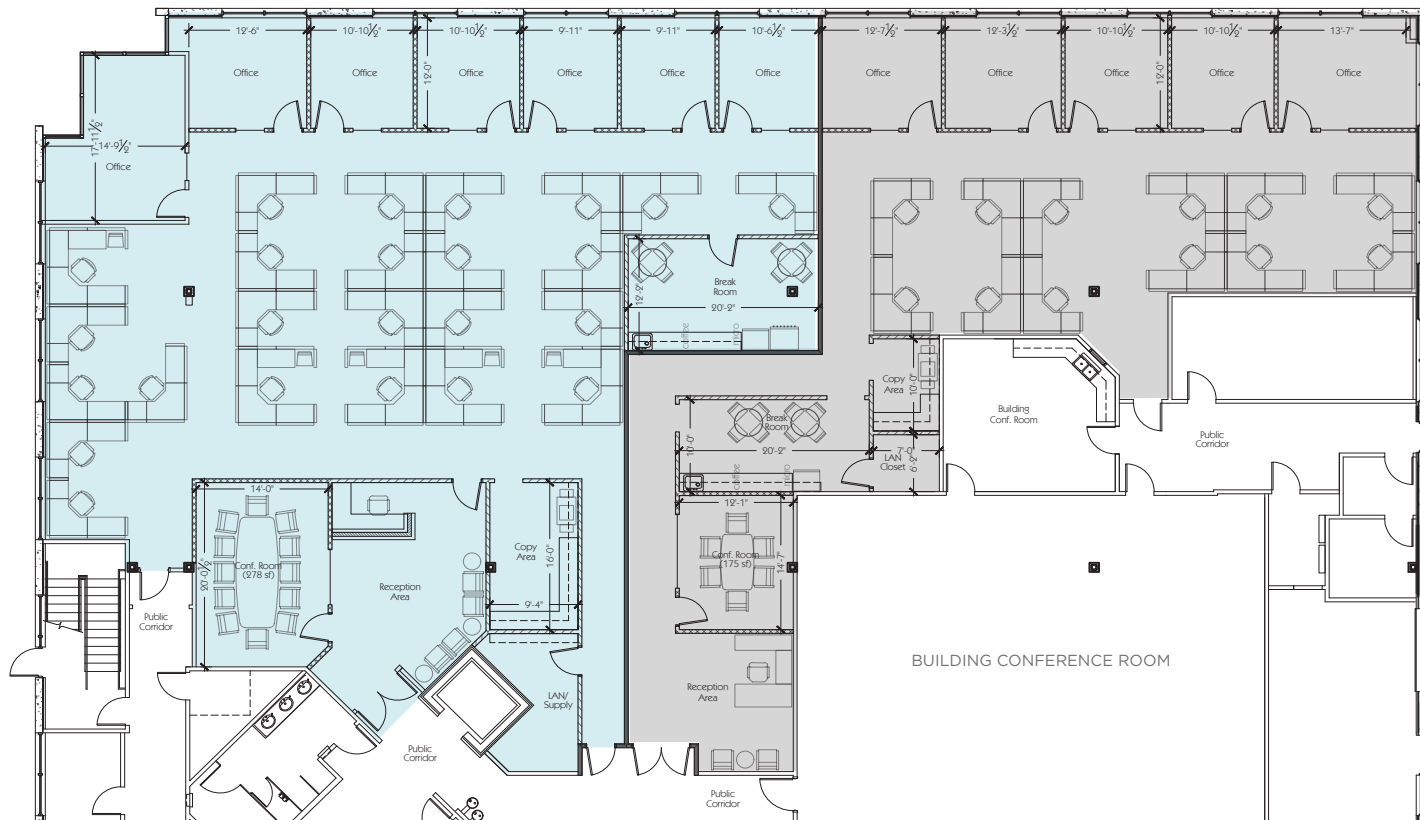
# SAMPLE FLOOR PLAN

AVAILABLE 9,476 SF CURRENTLY IN SHELL CONDITION

## POTENTIAL DEMISING SCENARIO

5,782± SF

3,694± SF



## THE SPACE

- *Currently in shell condition*
- Nice size suite that has flexibility to be demised
- Shared conference room available upon request
- Double door entry right off the first floor lobby
- Can accommodate a variety of professional and medical users

**\$21.00 PSF**  
**Full Service**

# 247 Maitland Avenue



**TODD DAVIS, SIOR, CCIM**  
Senior Director  
Office Brokerage Services  
407 541 4412  
[todd.a.davis@cushwake.com](mailto:todd.a.davis@cushwake.com)

**ROBERT KELLOGG, CCIM**  
Senior Director  
Office Brokerage Services  
407 541 4416  
[robert.kellogg@cushwake.com](mailto:robert.kellogg@cushwake.com)

**COLIN MORRISON**  
Director  
Office Brokerage Services  
407 541 4415  
[colin.morrison@cushwake.com](mailto:colin.morrison@cushwake.com)

