



**FOR SUB-LEASE**

# Maitland Professional Medical Office Space

**1000 N MAITLAND AVENUE**

Maitland, FL 32751

**PRESENTED BY:**

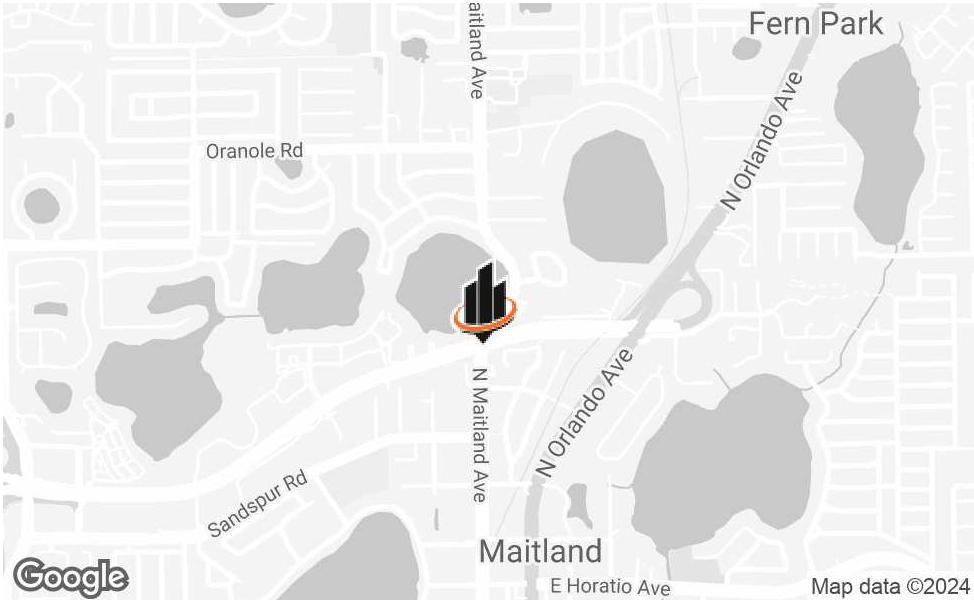
**RAFAEL MENDEZ, CCIM**

O: 407.813.1984

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FL #SL3317523

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Withheld
BUILDING SIZE:	4,057 SF
AVAILABLE SF:	1,540 - 2,517 SF
LOT SIZE:	0.66 Acres
YEAR BUILT:	2004
RENOVATED:	2006
ZONING:	MX
MARKET:	Maitland

PROPERTY OVERVIEW

SVN | Saunders Ralston Dantzler is delighted to offer a distinguished sublease opportunity in the heart of Maitland, FL. This Tuscan-style, free-standing, single-story office building boasts an enviable location on the southeast corner of N Maitland Ave and Maitland Blvd. Available for sublease are two suites or the option to occupy the entire building, providing flexibility for your business needs. Suite A offers 2,517 rentable square feet (RSF), while Suite B provides 1,540 RSF, contributing to the total available space of 4,057 SF. This property is characterized by its versatility and unique charm.

Strategically positioned, this office building ensures easy access to major thoroughfares including I-4, 414, Maitland Ave, and 17-92. The location is enriched by a variety of nearby amenities, including dining options, the Maitland SunRail Station, and shopping outlets, enhancing the work-life balance for your team. Furthermore, the proximity to the new I-4 express lane exit places this property minutes away from a 21-mile stretch offering expedited travel options to and from key areas around Universal Studios to Longwood, FL.

Situated in North Maitland, the property enjoys access to local highlights such as Downtown Maitland, the Maitland Sunrail Station, and an array of both local and national dining establishments. This prime location is an exceptional opportunity to elevate your business presence in a thriving community. Don't miss the chance to position your enterprise in a spot that promises growth and visibility.

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

Welcome to 1000 N. Maitland Ave., conveniently situated on the bustling southeast corner of Maitland Ave. and Maitland Blvd. This prime location in Maitland, FL offers unparalleled access and outstanding visibility, making it an ideal setting for any thriving business.

## PARKING DESCRIPTION

This property offers convenient surface-level parking situated on the south and east sides, featuring two well-designed entry and exit points that lead to a total of 38 parking spaces. The parking area is paved with asphalt and boasts a practical "U" shaped layout, ensuring smooth and effortless access to Maitland Ave. This configuration not only enhances the ease of navigation within the lot but also promotes efficient flow of traffic, making it an ideal choice for drivers seeking hassle-free parking solutions.

## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- The entire building is Available for Sub-lease
- Sub-lease expires in 12/31/2027 with one extension option to renew for a 3-year term
- Corner Property on Signalized Intersection
- Traffic Counts: 56,500 AADT Maitland Blvd.
- Traffic Counts: 33,500 AADT Maitland Ave.
- Monument Signage Rights
- Access to 38 Surface Level Parking Spaces
- Amenities include: Immediate access to I-4 (5 min away), Sunrail Station (5 min away), Downtown Maitland, and ample restaurant Options

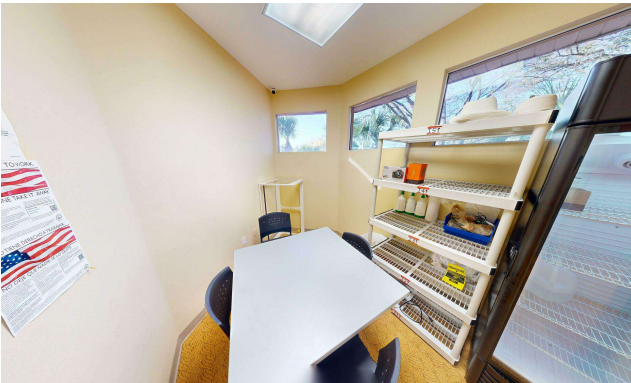
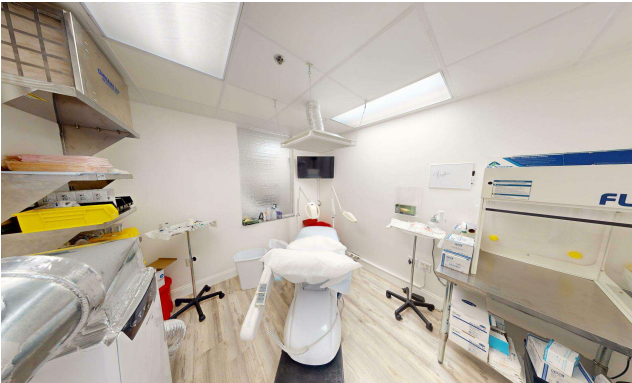
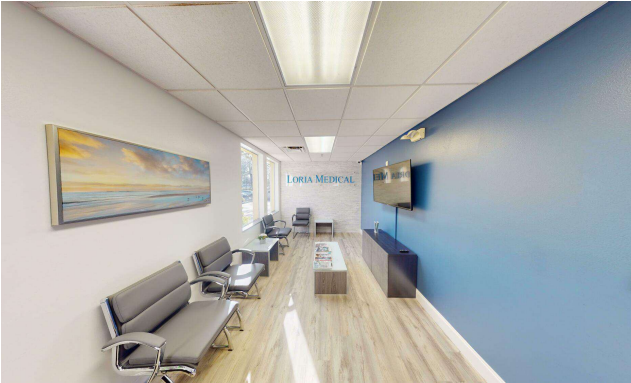
EXTERIOR PHOTOS



EXTERIOR PHOTOS



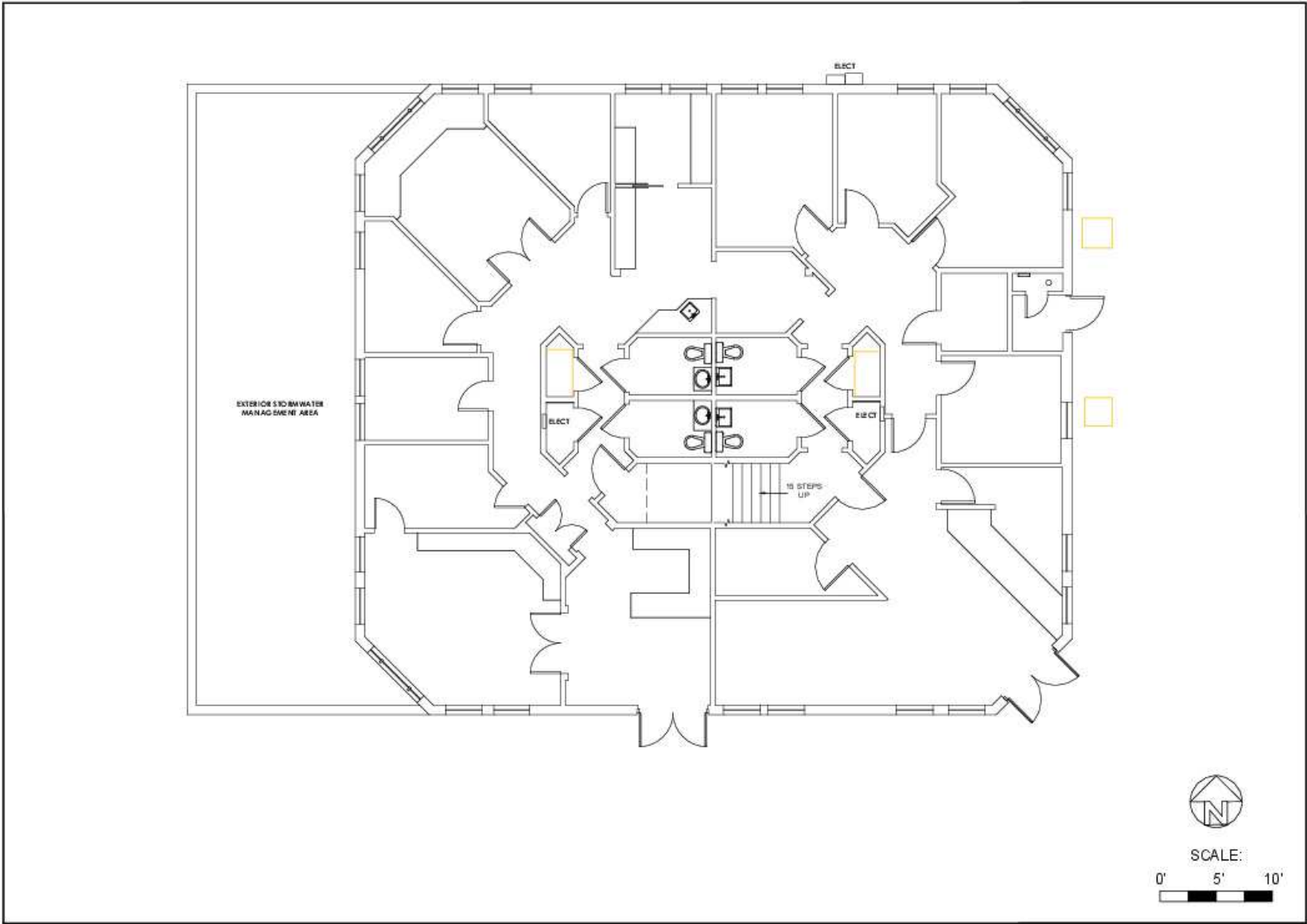
SUITE A PHOTOS



SUITE B PHOTOS



FLOOR PLAN (FULL - FIRST FLOOR)



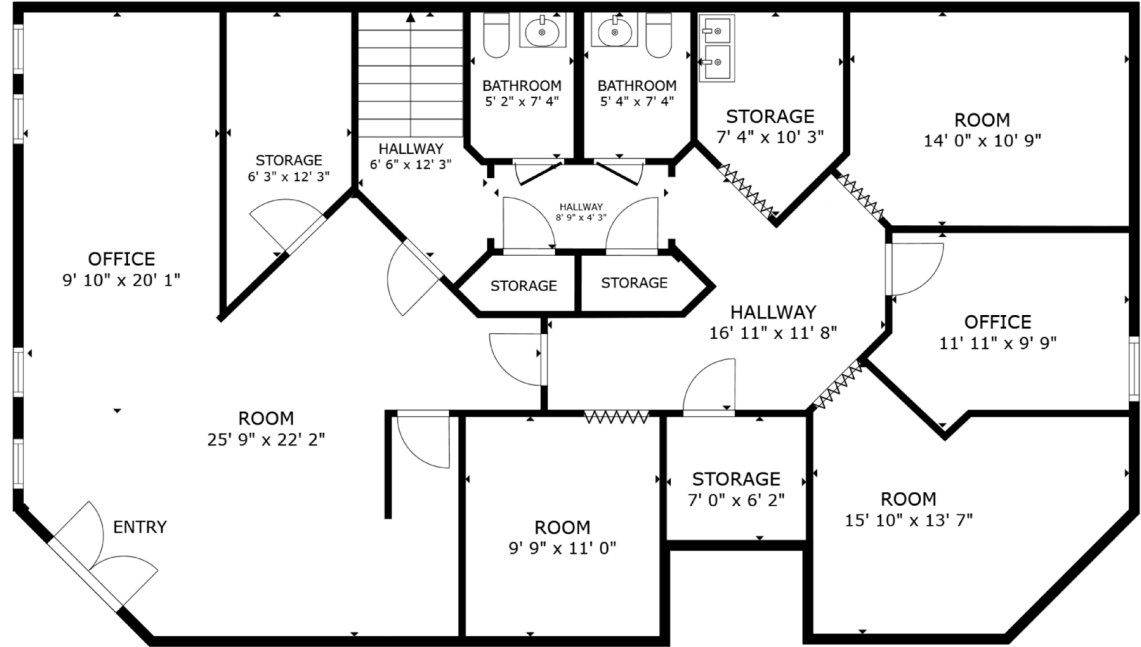
ORLANDO  
407.971.8688  
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www.measureDYNAMICS.COM

PREPARED FOR:  
**UNITED WOMEN'S HEALTHCARE, LLC**  
1501 YAMATO ROAD  
SUITE 200W  
BOCA RATON, FLORIDA 33431

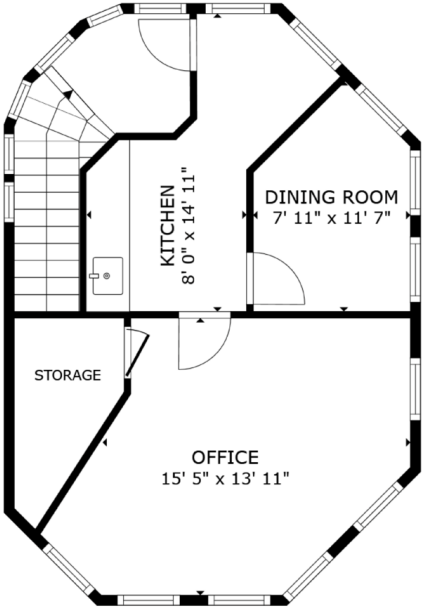
PROJECT NAME:  
**MEDICAL OFFICE BUILDING**  
1000 NORTH MAITLAND AVENUE  
MAITLAND, FLORIDA 32751

PROJECT NUMBER:  
21-1204  
DRAWN BY:  
BJM  
CHECKED BY:  
LAC  
DATE:  
DECEMBER 2021  
SCALE:  
1/8" = 1'-0"  
SHEET TITLE:  
GROUND FLOOR  
FLOOR PLAN  
SHEET NUMBER:  
A-1

FLOOR PLAN - SUITE A



FLOOR 1



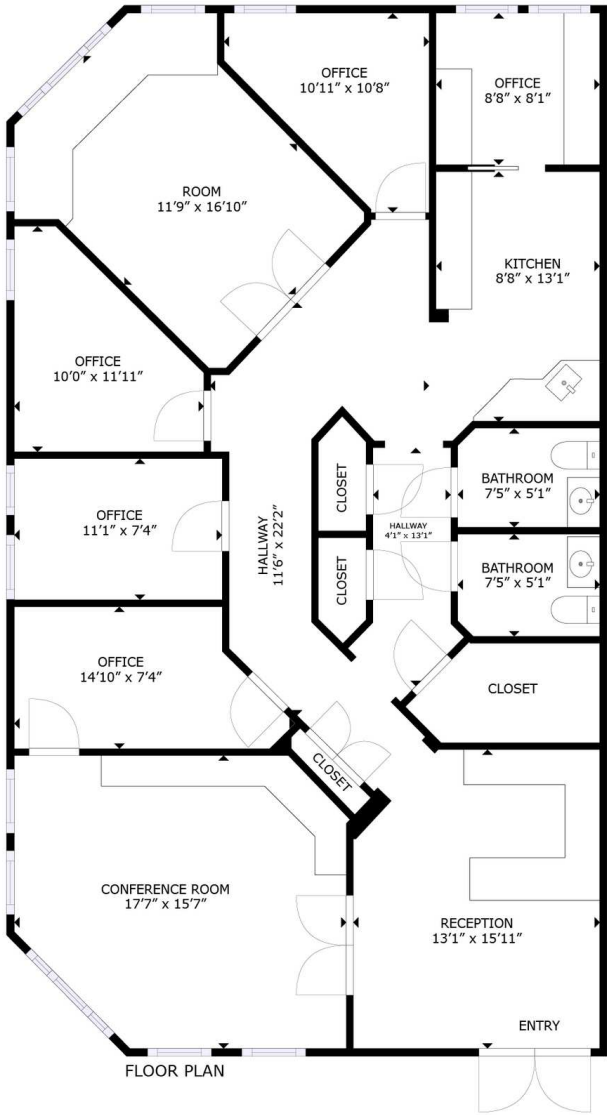
FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 1,656 sq.ft. FLOOR 2 517 sq.ft.  
TOTAL : 2,173 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



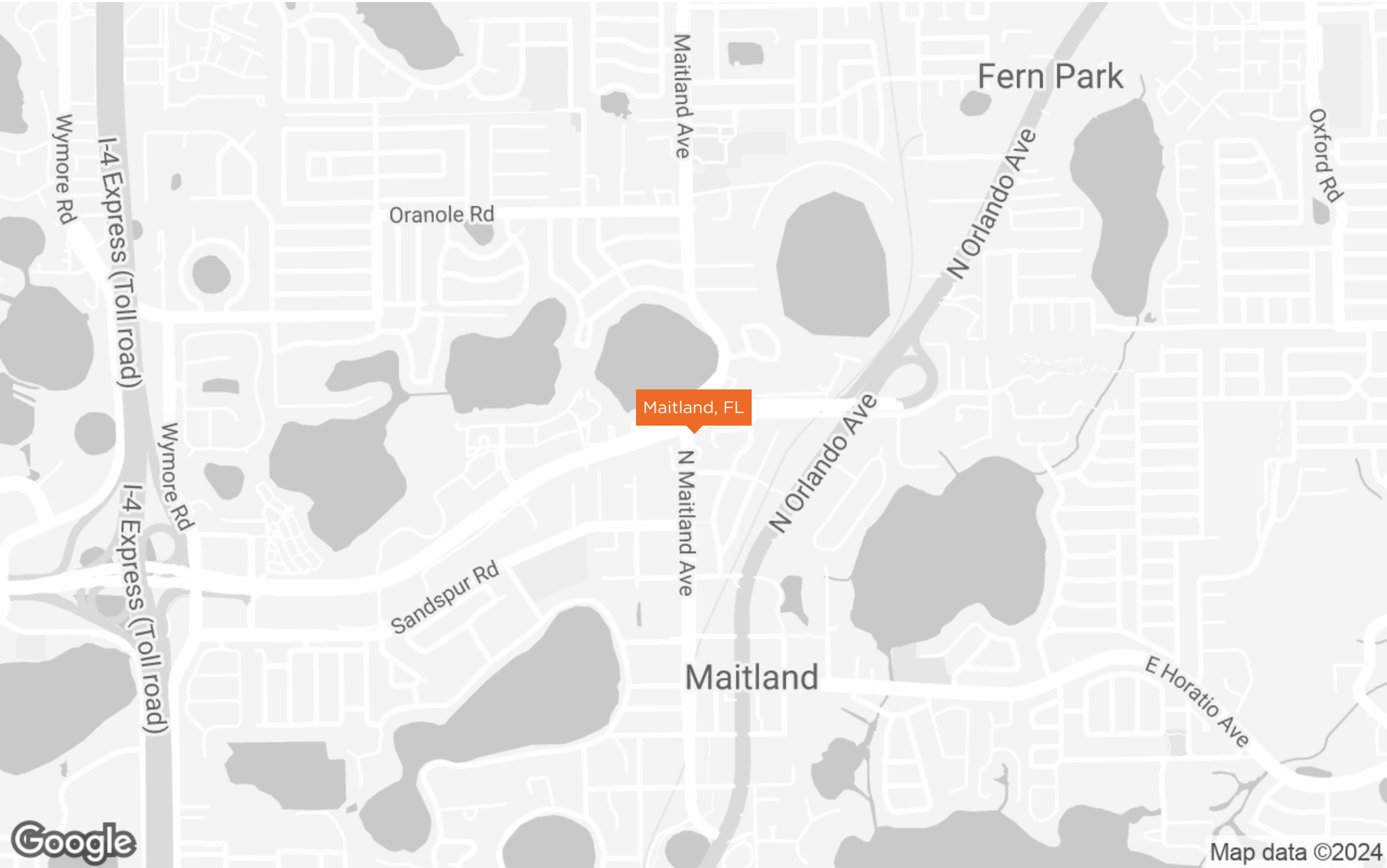
FLOOR PLAN - SUITE B



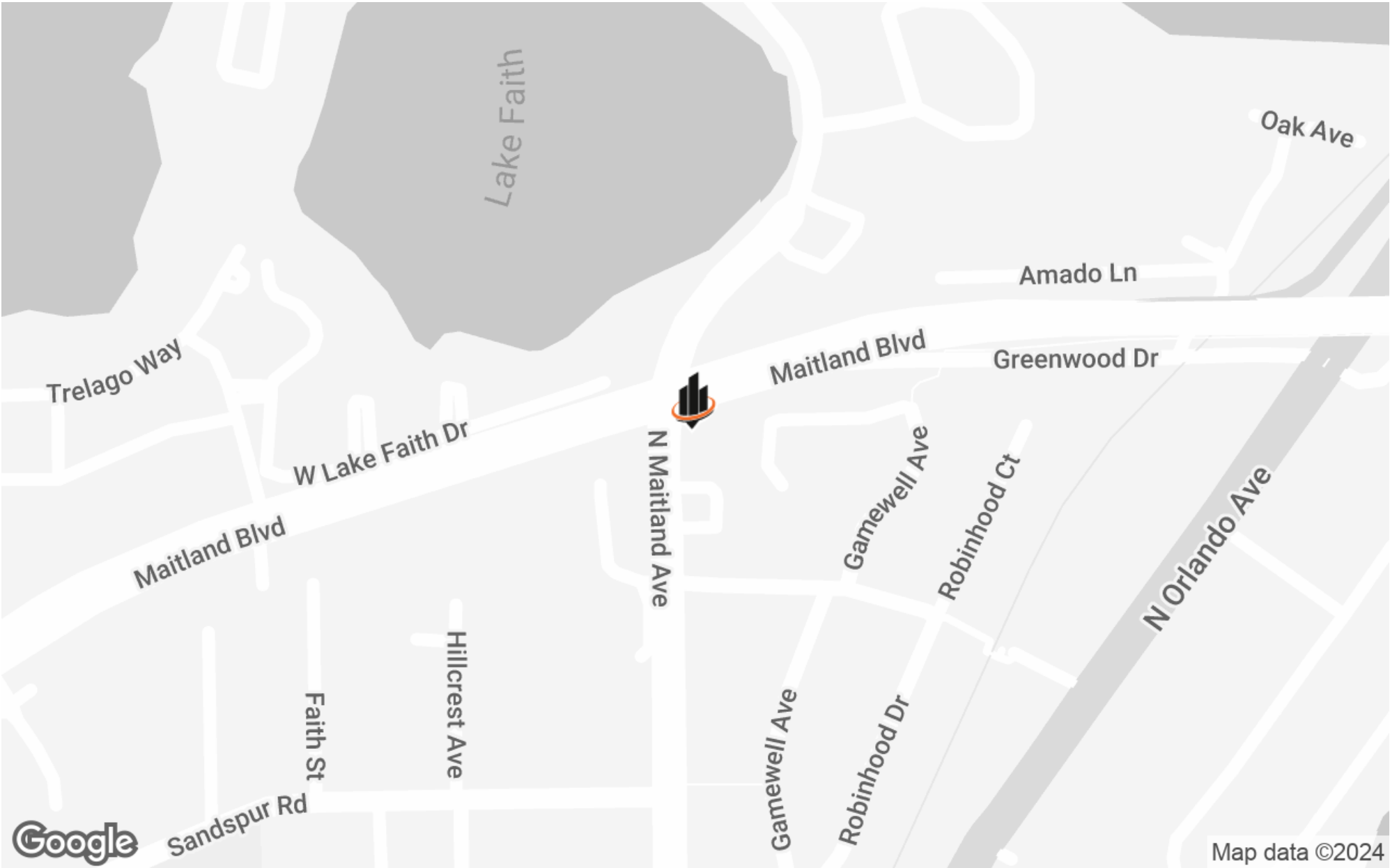
GROSS INTERNAL AREA  
FLOOR PLAN: 1,684 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



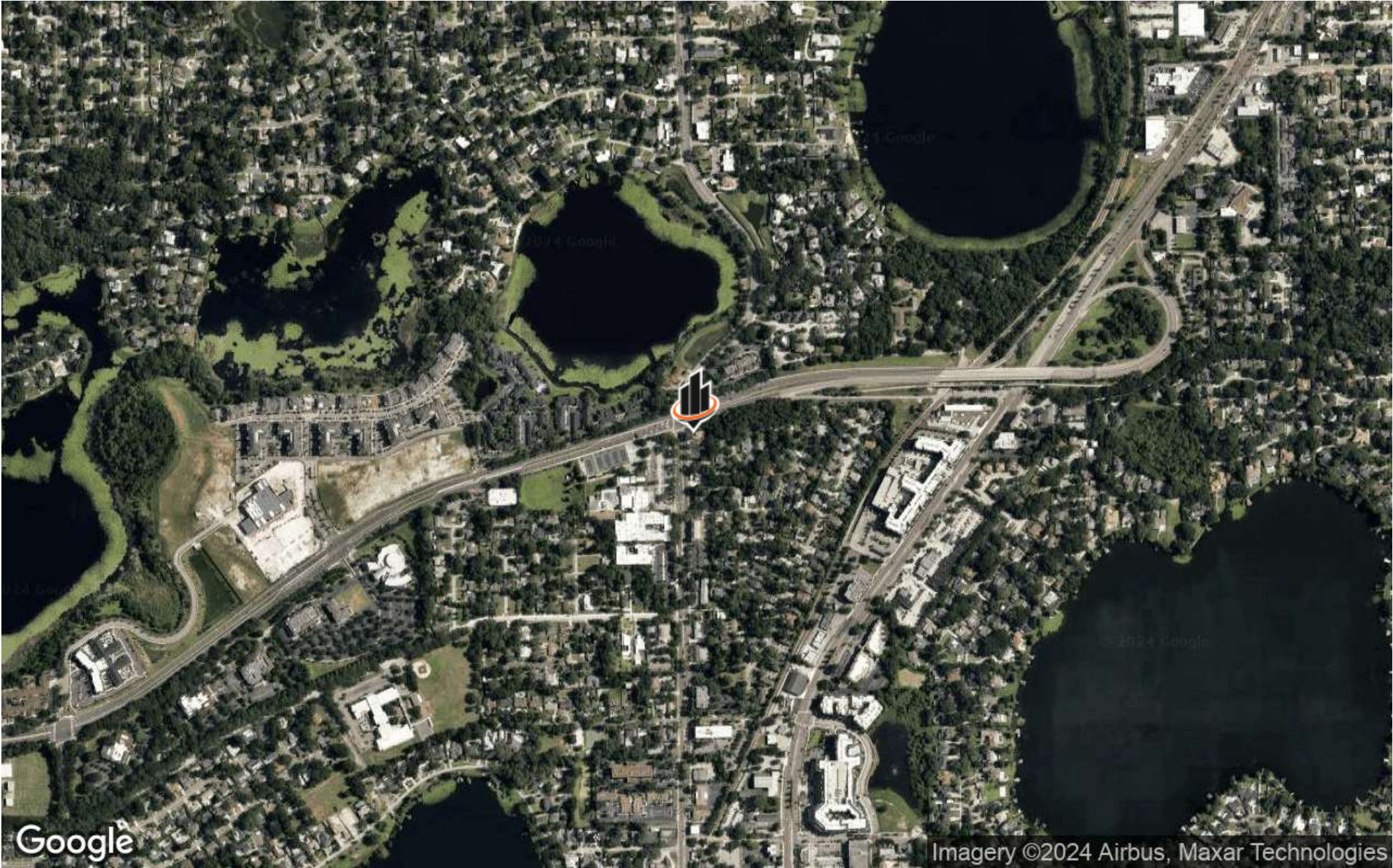
REGIONAL MAP



LOCATION MAP



AERIAL MAP

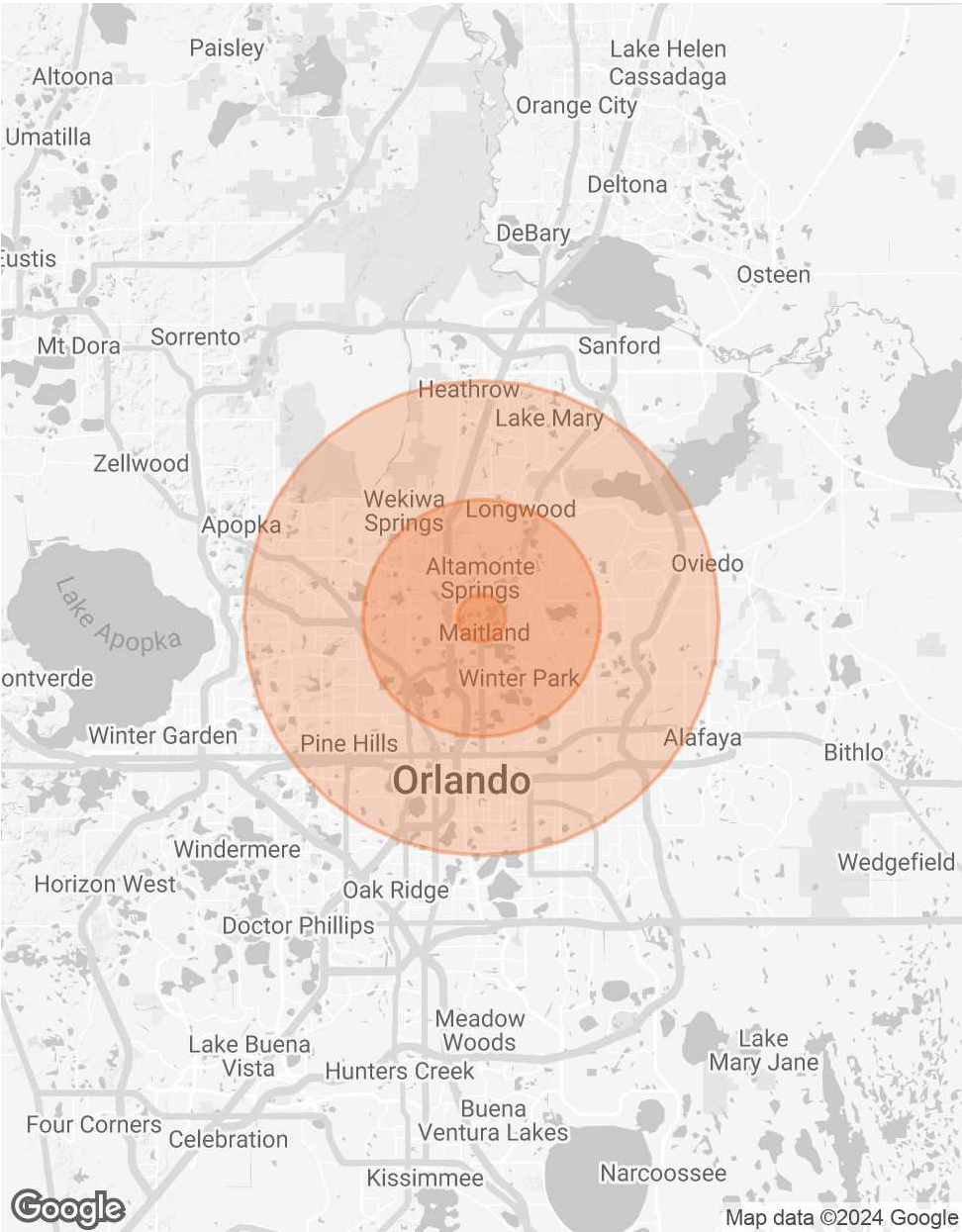


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,223	258,138	922,645
AVERAGE AGE	43.2	40.3	38.1
AVERAGE AGE (MALE)	40.3	39.3	36.7
AVERAGE AGE (FEMALE)	46.7	42.2	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,683	118,175	381,310
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$98,373	\$80,225	\$74,406
AVERAGE HOUSE VALUE	\$347,141	\$265,452	\$238,988

2020 American Community Survey (ACS)



## MEET RAFAEL



### RAFAEL MENDEZ, CCIM

Regional Managing Director

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FL #SL3317523

## PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties