



FOR SALE

13,582 SF WITH 5,000 SF OF ADDITIONAL MULTI/USE SPACE
CLASS A OWNER/USER OFFICE BUILDING OPPORTUNITY



221 Circle Drive

MAITLAND, FLORIDA 32751



■ Property Overview

221 Circle Drive offers a rare owner/user or investment opportunity in the heart of downtown Maitland. The single-story Class A office building sits on a beautifully landscaped 1.10-acre site with abundant on-site parking, private carports, and a detached workshop/gym/garage and warehouse which offers an additional 5,000 SF of functional space (warehouse - 2,000 SF, garage - 1,500 SF and second floor gym/multi-purpose space - 1,500 SF). The rear portions of the property are fully gated and secured, providing enhanced privacy, controlled access, and additional security for vehicles, equipment, and storage. All just minutes from I-4, the Maitland SunRail Station, and the shops and restaurants of Maitland City Centre.





■ Property Specifications

Address	221 Circle Dr, Maitland, Florida 32751	Office Building	13,582 SF
County / Submarket	Orange County / Maitland	Warehouse	2,000 SF
Zoning	MTL-DM	Garage	1,500 SF
Parking	±45 surface spaces + private carports	2nd Floor Multi/Purpose	1,500 SF
Lot Size	1.10 AC (±47,916 SF)	Total Building Size	18,582 SF

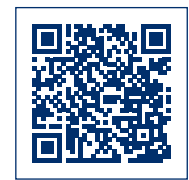




■ Site Plan



VIRTUAL
EXTERIOR TOUR

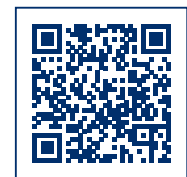


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■ Exterior & Grounds

A striking mid-century facade set on beautifully landscaped grounds



VIRTUAL
EXTERIOR TOUR



■ Interior Spaces

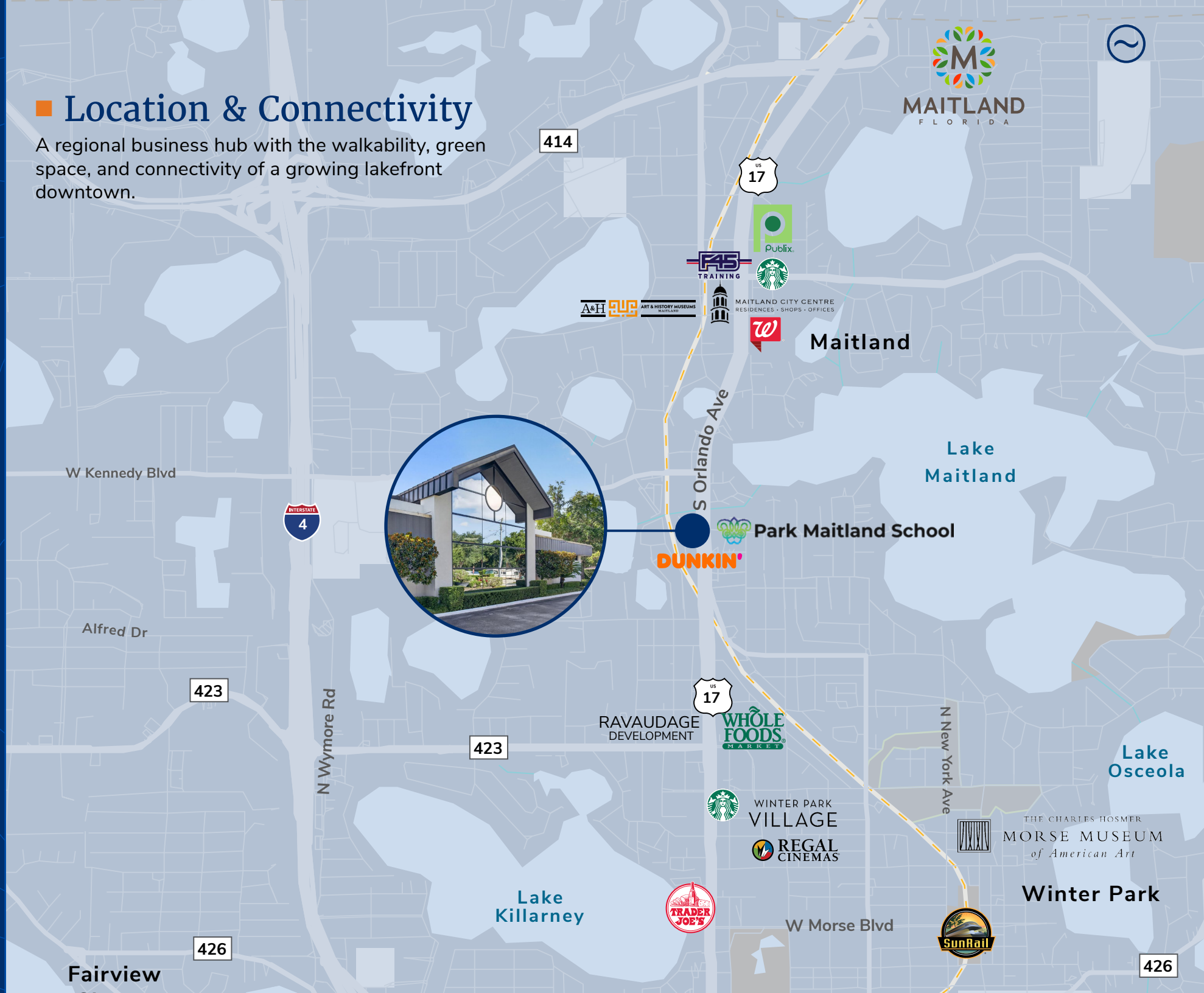
Move-in ready, professionally finished office environments



VIRTUAL
INTERIOR TOUR

■ Location & Connectivity

A regional business hub with the walkability, green space, and connectivity of a growing lakefront downtown.





■ Why Maitland

A regional business hub with the walkability, green space, and connectivity of a growing lakefront downtown.



MAITLAND CITY CENTRE

Luxury residences, dining, and fitness just minutes from the property, anchored by Publix Super Market at Maitland Place.



PARKS & RECREATION

RDV Sportsplex and Independence Square Park provide green space and recreation within a short walk.



MAITLAND CENTER

Home to 400+ businesses and 12,000+ employees, offering built-in demand for owner/users and tenants alike.



SUNRAIL ACCESS

The Maitland SunRail Station connects the property to Winter Park and Downtown Orlando in minutes.



Let's Connect

DARRYL HOFFMAN

Executive Vice President

darryl.hoffman@streamrealty.com

T 407.204.1548

JACOB ATTAWAY

Senior Associate

jacob.attaway@streamrealty.com

T 407.204.9923

JUAN FIGUEROA

Analyst

juan.figueroa@streamrealty.com

T. 407.602.4458