

FOR LEASE

colliers.com/centralflorida  VIEW ONLINE

# 247

Maitland Avenue

ALTAMONTE SPRINGS | FL 32701

## Class "A" Two-Story Office/Medical Building

*Conveniently located in a  
sought-after address*



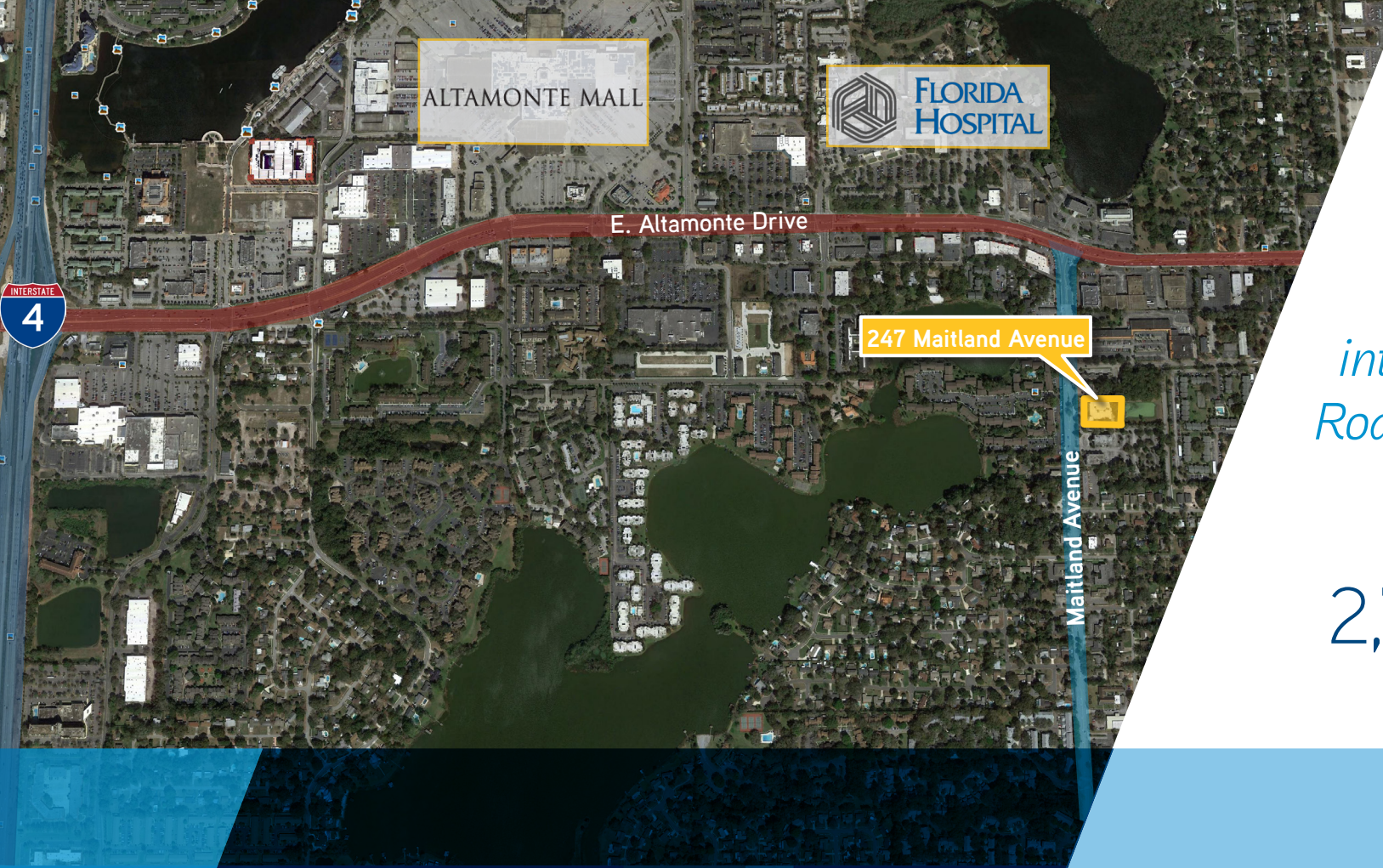
Colliers International  
255 South Orange Avenue | Suite 1300  
Orlando, FL 32801  
P: 407 843 1723

**A. Todd Davis, SIOR**  
Executive Managing Director  
407 362 6121  
todd.davis@colliers.com

**Robert Kellogg, CCIM**  
Executive Managing Director  
407 362 6163  
robert.kellogg@colliers.com

**Colin Morrison**  
Senior Associate  
407 362 6153  
colin.morrison@colliers.com





*Positioned along  
Maitland Avenue  
just south of the  
intersection of State  
Road 436 & Maitland  
Avenue*

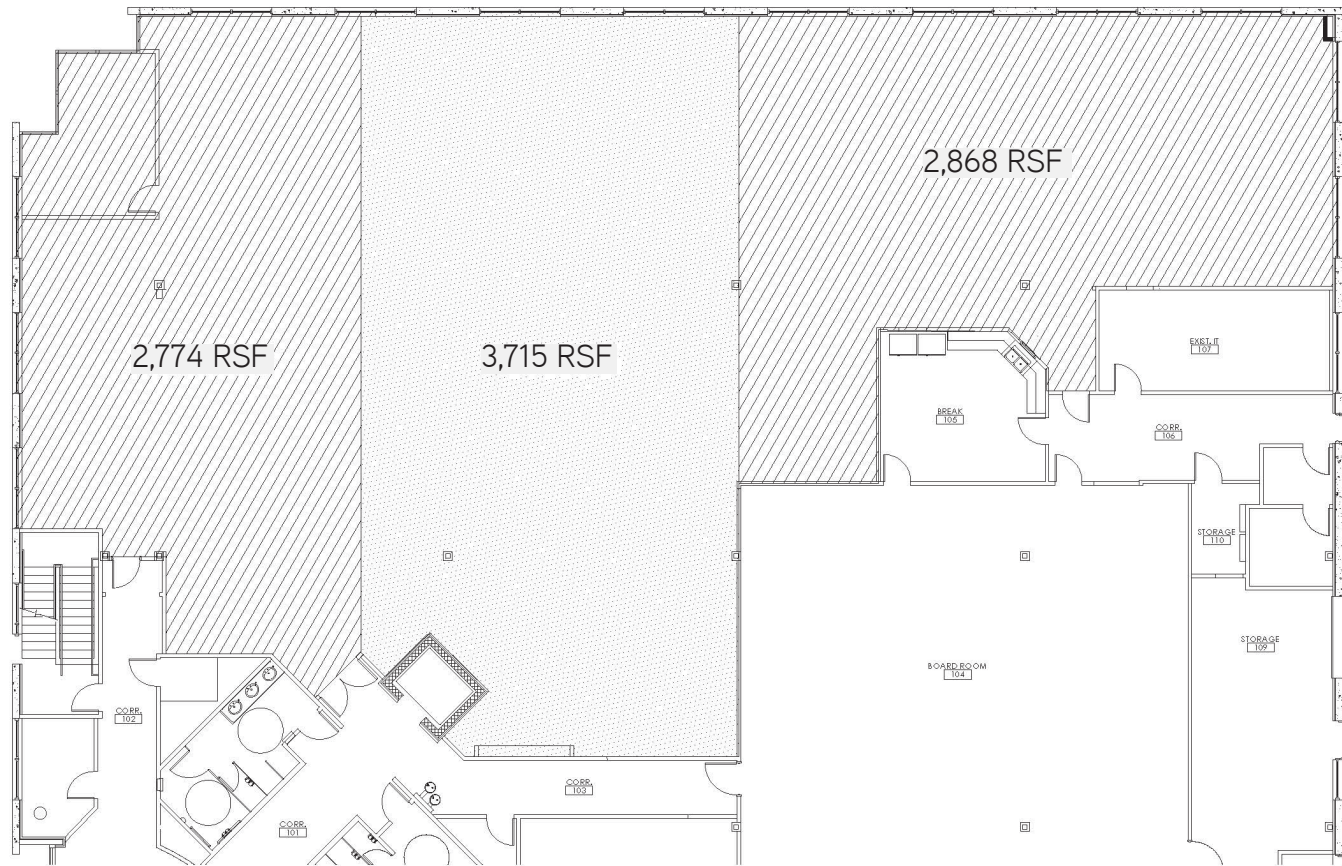
**2,773 - 9,357**  
SF AVAILABLE





## FLOOR PLAN

### FIRST FLOOR



#### THE BUILDING

- Monument signage available
- High parking ratio 5 per 1,000 SF
- Convenient access
- Very efficient floor plans
- Class "A" finishes throughout
- 10' ceiling in office area
- Floor to ceiling glass

#### THE AREA

- Close proximity to Interstate 4
- Less than 1/2 a mile from Florida Hospital Altamonte
- Area amenities include Altamonte mall, an abundance of restaurants and retail as well as multiple hotels in immediate vicinity

#### THE SPACE

- Nice size suite that has flexibility to be demised
- Currently in shell condition
- Double door entry right of the first floor lobby
- Can accommodate a variety of professional and medical users

**\$21.00/SF**  
FULL SERVICE





**A. Todd Davis, SIOR**  
Executive Managing Director  
407 362 6121  
todd.davis@colliers.com

**Robert Kellogg, CCIM**  
Executive Managing Director  
407 362 6163  
robert.kellogg@colliers.com

**Colin Morrison**  
Senior Associate  
407 362 6153  
colin.morrison@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

Colliers International  
255 South Orange Avenue | Suite 1300  
Orlando, FL 32801  
P: 407 843 1723

