



MAITLAND  
PROMENADE  
ONE & TWO



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**CBRE**

# Two five-story Class A office buildings located in the heart of Orlando's Maitland Center submarket.

Maitland Promenade One & Two contains over 460,000 rentable square feet. The property features contemporary architecture, modern building systems, highly functional floor plates, which can accommodate large and small users, attractive common areas and landscaping with outdoor seating.

## CLASS A AMENITIES

- + **Common Area Upgrades Recently Completed**
- + 4.5/1000 Structured Parking
- + Two Fully-equipped Fitness Centers
- + Locker Rooms w/ Showers
- + New York Deli
- + Bike Storage
- + Small Conference Room (20 seats), Large Conference Room (35 seats), & 98-seat Training Center
- + Lynx Stop on Property
- + Security Guard On-site
- + On-site Management
- + Quick & Convenient Access to Maitland Boulevard and I-4
- + Common Area Wi-Fi
- + Loading Docks
- + Key Card Access

Class A Lobby



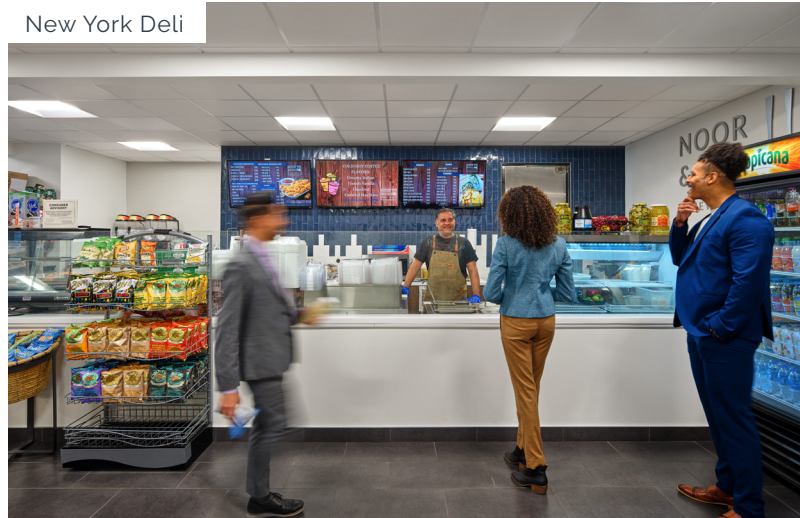
Conference Center



Fitness Center



New York Deli



# Office space available from 2,330 SF to 8,337 SF

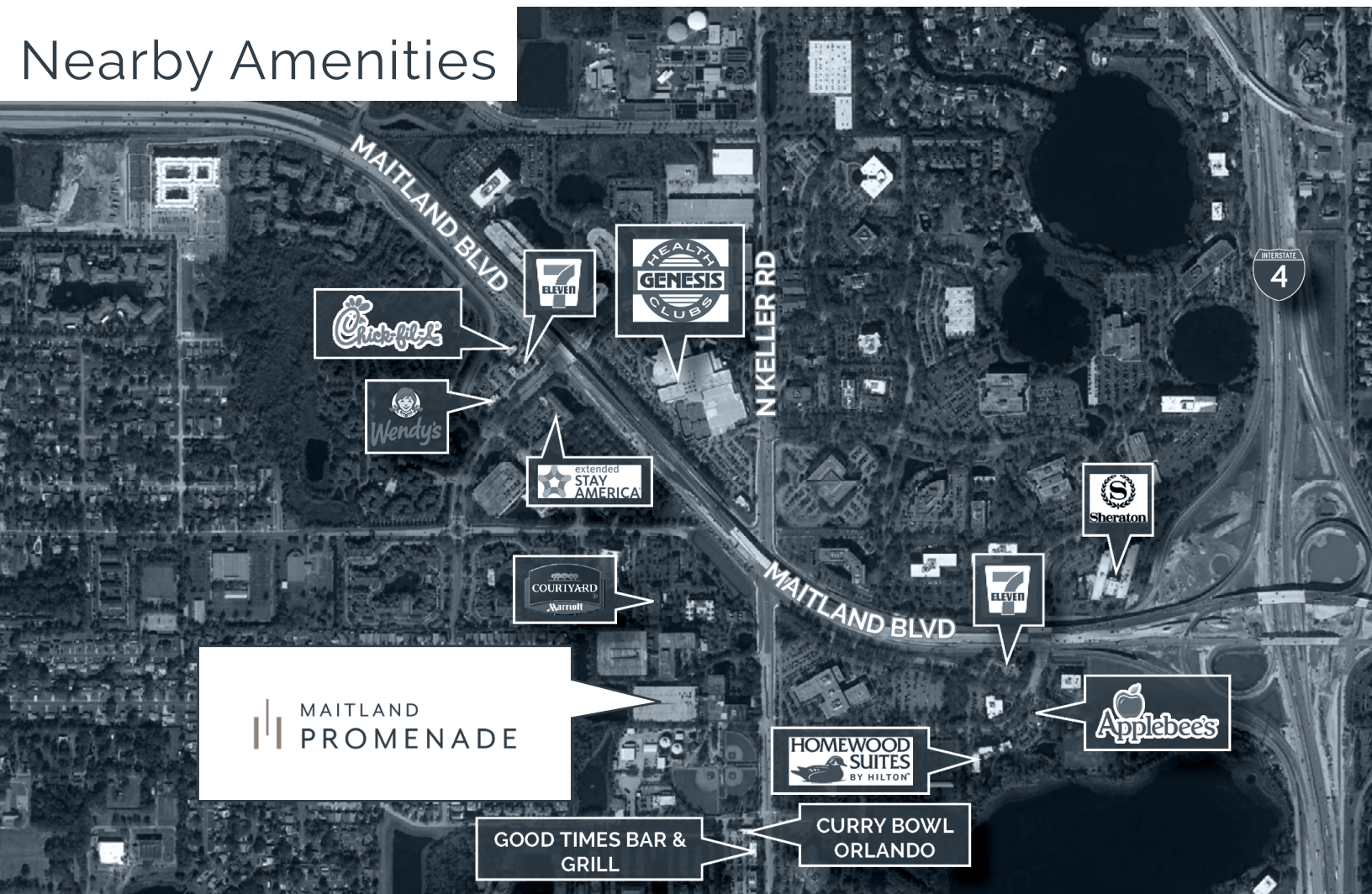


Suite #	SF	Availability
151	8,337	Available Now
410	5,496	Available Now
550	2,336	Available Now



Suite #	SF	Availability
230*	3,790	Available Now

## Nearby Amenities





MAITLAND  
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MAITLAND PROMENADE ONE 485 N Keller Road, Maitland, FL

MAITLAND PROMENADE TWO 495 N Keller Road, Maitland, FL

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