

OFFICE SPACE FOR LEASE



MAITLAND GREEN II

2290 Lucien Way
Maitland, FL 32751

Maitland Green II is a 4-story Class A office building with approximately 84,000 RSF and available space ranging from 2,275 - 6,908 RSF.

Located in the highly desirable Maitland Center Office Park, this corporate building provides efficient office suites for all professional businesses.

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

NEW BUILDING FEATURE

Tower has engaged BioAway to professionally disinfect all common areas on a frequent basis as outlined by the CDC and per OSHA standards using PPE. In addition, all air filters have been upgraded to MERV – 9 rating or better (where applicable) as well as maximizing the fresh air intake from our building systems to create a healthier building environment.



For more information, contact:

ShIPLEY Hall
(407) 659.0120 x111 | SHall@TowerRealtyPartners.com

TowerRealtyPartners.com

SPACE AVAILABLE

Suite	RSF
205	2,275
300 (demisable)	6,908 Virtual Tour
Virtual Tour: Click Suite RSF	



BUILDING FEATURES & AMENITIES

- ▶ 84,000 RSF Class A 4-Story Building
- ▶ On-Site Institutional Property Management
- ▶ 4/1000 Parking Ratio
- ▶ Building Cafe located in Adjacent Building
- ▶ **New Building Feature: BioAway Professional Disinfection Service + MERV – 9 Air Filters**
- ▶ Large Centrally Located Courtyard for Collaborative Distancing Area

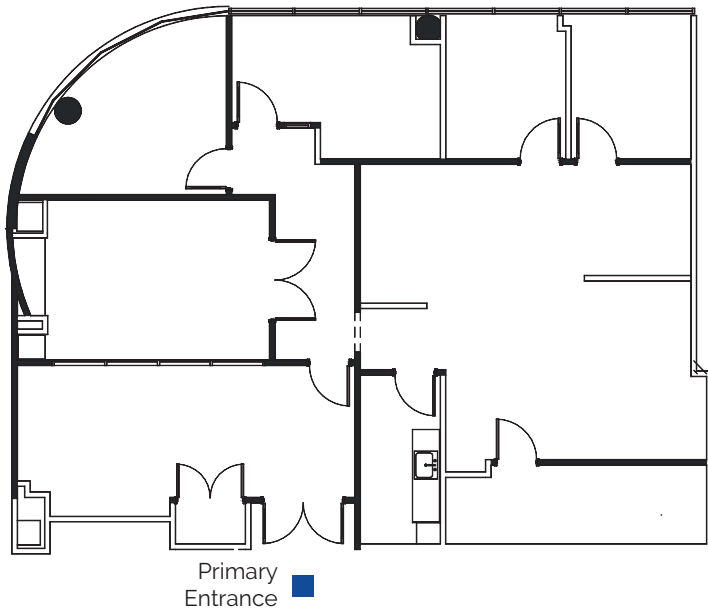


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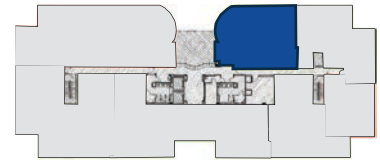
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2nd
Floor

Suite 205: 2,275 RSF



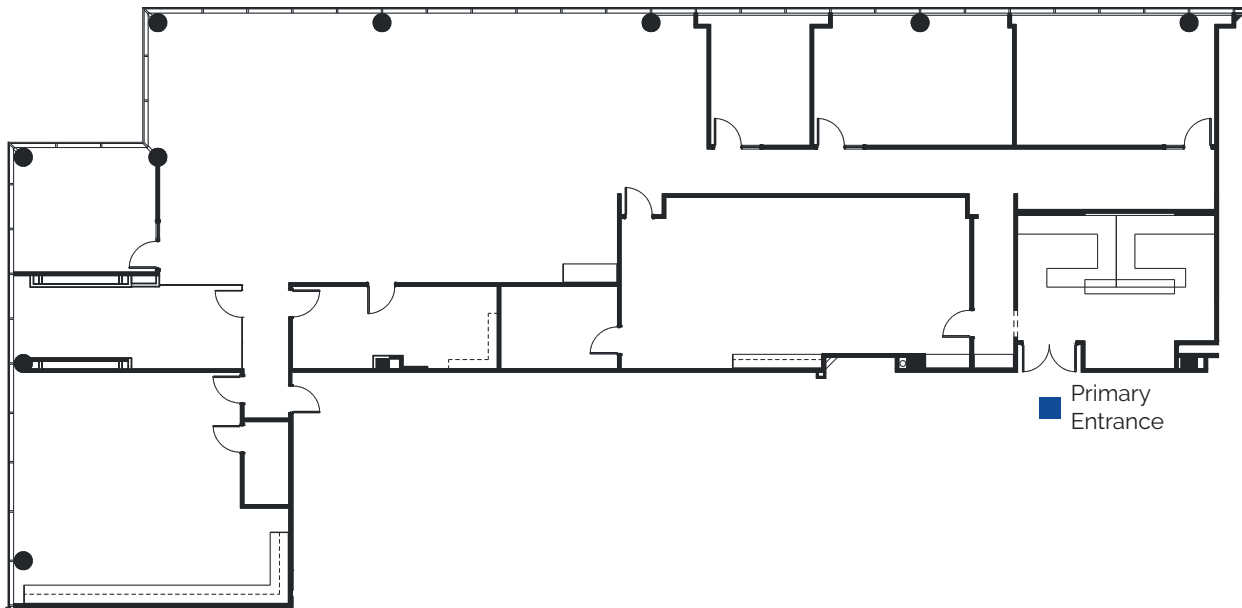
3rd
Floor

Suite 300: 6,908 RSF

[Virtual Tour](#)



Suite is demisable

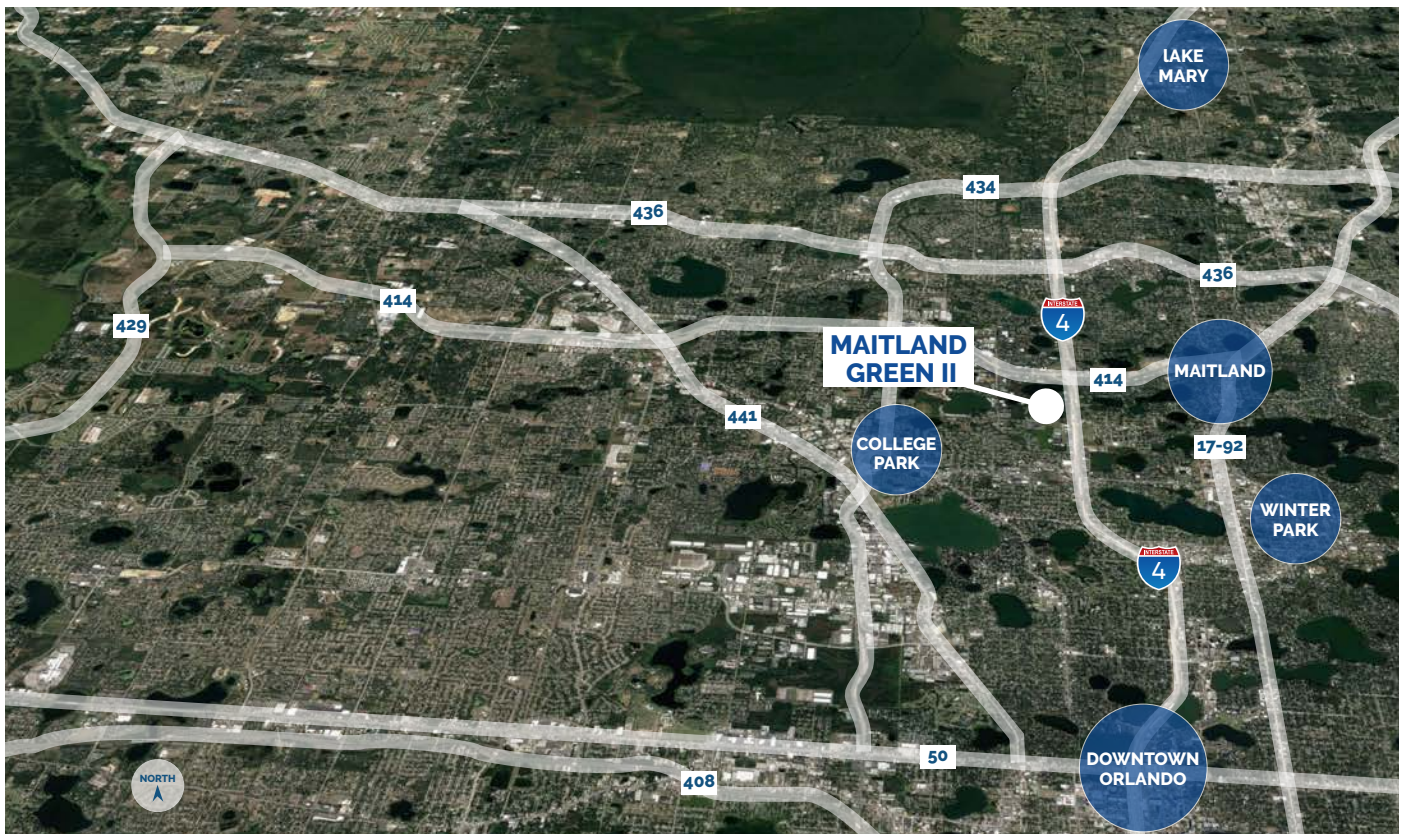


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MARKET HIGHLIGHTS

(Maitland Class A Office)

7.3%

Vacancy Rate

\$26.11

Market Rent

31,992

Net Absorption SF

Q2-2020

LOCATION HIGHLIGHTS

- ▶ Well-positioned in the Maitland Center Office Park, one of Orlando's largest office submarkets
- ▶ Located off the south side of Maitland Blvd. providing premium access to eastbound & westbound I-4
- ▶ Ideally located in Central Florida's top executive housing market & the established neighborhoods of Winter Park, College Park, Maitland & Lake Mary

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