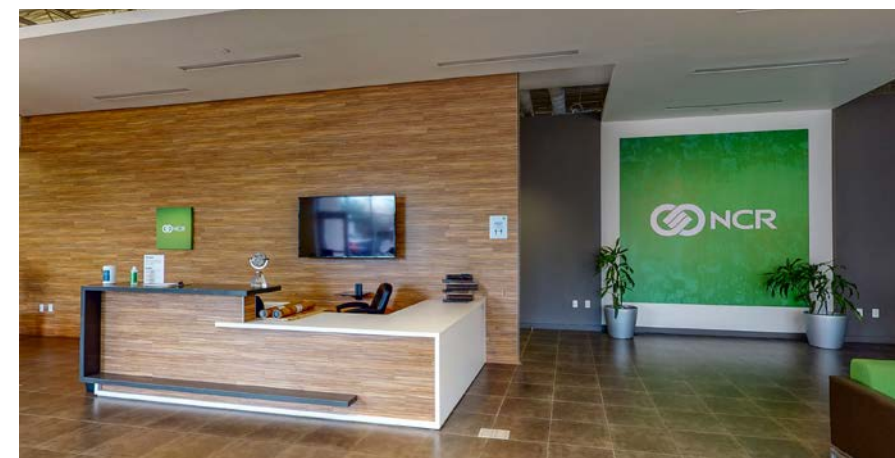
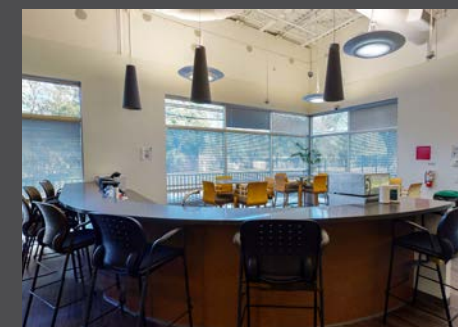


# MAITLAND SPRINGS OFFICE PARK

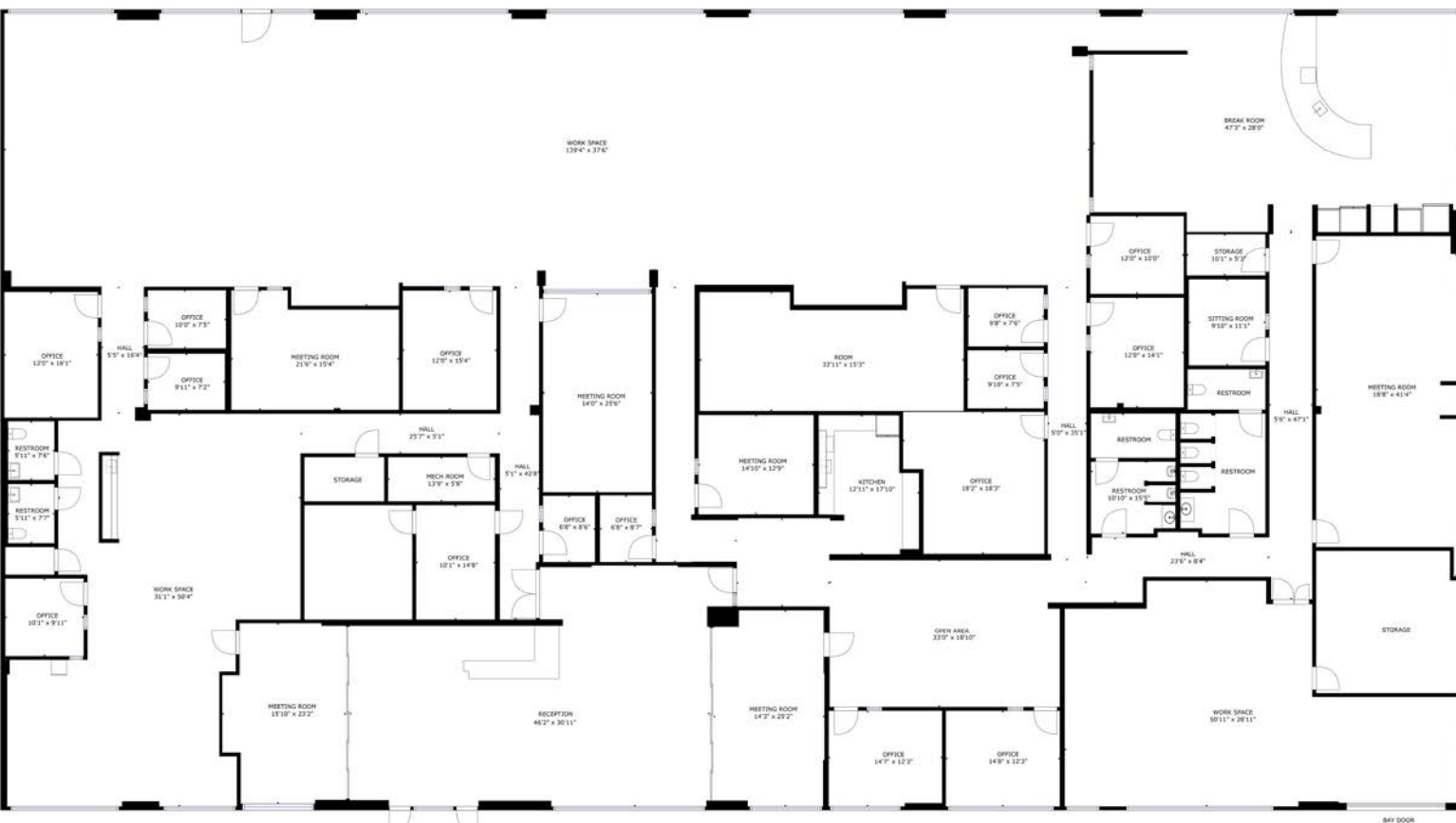
FOR LEASE | 955 Keller Rd, Altamonte Springs, FL



# VIRTUAL TOUR & PHOTOGRAPHS



**Class "A" single-story office**



**19,109 SF**  
*Professional Office*

# MAITLAND SPRINGS OFFICE PARK

- Beautifully built-out Class A office space available
- Plug & Play opportunity (call center, office use, flex space)
- Additional 7k sf contiguous available, including loading dock
- Single story building
- New roof and HVAC (both 2021)
- Convenient location adjacent to Maitland Center, RDV Sportsplex, I-4, SR 414
- Parking Ratio: 5/1,000
- Water views throughout the space
- Signage available
- **\$18.00/SF**



## DEMOGRAPHICS

DISTANCE	1 MI	3 MI	5 MI
Total Population	12,454	107,452	251,043
Total Households	5,466	45,890	103,722
Avg Household Income	\$91,890	\$81,136	\$88,474

## TRAFFIC COUNTS

Keller Rd.	8,600 AADT
Maitland Blvd.	70,500 AADT

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