



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

423 South Keller Road
Orlando, FL 32810

HIGH-END OFFICE IN MAITLAND

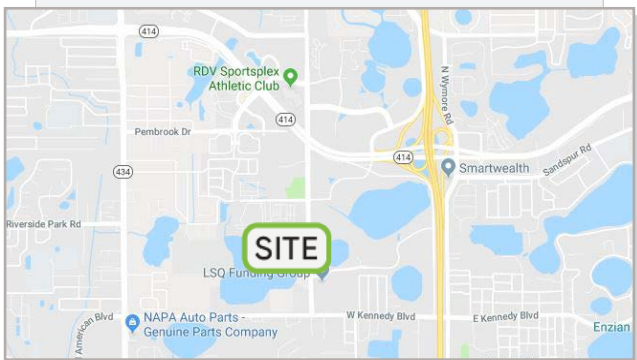


For Lease

- + **Lease Rate:** Negotiable
- + **Available SF:** 16,583 SF
- + **Building Size:** 40,253 RSF
- + **Avail. Suites:** 5,005 & 11,578 SF

Highlights

- Built in 2000, the property is located in Maitland Center and is close to the Maitland Blvd and Interstate 4 intersection (1.1 miles)
- 159 designated parking spaces (4 per 1,000 SF)
- Ability to purchase and occupy from 5,005 SF up to 16,583 SF
- Prominent directory & suite signage
- Highly amenitized common area including gym, locker rooms, kitchen/breakroom and large courtyard



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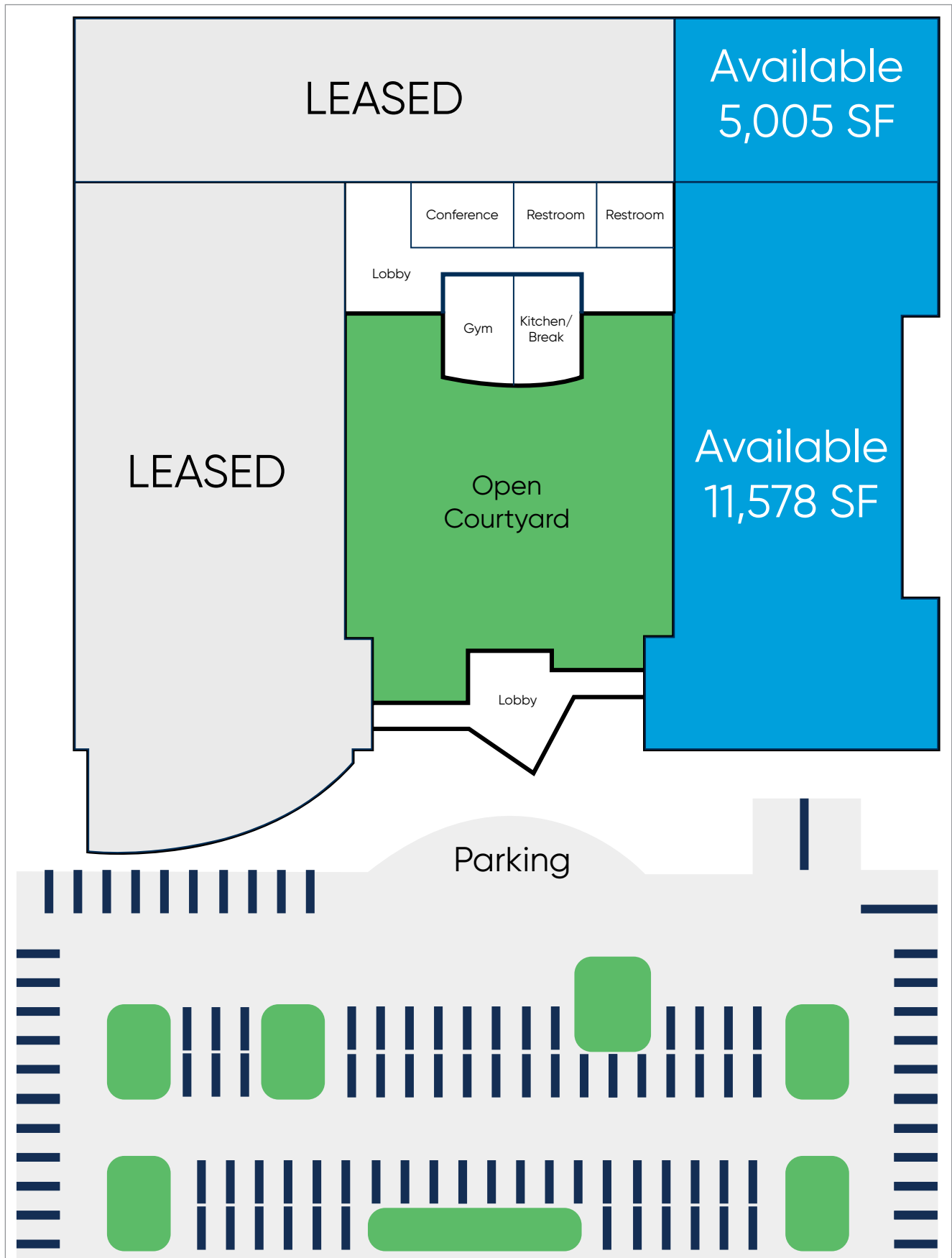
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Site Plan



Location Overview



Maitland Center is Orlando's largest office market outside of Downtown Orlando and tourist areas. It contains 8,351,029 SF of office space and over 24,000 daytime employees.

1.1 MILES
from Interstate 4

6 MILES
north of College Park

7.2 MILES
northwest of Winter Park

8 MILES
north of Downtown

Radius	Population	HH Income	Businesses	Employees
1-Mile	9,112	\$77,746	1,235	19,663
3-Mile	95,400	\$75,044	6,943	74,970
5-Mile	258,745	\$84,150	17,982	191,979



Property Images



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