UPTOWN
ALTAMONTE

BUILDING 155
3 OFFICE SUITES AVAILABLE

BUILDING 150
2 OFFICE SUITES AVAILABLE

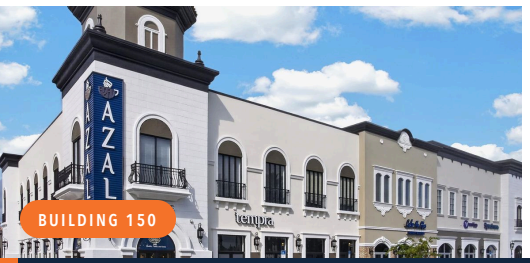
FOR LEASE · OFFICE

150 & 155 CRANES ROOST BLVD | ALTAMONTE SPRINGS, FL 32701

Class A Offices in Uptown Altamonte

Five built-out second-floor suites above the shops and restaurants of Altamonte's downtown, a quarter mile from I-4.

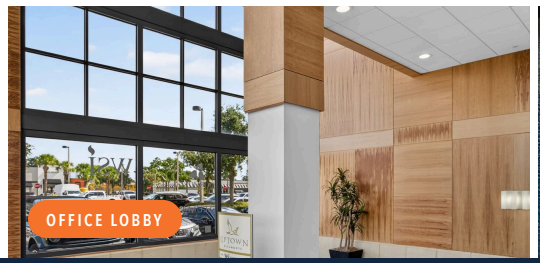
BUILDING 150	BUILDING 155	SUITES
2 suites	3 suites	1,820–3,810 SF

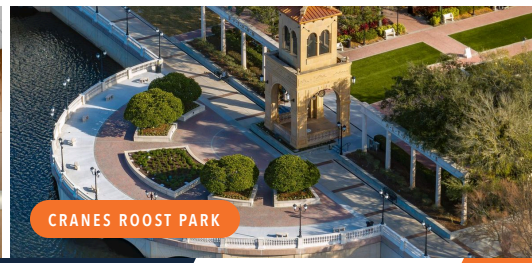


BUILDING 150



BUILDING 155


OFFICE LOBBY


CRANES ROOST PARK

CONTACT: NATALEE GLEITER | NATALEE@4ACRE.COM | 407.353.8548 | GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

ACRE COMMERCIAL



THE OPPORTUNITY

An Office Address Your Team Walks to Lunch From

Buildings 150 and 155 are the two Class A office buildings at the heart of Uptown Altamonte Town Center, with offices on the second floor above more than 30 shops and restaurants, a quarter mile from the I-4 / SR 436 interchange.

Amenities your staff will use. Lunch at Five Guys, Little Greek or Paris Banh Mi, coffee at Azal, Pilates, a hotel and Cranes Roost Park are all downstairs or across the street.

Easy to reach. The closest Class A office complex in Altamonte Springs to the eastbound I-4 ramp, with a signalized entrance on SR 436 and 4.22 parking spaces per 1,000 SF.

Five suites, built out. From ±1,820 to ±3,810 SF, with existing private offices, reception areas, kitchens and in-suite restrooms, and 3D tours for three of them.

DETAILS AT A GLANCE

LOCATION	150 & 155 Cranes Roost Blvd Altamonte Springs, Florida 32701
BUILDINGS	±60,662 SF · Class A · built 2006
USE	Office · medical (secondary)
BUILDING 150	Suites 2200 and 2240 · ±1,820–3,810 SF
BUILDING 155	Suites 2040, 2070 and 2090 · ±2,095–2,415 SF
PARKING	4.22 spaces / 1,000 SF
TRAFFIC	65,287 AADT on SR 436[1]
LEASE RATE	Per written proposal

5
Second-floor suites available

±12,272 SF
Total available[2]

0.3 MI
To the I-4 / SR 436 interchange[3]

16.6%
Orlando office vacancy, Q3 2026[4]

[1] FDOT AADT as reported in the prior Uptown Altamonte marketing package. [2] Sum of the five suites listed. [3] Straight-line distance. [4] CBRE Orlando Office Figures, Q3 2026. Building size, class, year built and parking ratio per the prior office marketing package.

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ACRE COMMERCIAL

THE OFFICE BUILDINGS

Two Buildings, Five Suites

Second-floor offices on both sides of Cranes Roost Boulevard, in the middle of the town center.

UPTOWN ALTAMONTE







SUITE	BUILDING	SIZE	LAYOUT	3D TOUR
2200	150	±3,810	Reception, kitchen and eight private rooms	Yes
2240	150	±1,820	Open studio and three private offices	Yes
2040	155	±2,095	Four offices, kitchenette and in-suite restroom	Yes
2070	155	±2,132	Two open rooms, two private rooms and a restroom	–
2090	155	±2,415	Ten rooms, two halls and an in-suite restroom	–
Total	Five suites	±12,272	Rates per written proposal	

Site plan is illustrative and not to scale. Office suites shown in blue. Suite sizes per the availability table in the 10-28-26 office marketing package; its floor-plan sheets show 2070 and 2090 the other way round (±2,415 and ±2,132 SF), pending confirmation.

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ACRE COMMERCIAL

BUILDING 150 · SECOND FLOOR

Building 150 Available Suites

Two built-out suites on the second floor of Uptown's landmark tower building.

UPTOWN ALTAMONTE







Suite 2200 · ±3,810 SF

Reception, kitchen and eight private rooms.

PROFESSIONAL-SERVICES HEADQUARTERS · 3D TOUR

Suite 2240 · ±1,820 SF

Open studio and three private offices.

CREATIVE, TECH OR TEAM SPACE · 3D TOUR

Floor plate is for illustration only and not to scale; suite boundaries approximate. Shaded suites are available; grey and white areas are occupied, common or not offered.

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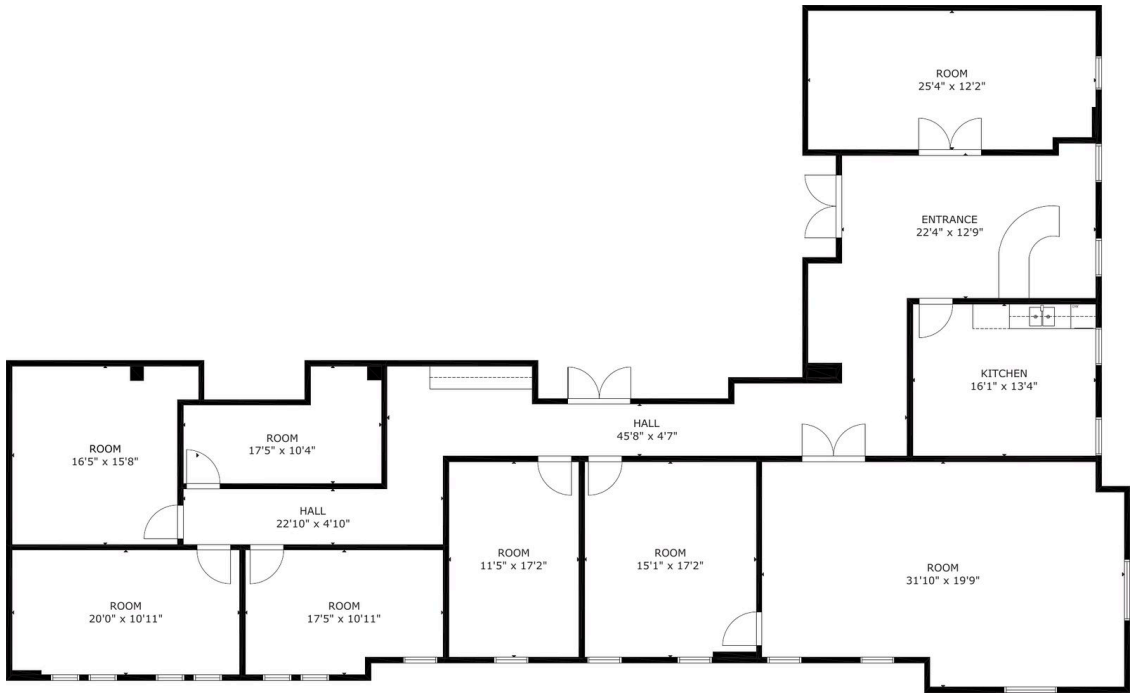
4ACRE COMMERCIAL

BUILDING 150 · SECOND FLOOR

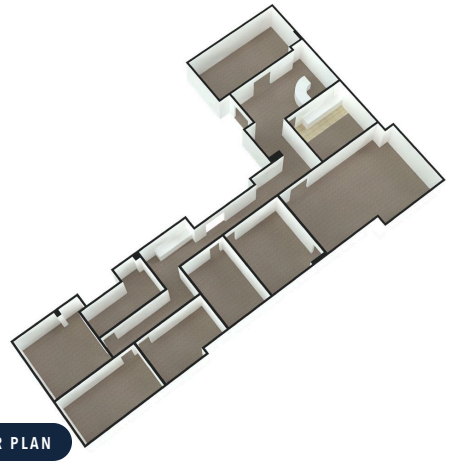
Suite 2200

SIZE	FLOOR	STATUS	RATE
±3,810 SF	Second	Available	Call

UPTOWN ALTAMONTE



2D FLOOR PLAN



3D FLOOR PLAN

THE SPACE

A full-floor feel. A 22' × 13' entrance and reception, a 16' × 13' kitchen and eight private rooms, from a 31' × 20' conference room to 11' × 17' offices, on a 46' central hall.

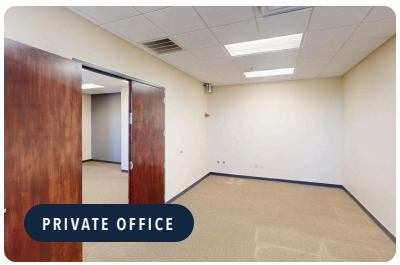
WALK THE SUITE NOW

Explore the space room by room in 3D before you visit.

TAKE THE 3D VIRTUAL TOUR



RECEPTION



PRIVATE OFFICE



KITCHEN

- Law, accounting & financial firms
- Regional or company headquarters

Floor plans are for illustration only and not to scale; dimensions approximate. Photos show the space as last occupied; furnishings may not remain. Uses are illustrative and subject to zoning and ownership approval. Rate per written proposal.

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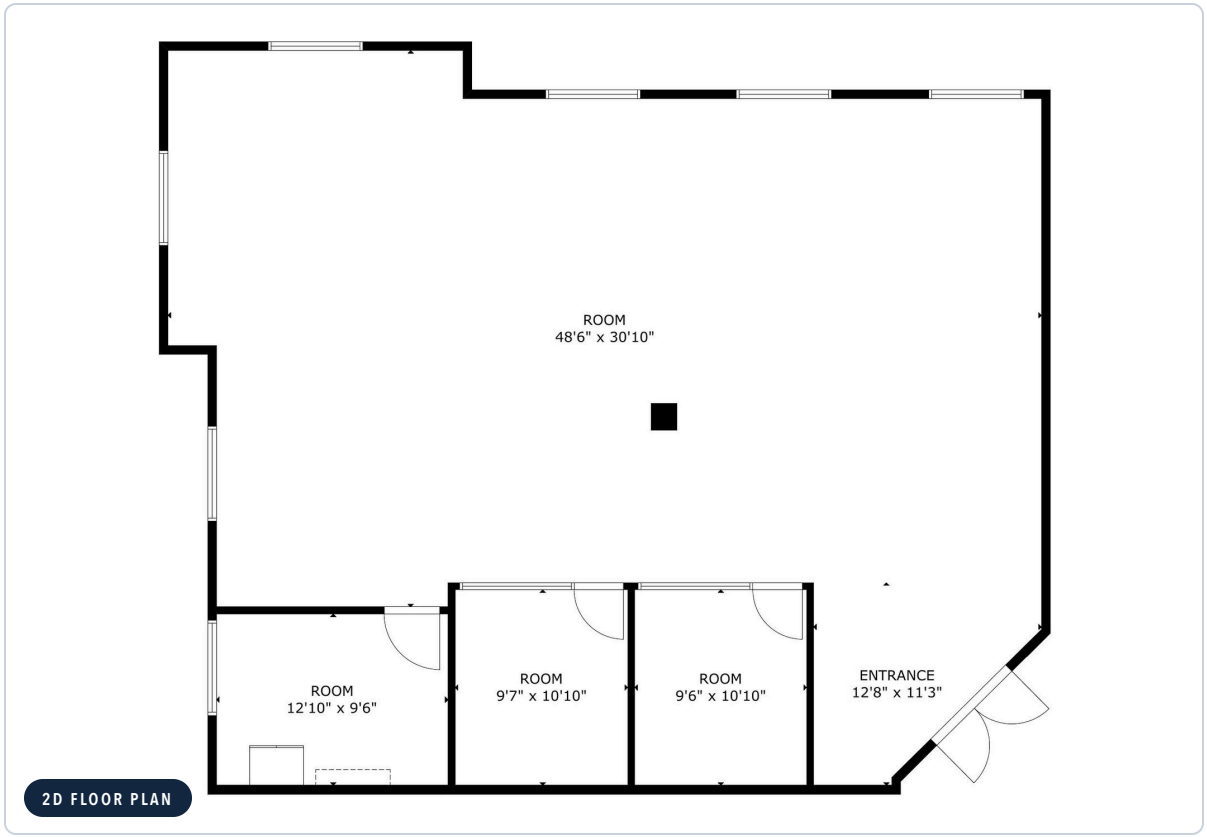
4ACRE COMMERCIAL

BUILDING 150 · SECOND FLOOR

Suite 2240

SIZE	FLOOR	STATUS	RATE
±1,820 SF	Second	Available	Call

UPTOWN ALTAMONTE



2D FLOOR PLAN



3D FLOOR PLAN

THE SPACE

Open and bright. A 48' × 31' open floor with windows on two sides, three private offices and a 13' × 11' entrance off the common corridor.

WALK THE SUITE NOW

Explore the space room by room in 3D before you visit.

TAKE THE 3D VIRTUAL TOUR



ENTRY



OPEN STUDIO



GLASS OFFICES

- Creative & tech teams
- Sales or regional office

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4ACRE COMMERCIAL

BUILDING 155 · SECOND FLOOR

Building 155 Available Suites

Three suites on the second floor of the building above Dave's Hot Chicken and Little Greek.

UPTOWN ALTAMONTE







Suite 2040 · ±2,095 SF

Four offices, kitchenette and in-suite restroom.

PROFESSIONAL OR MEDICAL OFFICE · 3D TOUR

Suite 2070 · ±2,132 SF

Two open rooms, two private rooms and a restroom.

OPEN-PLAN, TRAINING OR WELLNESS

Suite 2090 · ±2,415 SF

Ten rooms, two halls and an in-suite restroom.

MEDICAL, COUNSELING OR MULTI-OFFICE PRACTICE

Floor plate is for illustration only and not to scale; suite boundaries approximate. Shaded suites are available; grey and white areas are occupied, common or not offered.

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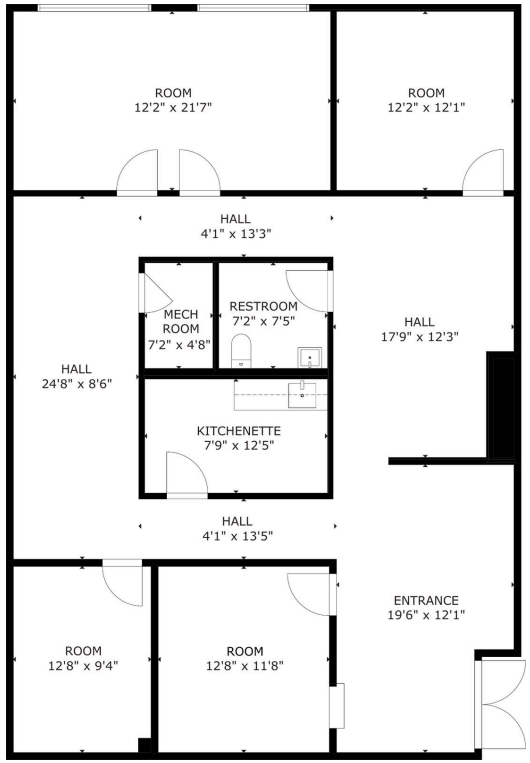
ACRE COMMERCIAL

BUILDING 155 · SECOND FLOOR

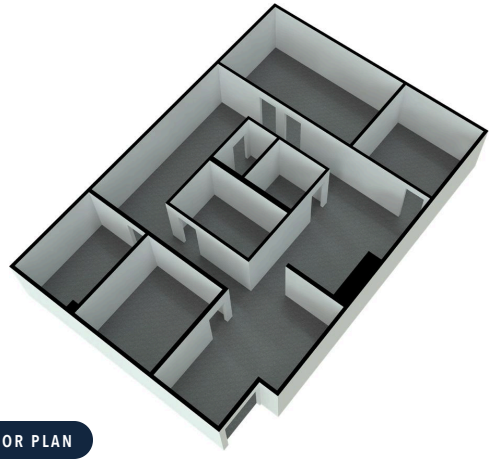
Suite 2040

SIZE	FLOOR	STATUS	RATE
±2,095 SF	Second	Available	Call

UPTOWN ALTAMONTE



2D FLOOR PLAN



3D FLOOR PLAN

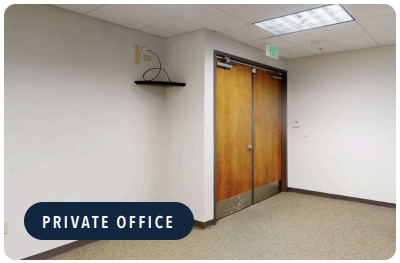
THE SPACE

Four offices and a core. A 20' × 12' entrance, four private offices up to 12' × 22', a kitchenette and an in-suite restroom.

WALK THE SUITE NOW

Explore the space room by room in 3D before you visit.

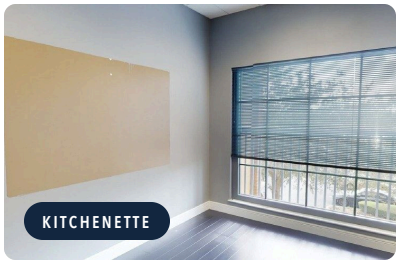
TAKE THE 3D VIRTUAL TOUR



PRIVATE OFFICE



WINDOW OFFICE



KITCHENETTE

- Professional or medical office
- Satellite or branch office

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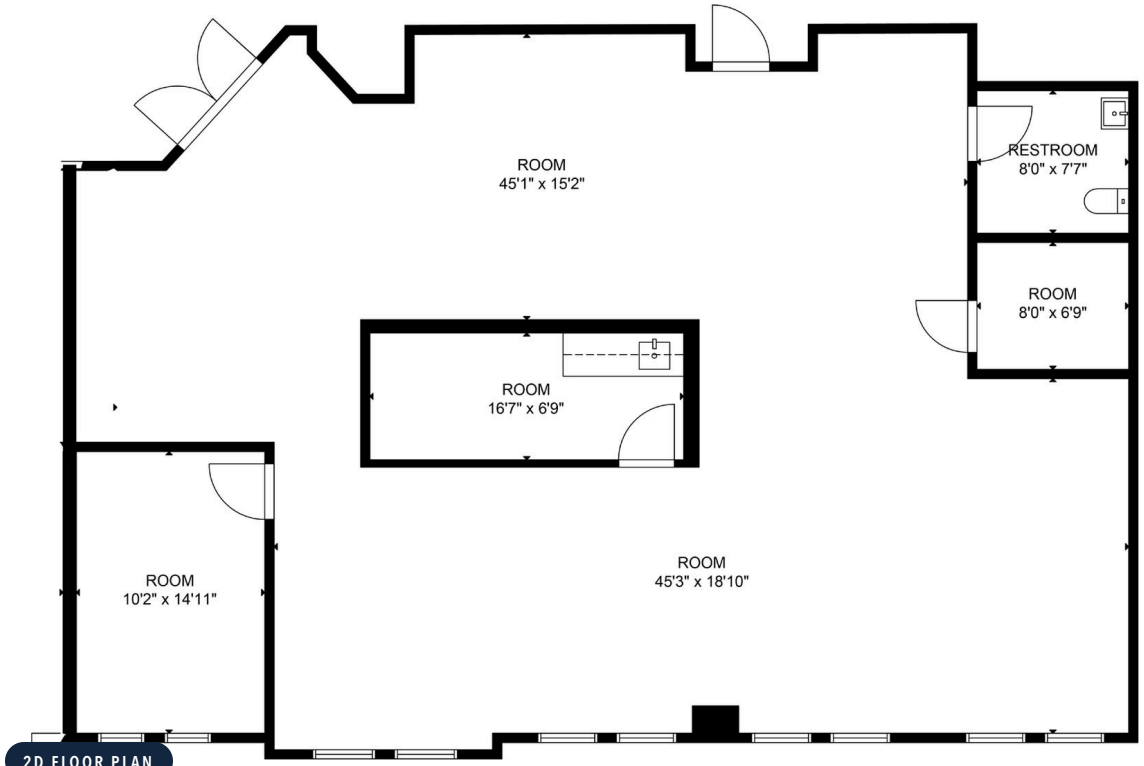
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BUILDING 155 · SECOND FLOOR

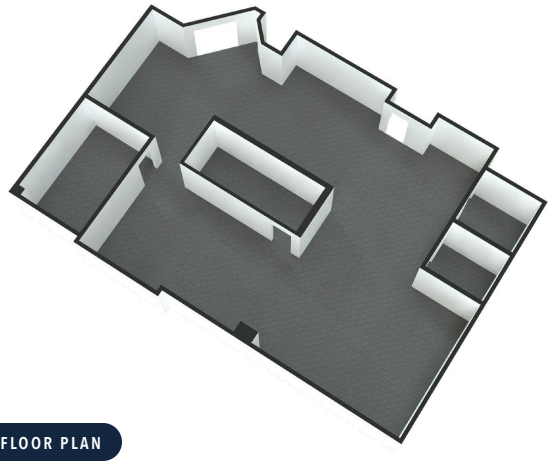
Suite 2070

SIZE	FLOOR	STATUS	RATE
±2,132 SF	Second	Available	Call

UPTOWN ALTAMONTE



2D FLOOR PLAN


3D FLOOR PLAN

THE SPACE

Open space to shape. Two open rooms of about 45' × 15' and 45' × 19', a 17' × 7' interior room, a 10' × 15' private office and a restroom.


BUILDING 155


SUITES IN COLOUR

- Training or classroom
- Wellness studio or open-plan team

Floor plans are for illustration only and not to scale; dimensions approximate. Photos show the space as last occupied; furnishings may not remain. Uses are illustrative and subject to zoning and ownership approval. Rate per written proposal. Suite 2070 SF per the availability table (±2,132); its floor-plan sheet in the 10-28-26 package reads ±2,415.

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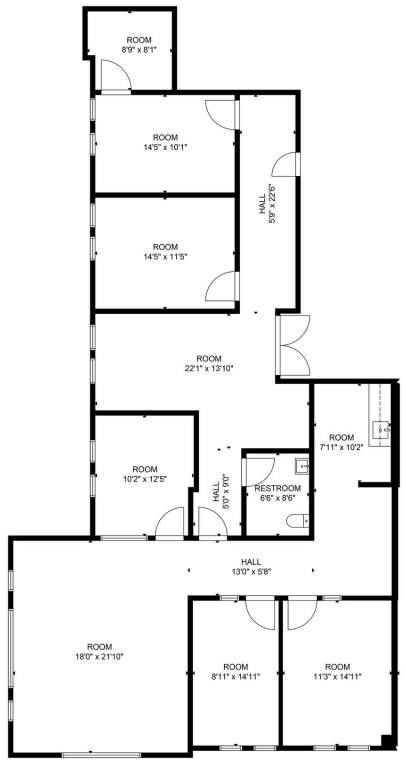
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BUILDING 155 · SECOND FLOOR

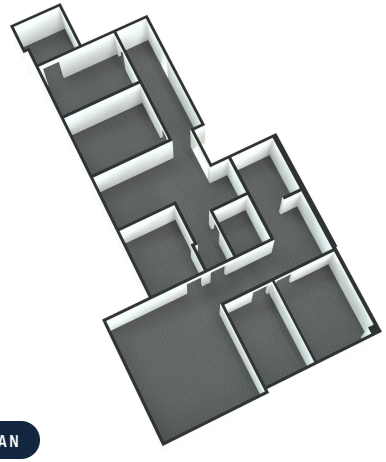
Suite 2090

SIZE	FLOOR	STATUS	RATE
±2,415 SF	Second	Available	Call

UPTOWN ALTAMONTE



2D FLOOR PLAN



3D FLOOR PLAN

THE SPACE

Room for a full practice. An 18' × 22' corner room, a 22' × 14' central room, eight private rooms from 8' × 8' to 14' × 15', a kitchenette nook and an in-suite restroom.



BUILDING 155



ELEVATOR LOBBY

Medical, dental or counseling

Multi-office professional firm

Floor plans are for illustration only and not to scale; dimensions approximate. Photos show the space as last occupied; furnishings may not remain. Uses are illustrative and subject to zoning and ownership approval. Rate per written proposal. Suite 2090 SF per the availability table (±2,415); its floor-plan sheet in the 10-28-26 package reads ±2,132.

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4ACRE COMMERCIAL

HIGHEST & BEST USE

The Right Office for Every Team

Built-out suites from ±1,820 to ±3,810 SF suit professional, medical and creative users who want amenities on site.

UPTOWN ALTAMONTE

Suite 2200 · Headquarters

A reception area, kitchen and eight private rooms, including a ±31' × 20' conference room, for a law, accounting or financial firm.

±3,810 SF · BUILDING 150

Suite 2240 · Open Studio

A ±48' × 31' open floor with three glass-front offices for a creative agency, tech team or sales office.

±1,820 SF · BUILDING 150

Suites 2040 & 2090 · Practices

Reception, private rooms and in-suite restrooms suit medical, dental, counseling, insurance or a multi-office professional practice.

±2,095 AND ±2,415 SF · BUILDING 155

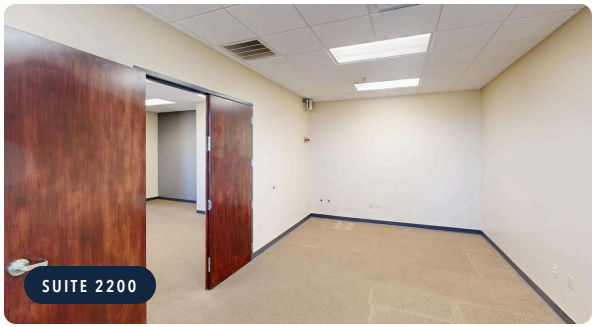
Suite 2070 · Training & Wellness

Two large open rooms, two private rooms and a restroom for training, a wellness studio or an open-plan team.

±2,132 SF · BUILDING 155

WHY IT WORKS

Companies are competing to bring people back to the office, and Uptown puts lunch, coffee, fitness, a hotel and a lakefront park downstairs. The suites are already built out, the I-4 ramp is a quarter mile away, and almost no new office space is being built in metro Orlando, so space like this will stay scarce.





OFFICE MARKET · Q3 2026

ORLANDO METRO

16.6% Vacancy

$29.67 Avg. asking rent / SF

+112K SF Net absorption, Q3

40K SF Under construction

Orlando office vacancy edged down for the third straight quarter of positive absorption, and asking rents rose about $1.33 a square foot from Q2. With only 40,000 SF under construction and no deliveries, tenants are leasing existing space, and amenity-rich, built-out suites lead the way.

NEARBY MAITLAND SUBMARKET

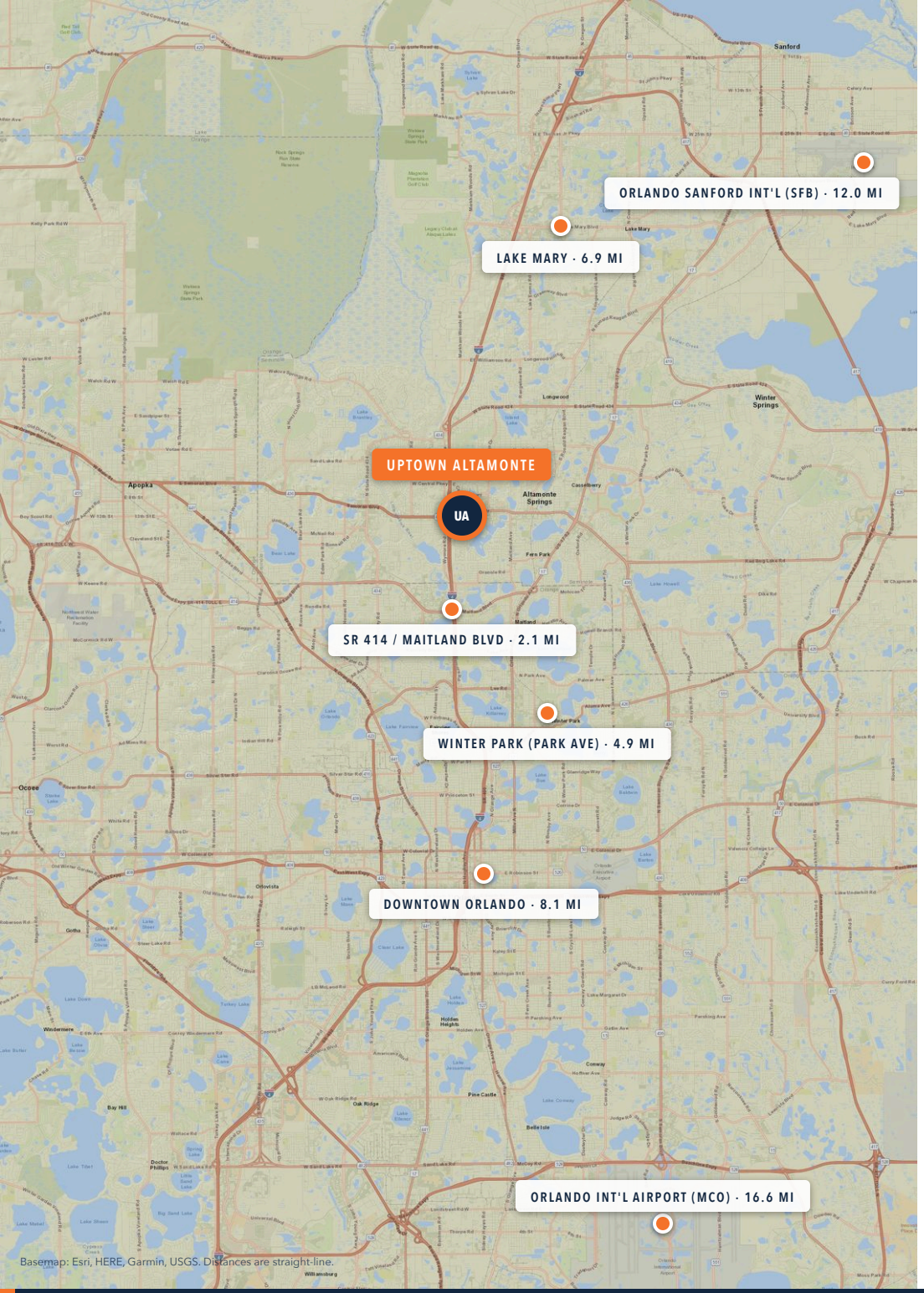
$22.95

Avg. asking rent / SF (Cushman & Wakefield)

Market data: CBRE Orlando Office Figures, Q3 2026 (vacancy, asking rent, absorption, construction); Cushman & Wakefield Orlando Office MarketBeat, Q3 2026 (Maitland). Illustrative uses are subject to zoning and ownership approval. Rates per written proposal.

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4ACRE COMMERCIAL



LOCATION

Central Florida's I-4 Crossroads

Altamonte Springs sits where I-4 meets SR 436, the busiest retail corridor in Seminole County, halfway between downtown Orlando and Lake Mary. Uptown Altamonte is the city's planned downtown, built around Cranes Roost Park with hotels, offices and apartments a short walk from the shops.

Altamonte Mall, AdventHealth Altamonte and the SunRail station are all within two miles.

MILES FROM

0.3 mi	0.5 mi	4.9 mi	8.1 mi
I-4 at SR 436	Altamonte Mall	Park Ave, Winter Park	Downtown Orlando

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
Population (2023)	**15,794**	**96,119**	**238,189**
Daytime population	20,658	130,098	274,086
Households	7,684	42,550	100,573
Avg. household income	**$83,516**	**$103,452**	**$108,931**
Businesses	1,504	8,153	16,583
Median age	37.5	39.3	40.1



Demographics: 2023 estimates as published in the prior Uptown Altamonte marketing package. Distances are straight-line from SR 436 at Cranes Roost Blvd and approximate.

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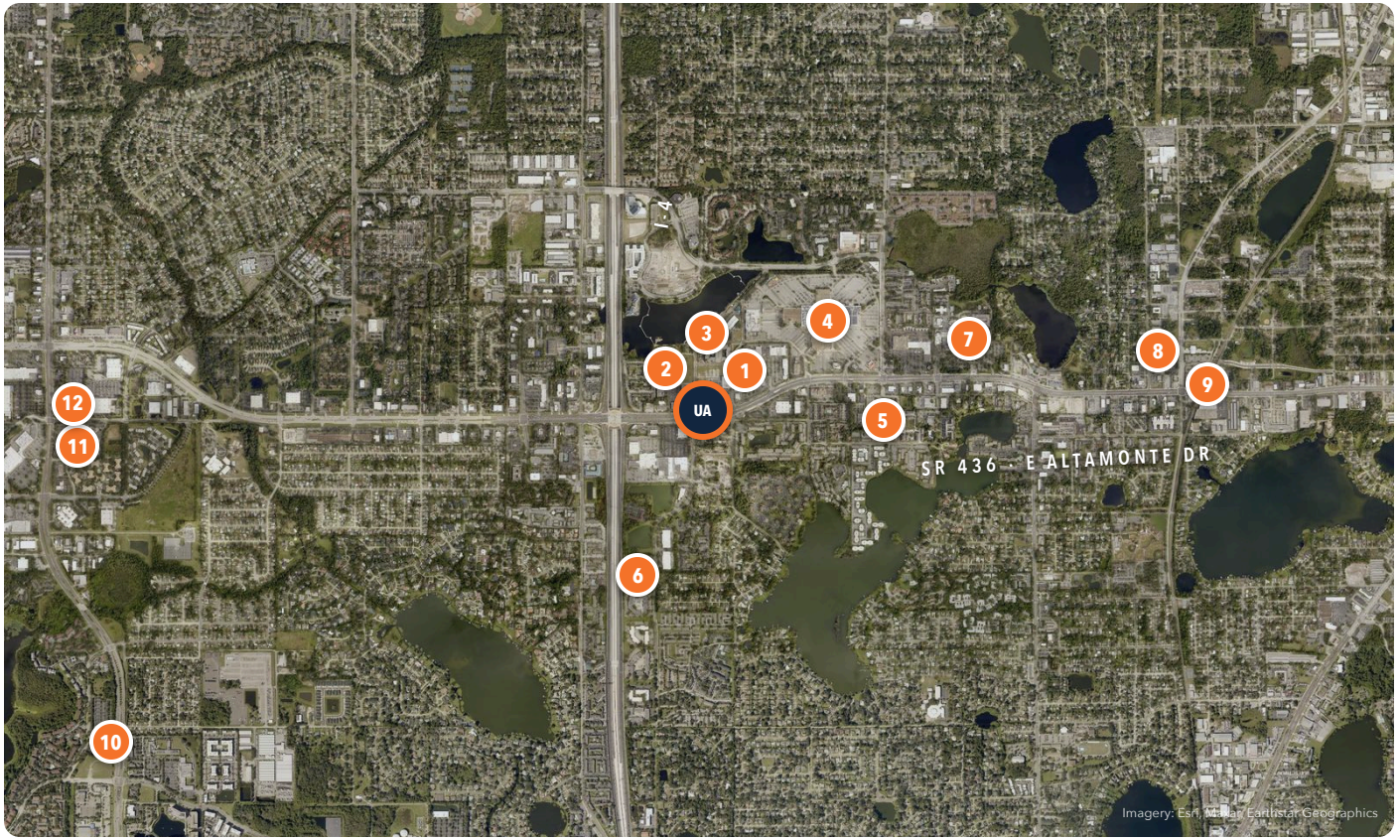
ACRE COMMERCIAL

NEARBY AMENITIES

Downtown Living, Steps Away

Grocery, hotels, a regional mall, a hospital and the lakefront park within about two miles.

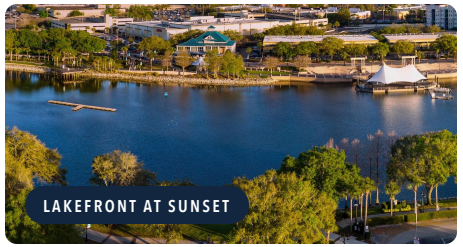
UPTOWN ALTAMONTE



1	Whole Foods Market Grocery · next door	0.2 mi
2	Embassy Suites Hotel at Uptown	0.2 mi
3	Cranes Roost Park Lake, boardwalk & event lawn	0.3 mi
4	Altamonte Mall Regional mall · cross-access	0.5 mi
5	Publix Grocery	0.6 mi
6	Hilton Orlando/Altamonte Hotel & conference center	0.6 mi
7	AdventHealth Altamonte Hospital campus	0.9 mi
8	Altamonte Springs City Hall City Hall	1.5 mi
9	SunRail · Altamonte Springs Commuter rail station	1.7 mi
10	Seminole State College College campus	2.2 mi
11	Costco Warehouse club	2.0 mi
12	Target Big-box anchor	2.1 mi







Distances are straight-line and approximate.

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4ACRE COMMERCIAL

UPTOWN ALTAMONTE · OFFICE

Let's Find Your Office at Uptown

Five built-out Class A suites above the shops and restaurants of Altamonte's downtown.

Contact Natalee or Garrett for plans, rates or a tour.

4 ACRE COMMERCIAL



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