

FOR SALE

FORT MAITLAND BUILDING

800 S. ORLANDO AVENUE

Maitland, FL 32751



PROFESSIONAL OFFICE BUILDING

EXCELLENT OWNERSHIP OPPORTUNITY ON SOUTH ORLANDO AVENUE (US 17-92) AND LAKE MAITLAND

- + Three-story, 12,693 Sq. Ft. professional office building situated on .81 acre
- + Building has balconies and lake views on both the east and west elevations.
- + Lakefront property with convenient dock and boat ramp in the adjacent Fort Maitland Park
- + 120 ft. of frontage along S. Orlando Avenue
- + Ideal layout for any professional services firm – legal, accounting, engineering, etc.
- + Parking 3.5/1,000 RSF (44 spaces)
- + Existing monument sign
- + Zoned DMZD (Downtown Maitland Zoning District), City of Maitland (O-3)



CONTACT US

MICAH STRADER

First Vice President
+1 407 404 5021
micah.strader@cbre.com

NAN McCORMICK

Senior Vice President
+1 407 839 3108
nan.mccormick@cbre.com

AMANDA McClURE

Senior Associate
+1 407 839 3116
amanda.mcclure@cbre.com

www.cbre.com/orlando

CBRE

FOR SALE

FORT MAITLAND BUILDING

MAITLAND, FL 32751



BUILDING SUMMARY

Known locally as the "Fort Maitland Building," the property is ideally located on South Orlando Avenue (US 17-92) in the City of Maitland immediately north of Fort Maitland Park. This professional office building has high quality interior finishes, layout and design.

All three floors of the building are built out for law firm use with many private offices "on the glass" with interior work stations.

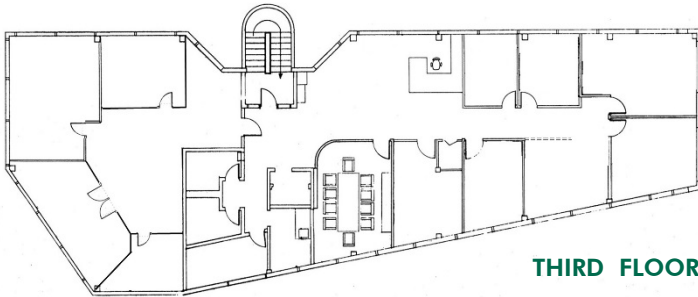
With attractive landscaping, lighting, and mature tree cover, the site is enhanced by being situated adjacent to many retail and mixed-use amenities. It is across the street from Lake Lily and surrounded by a rapidly growing, high quality amenity base.

The building has 44 surface parking spaces – a ratio of +/- 3.5/1,000 SF – a high ratio more than adequate for professional office users.

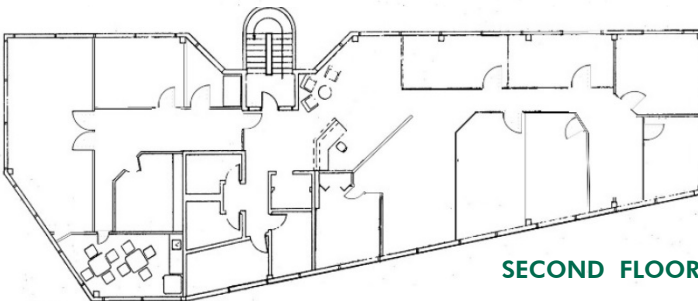




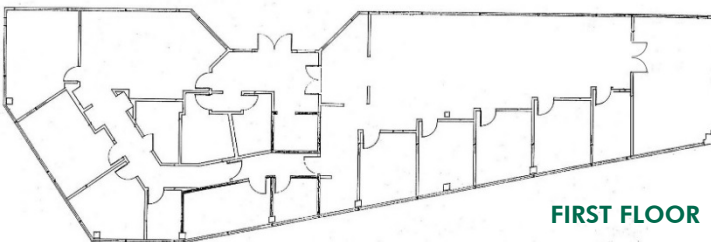
FLOOR PLANS



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



BUILDING FEATURES

- ❖ Built in 1984
- ❖ Views of Lake Maitland and Fort Maitland Park. The east side of the building has balconies overlooking the lake, and there is a small outdoor recreational pavilion.
- ❖ Masonry construction on monolithic concrete slab with glass thermopane panel walls and fixed pane glass windows in aluminum framing
- ❖ The flat, built up roof over joists is in good condition.
- ❖ HVAC / Roof mounted compressors to accommodate multi-zones.
- ❖ Each floor is separately metered and easily leased to multiple tenants.
- ❖ One hydraulic elevator and exterior stairway
- ❖ Fire sprinklers throughout and security system

FOR SALE

FORT MAITLAND BUILDING

MAITLAND, FL 32751



LOCATION MAP



© 2017 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisers. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. **CBRE, Inc. Licensed Real Estate Broker**

CBRE, Inc. | Licensed Real Estate Broker | 200 S. Orange Avenue, Suite 2100 | Orlando, FL 32801

www.cbre.com/orlando

CBRE