

OFFICE SPACE FOR LEASE



MAITLAND COLONNADES

2301 Lucien Way
Maitland, FL 32751

Maitland Colonnades is a 4-story Class A office building with approximately 260,000 RSF and available space ranging from 2,012 - 24,779 RSF. The building features plug & play space and offers flexible terms.

A \$4 million interior renovation was recently completed positioning it as one of the most desirable office buildings in Maitland Center.

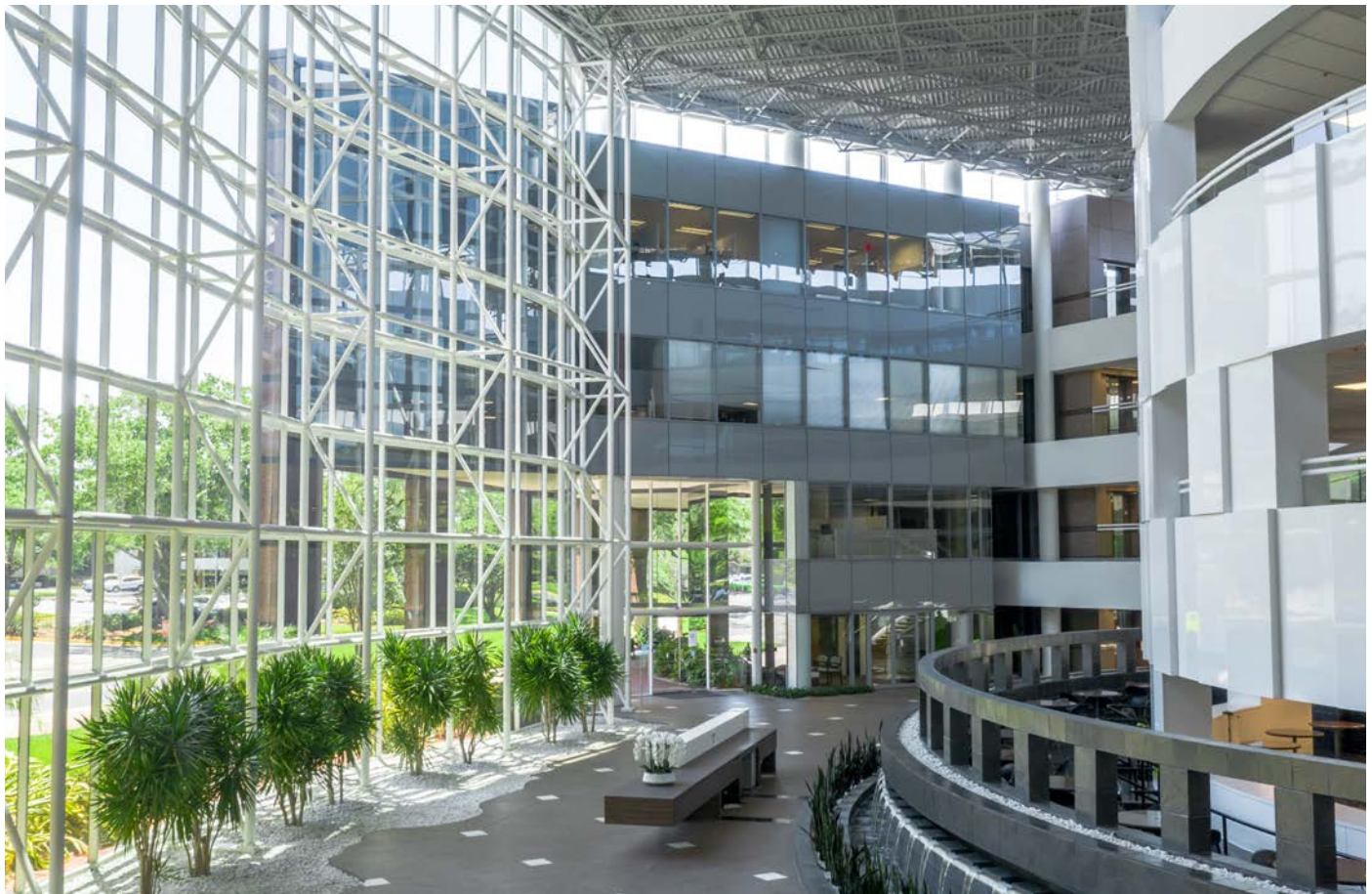
For a virtual tour, [click here](#).

NEW BUILDING FEATURE

Tower has enhanced common area cleanings and put in place CDC recommended precautions to create a healthier building environment.

RSF Available

2,012 - 24,779



For more information, contact:

John Gilbert

(407) 982.8626 | John.Gilbert@am.jll.com

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SPACE AVAILABLE

Suite	RSF
110	2,598
135	2,012
165	3,207
225	3,418
255	3,371
295	24,779 Virtual Tour
360	9,785 Virtual Tour

Virtual Tour: [Click Suite RSF](#)



BUILDING FEATURES & AMENITIES

- ▶ \$4 Million Interior Renovation
- ▶ On-Site Institutional Property Management
- ▶ Plug & Play Space with Flexible Terms
- ▶ 4/1000 Parking Ratio
- ▶ Structured Parking Available
- ▶ 24 Hour Building Security | Mon. - Fri.
- ▶ Fiber Internet Available
- ▶ Brand New Conference Center
- ▶ **New Building Feature: Advanced and Targeted Cleanings of Common Area Spaces**
- ▶ Newly Renovated Fitness Center with Showers & Lockers
- ▶ Building Cafe
- ▶ Lobby WiFi + Collaborative Distancing Area
- ▶ Views of Lake Lucien & Nature Preserve + Observation Deck



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NEWLY RENOVATED
Meeting Rooms & Fitness Center



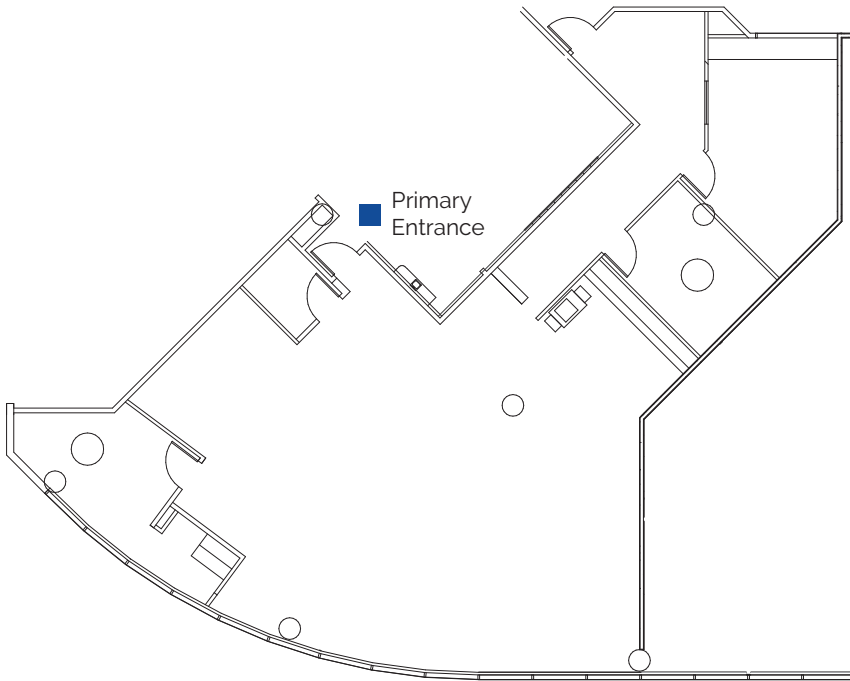
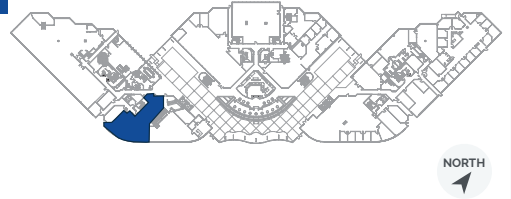
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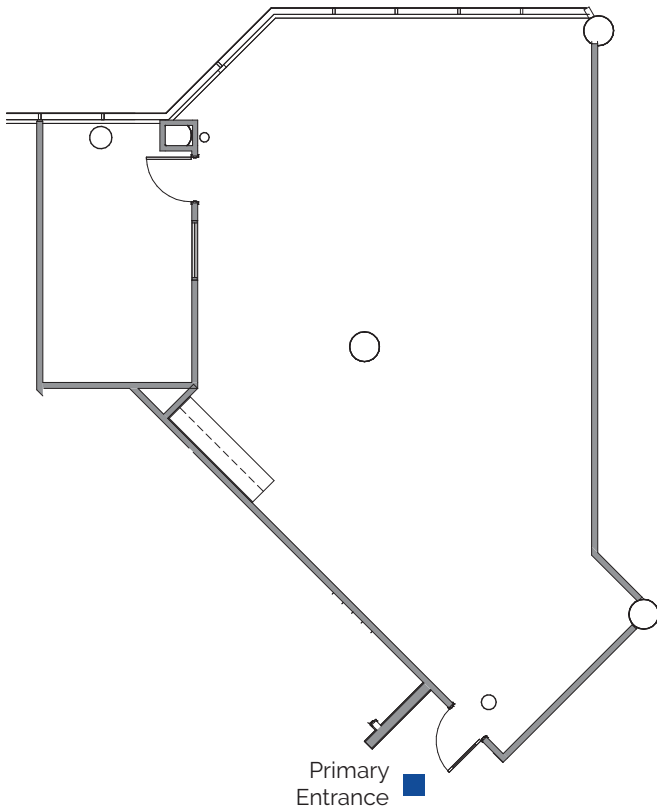
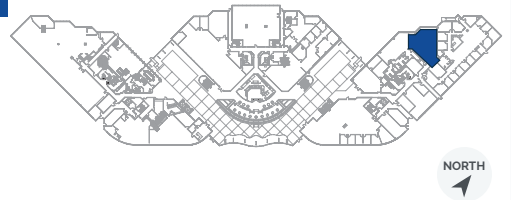
1st Floor

Suite 110: 2,598 RSF



1st Floor

Suite 135: 2,012 RSF

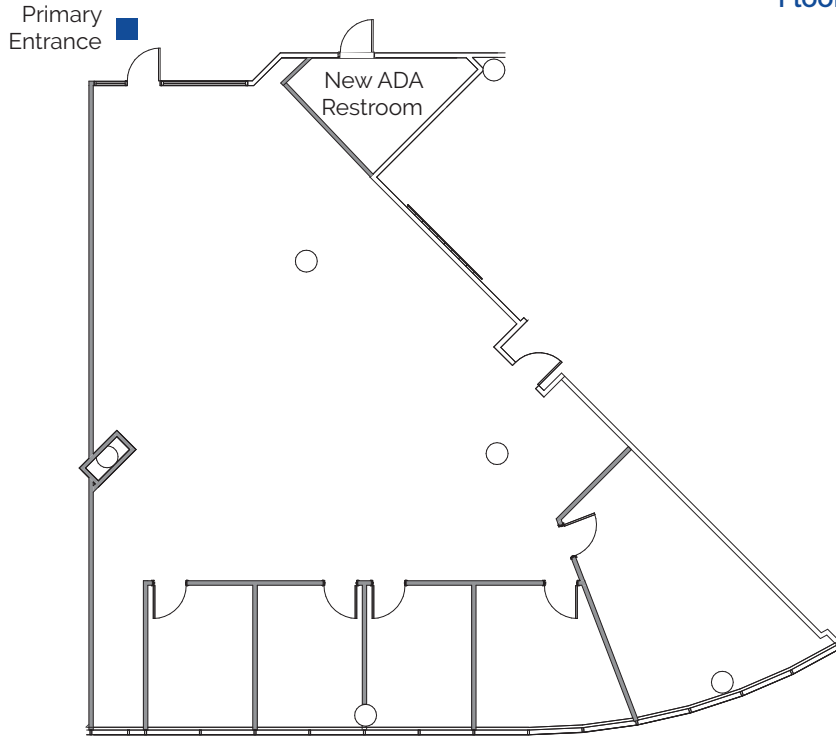


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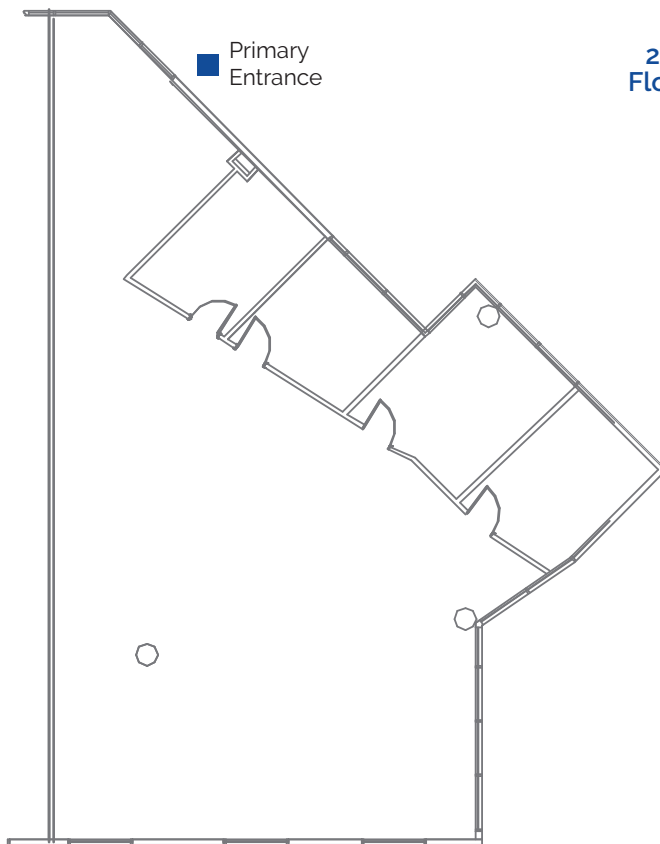
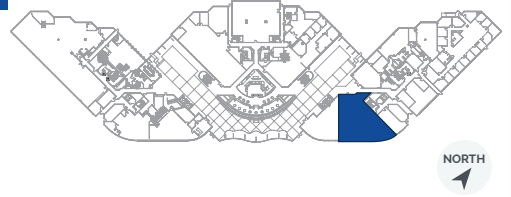
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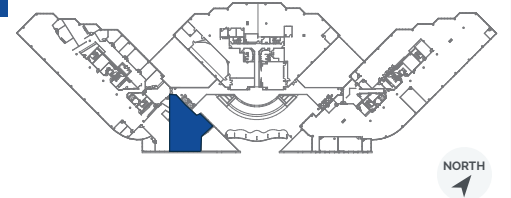
1st Floor

Suite 165: 3,207 RSF



2nd Floor

Suite 225: 3,418 RSF

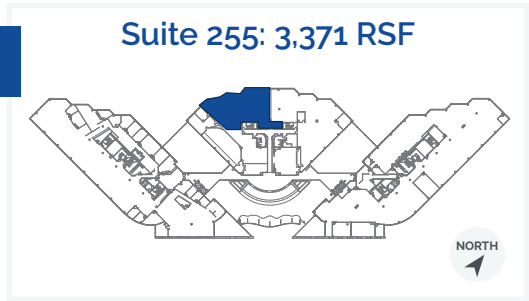
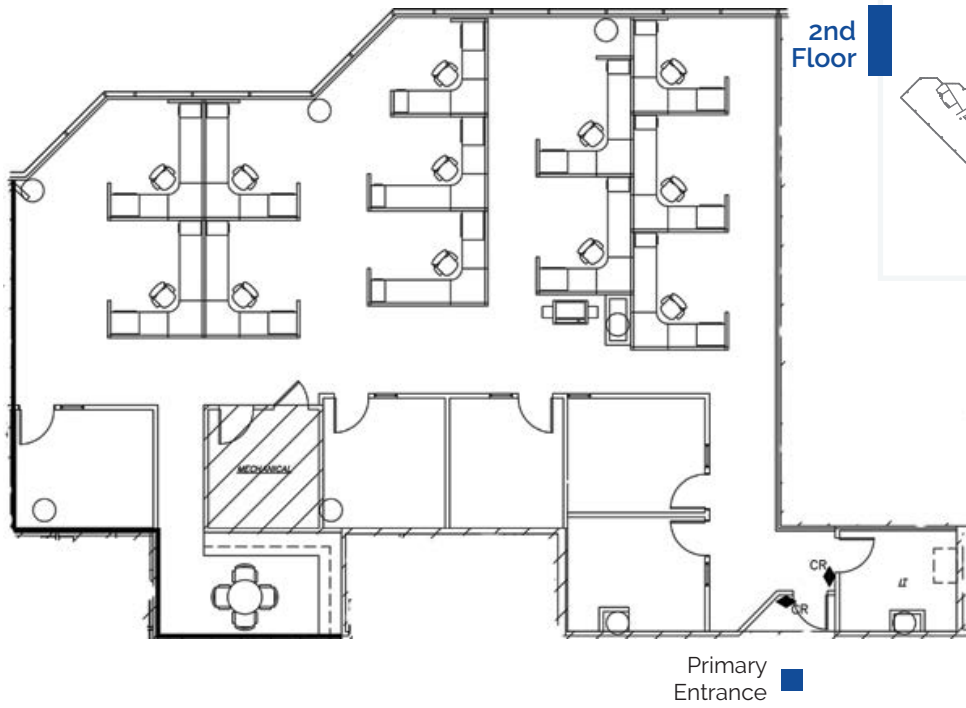


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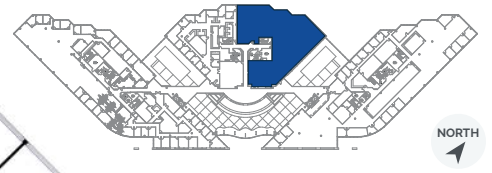
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Suite 360: 9,785 RSF

[Virtual Tour](#)



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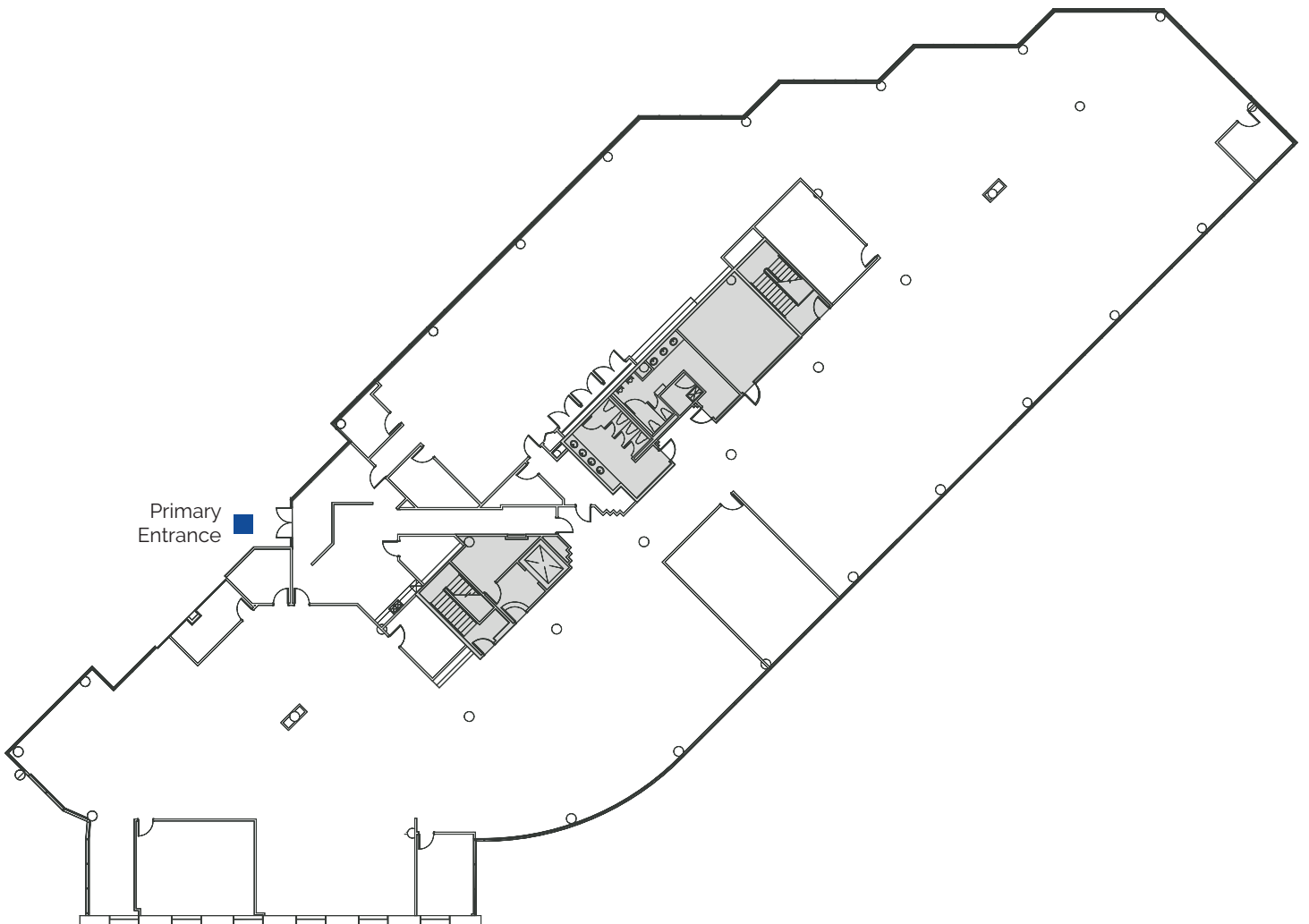
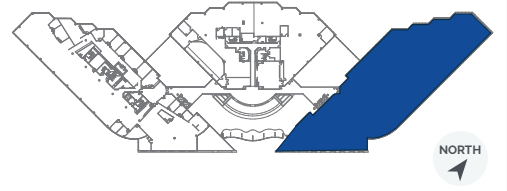
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2nd
Floor

Suite 295: 24,779 RSF

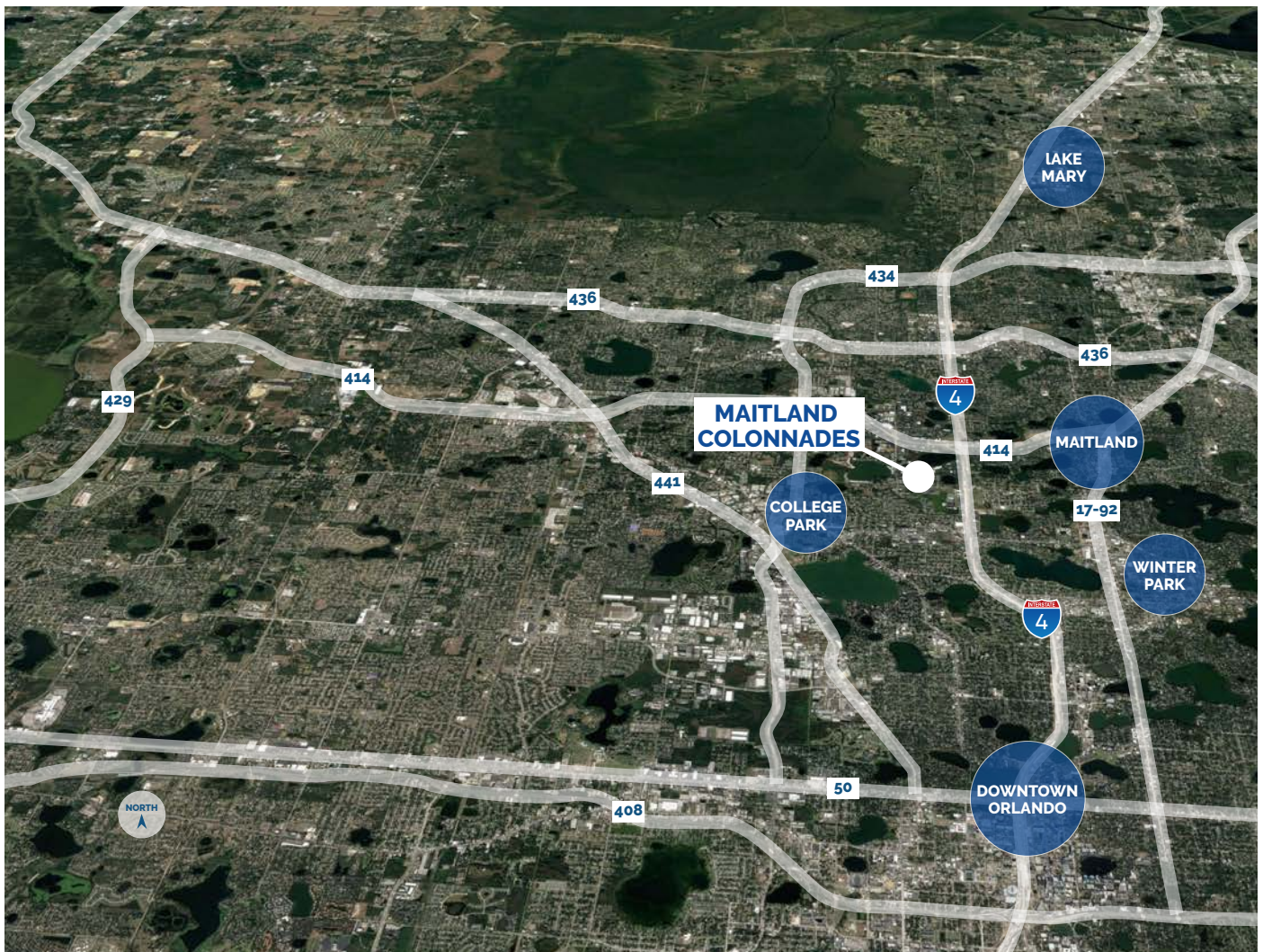
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LOCATION HIGHLIGHTS

- ▶ Well-positioned within Maitland Center Office Park, one of Orlando's largest office submarkets
- ▶ Conveniently less than a half mile from I-4 & providing easy access to Downtown Orlando
- ▶ Close to business hotels, restaurants, retail and the RDV Sportsplex
- ▶ Ideally located in Central Florida's top executive housing market & the following established neighborhoods
 - Maitland: 3-Miles
 - Winter Park: 5-Miles
 - College Park: 7-Miles
 - Downtown: 8-Miles
 - Lake Mary: 12-Miles

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