



OFFERING MEMORANDUM · REDEVELOPMENT OPPORTUNITY

2400 Maitland Center Parkway

Multifamily Redevelopment Opportunity

Maitland, FL 32751 · Orange County · Central Florida

OVERVIEW

A Premier Redevelopment Land Opportunity

Realty Capital Advisors is pleased to present 2400 Maitland Center Parkway, a rare opportunity to acquire a large-format suburban office building for multifamily redevelopment in one of Central Florida's most affluent and supply-constrained markets. With the existing office tenant base declining toward a projected **10% occupancy by October 2027**, the asset is optimally positioned for a buyer seeking to capitalize on Maitland's unmet demand for high-quality multifamily product.

The property sits within the established Maitland Center business park, a mature suburban campus directly accessible from Interstate 4, just 15 minutes north of Downtown Orlando. As office demand continues to soften across the submarket, with average park occupancy hovering around **80%**, the case for residential conversion or ground-up multifamily development grows increasingly compelling.

PROJECTED OCCUPANCY BY OCT 2027

~10%

Current office tenancy rapidly declining — creating a clear path to vacant possession for redevelopment.

TOTAL AREA

6.42 Acres

Large infill site with surface parking; well-suited for multifamily density

KEY INVESTMENT HIGHLIGHTS

- Maitland commands some of the highest multifamily rents in the Orlando MSA, driven by affluent demographics, top-rated schools, and a white-collar employment base
- Submarket office vacancy trending upward. Maitland Center has an average 80% occupancy. This makes residential conversion a natural evolution for the corridor
- Direct I-4 access and proximity to major employment nodes support strong renter demand
- Large lot site with surface parking provides flexibility for ground-up multifamily development
- Offered with clear path to vacant possession; limited lease obligations remain

REDEVELOPMENT THESIS

Why Now. Why Here.

2400 Maitland Center Parkway presents a compelling redevelopment opportunity driven by a rapidly declining office tenancy base, strong multifamily demand fundamentals, and a well-located infill site in one of Central Florida's most affluent suburban markets.

01

Office Market Obsolescence

Maitland Center office properties average 80% occupancy. Aging suburban office product with declining lease demand accelerates conversion viability for sites like 2400 Maitland Center Blvd.

02

Supply-Constrained Residential Market

Maitland's infill character, largely built-out with single-family neighborhoods, limits new multifamily supply, keeping rents elevated and absorption strong.

03

Clear Path to Vacant Possession

Tenancy is projected to reach approximately 10% by October 2027, providing a buyer with near-term vacant delivery without costly lease buyouts.

04

Prime Infill Location

Maitland's largely built-out, single-family character limits competing multifamily supply, supporting strong rent growth and absorption for well-located new product.

MARKET CONTEXT

Maitland: A High-End Residential Market



Source: CoStar Group, Inc.

MULTIFAMILY DEMAND DRIVERS



Top-Rated School District

Maitland is served by some of Orange County's highest-rated public schools, attracting family renters willing to pay premium rents for quality education access.



White-Collar Employment Hub

Maitland Center hosts thousands of office workers across finance, tech, and professional services. The area is roughly 7 million SF of commercial office space.



Infill Location with Limited Supply

Maitland's predominantly single-family character constrains new multifamily development, keeping vacancy low and supporting rent growth above market averages.



Walkable Retail & Lifestyle Amenities

Proximity to dining, boutique retail, and the shores of Lake Lily provides a lifestyle amenity base that commands rent premiums over competing suburban submarkets.

DEMOGRAPHICS — MAITLAND, FL

Population (City)	19,511
Median Age	34
% College Educated	58.3%
Median Home Value	\$523,000

Source: U.S. Census Bureau, American Community Survey (ACS)
5-Year Estimates via CensusReporter.org

MULTIFAMILY MARKET COMPARABLES

Maitland Area Rent Comparables

The following rent comparables represent recently surveyed multifamily properties within the Maitland and surrounding submarkets, demonstrating strong demand for quality residential product across all unit types.

PROPERTY	ADDRESS	1BR / 1BA	2BR / 2BA	3BR / 2BA
Inscribe Apartments	110 Zora Place, Orlando FL 32810	\$1,662	\$2,124	\$2,564
Maitland Pointe	895 Broadstone Way, Altamonte Springs FL 32714	\$1,712	\$2,226	\$2,540
Trelago	601 Trelago Way, Maitland FL 32751	\$2,010	\$2,545	\$3,045
Dawson	9000 Summit Centre Way	\$1,925	\$2,000	\$2,199
Arbors at Maitland Summit	8636 Villa Point, Orlando FL 32810	\$1,815	\$1,799	\$2,224
Tiffany at Maitland West	9301 Summit Centre Way	\$1,695	\$1,995	\$2,495
Nine12 Gateway Apartments	912 Innovation Way, Altamonte Springs FL	\$1,560	\$2,081	\$2,575

AVG. 1 BED / 1 BATH

\$1,768

per month

AVG. 2 BED / 2 BATH

\$2,110

per month

AVG. 3 BED / 2 BATH

\$2,520

per month

Source: Rent.com / Apartments.com / Property websites, June 2026.

ASSET DETAILS

Property & Site Summary

PROPERTY ADDRESS

2400 Maitland Center Pkwy

Maitland, FL 32751 · Orange County

LOT SIZE

6.42 Acres

Ample surface parking; development potential

CURRENT ZONING

MTL-WS-RT Office / Business

Confirm with Orange County — potential MF rezoning

FUTURE LAND USE

High Density & Multi-Family

Supports higher-density residential redevelopment, subject to zoning approval.

DEVELOPMENT DISTRICT

Maitland West Side District

www.itsmymaitland.com



REDEVELOPMENT PATHWAY NOTE

The existing office structure presents multiple developer scenarios: adaptive reuse conversion to multifamily, demolition for ground-up multifamily, or a hybrid mixed-use approach. Prospective buyers are encouraged to conduct independent zoning and entitlement analysis with Maitland to determine the most viable redevelopment path. The seller makes no representations regarding zoning approvals.

REGIONAL CONTEXT

Location & Accessibility



Direct I-4 Access

Located within Maitland Center business park with a nearby on-ramp providing immediate regional highway connectivity.



LYNX Bus Stop On-Site

Transit access along Maitland Center Parkway supports car-free commuters and reduces parking demand for residential use.



A 10 Min to Historic Park Ave

One of Central Florida's premier destinations for upscale dining, boutique retail, and arts and culture.



Walkable Amenities

Minutes from dining, boutique retail, and Lake Lily Park. These lifestyle amenities support premium rents.



15 Minutes to Downtown Orlando

Premier positioning for renters seeking suburban tranquility with fast urban access.



Top-Rated Schools Nearby

Proximity to highly-rated Orange County public schools strengthens demand from family renters.



~30 Minutes to MCO

Orlando International Airport accessible via I-4, ideal for corporate and professional renters.

15 min

DOWNTOWN ORLANDO

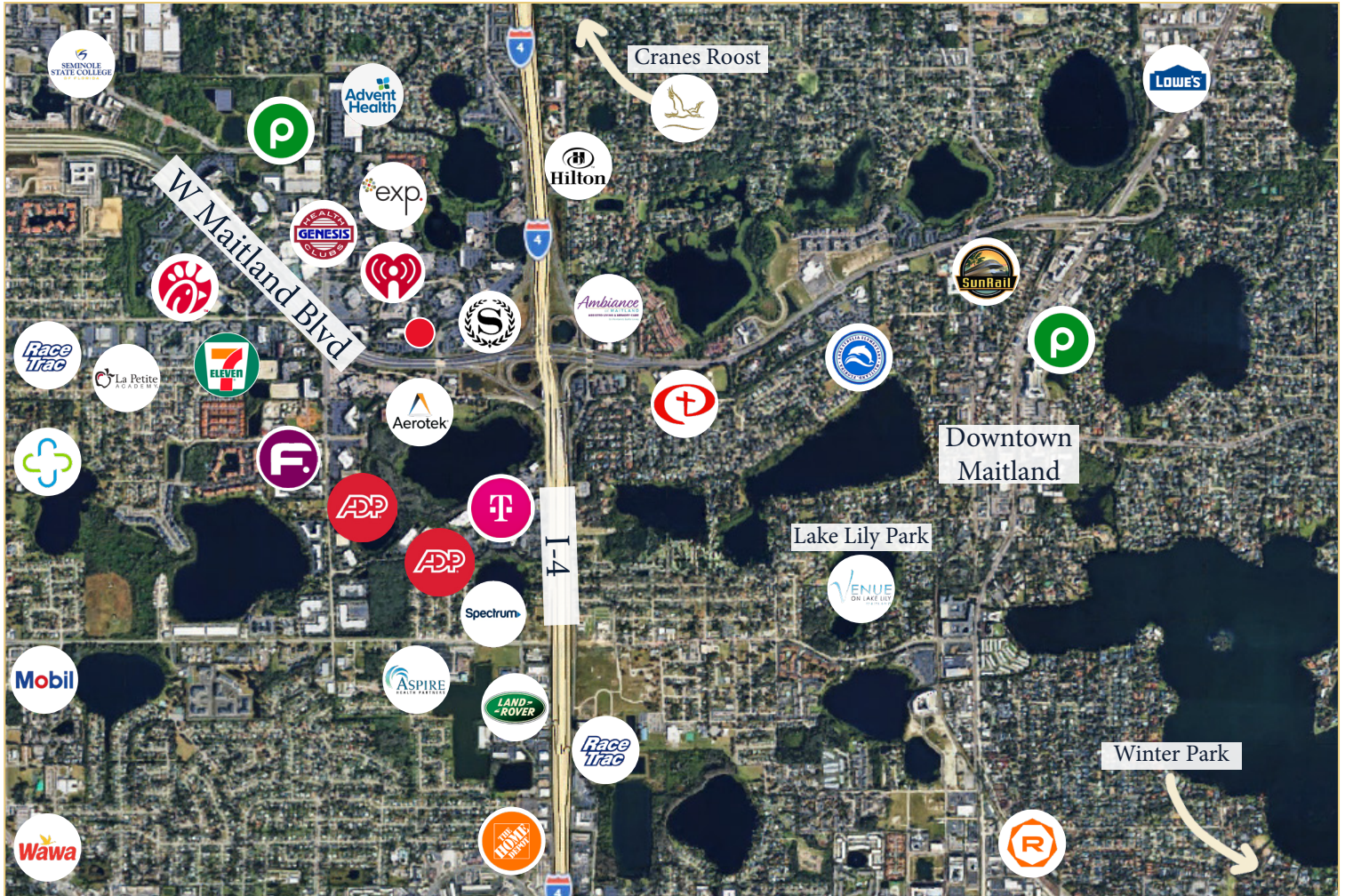
30 min

ORLANDO INT'L AIRPORT

10 min

HISTORIC PARK AVE

Site & Surrounding Businesses



ADVISORY TEAM

Meet Our Team

Our team brings decades of combined experience in Central Florida commercial real estate, with deep expertise across investment sales, leasing, and asset repositioning.



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ABOUT THE FIRM

Realty Capital Advisors

1995

Year Founded

\$4B+

In Completed Transactions

2M+

SF Under Management

100+

Years Collective Experience

Realty Capital Advisors is one of Central Florida's longest-standing independent commercial real estate firms, offering leasing and brokerage, property management, and asset management and analytics services.

Founded in 1995, the firm has an in-depth understanding of the local marketplace, with a team carrying over 100 years of collective experience and more than \$4 billion in completed real estate transactions.

Our mission is to deliver exceptional real estate advice and services focused on achieving results that enable our clients to meet or exceed their investment strategy.

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"We solve complex real estate problems."

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