FOR LEASE · PROFESSIONAL & WELLNESS SUITES

A Front Door of Your Own in Maitland Center

MAITLAND CENTER COMMONS

Two built-out, ground-level suites of 1,536 and 1,606 SF in a brick courtyard commons on Maitland Blvd, with storefront entries, parking at the door and an asking rate of $23.00/SF.







CONTACT: JACOB FLAHERTY | JACOB@4ACRE.COM | 386.747.4353 OR COLIN CHOU | COLIN@4ACRE.COM | 850.218.1902

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THE OPPORTUNITY

Your name on the door. Your clients at the door.

MAITLAND CENTER COMMONS

PROPERTY OVERVIEW

For a practitioner in Maitland Center, the hard thing to find is not office space. It is a front door: a ground-level entry clients can see from the parking lot, with no lobby, elevator or shared corridor in between.

Maitland Center Commons is a ±13,203 SF brick office commons built around a landscaped courtyard on the north side of Maitland Blvd, off Keller Road. Two suites are available. Both are already finished for appointment-based work, with a reception area, private treatment or office rooms and restrooms inside the suite.

Four reasons it works

- Storefront entry. Glass front and your own door to the courtyard or the lot.
- Parking at the door. Surface spaces at 4 per 1,000 SF, steps from every suite.
- Already built out. Furnish, wire and open, with no construction calendar.
- Priced at market. $23.00/SF against a $23.23/SF submarket average (CBRE, Q2 2026).





DETAILS AT A GLANCE

ADDRESS	1009 Maitland Center Commons Blvd, Maitland, FL 32751
BUILDING	±13,203 SF, two stories
AVAILABLE	Suite 213 · 1,536 SF Suite 210 · 1,606 SF
ASKING RATE	$23.00 / SF / yr
MONTHLY RENT*	$2,944 (213) · $3,078 (210)
YEAR BUILT	2003
PARKING	Surface · 4 per 1,000 SF
SIGNAGE	Building and wayfinder
ACCESS	Ground-level, private suite entries
SUBMARKET	Maitland Center · 4.7M SF office

*Calculated from the asking rate; lease structure, operating expenses and services per the written proposal.

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MAITLAND CENTER COMMONS

213

210

MAITLAND CENTER COMMONS · SUITES 210 & 213

THE COMMONS

One courtyard. Two suites ready to open.

SUITE	SIZE	LAYOUT	BEST FOR	MONTHLY*
213	1,536 SF	Two-story reception, 5 treatment rooms, office, loft sitting room, 1 restroom	Therapy, wellness, sports recovery	$2,944
210	1,606 SF	Reception hall, glass corner room, 4 private rooms, sink-equipped work room, 2 restrooms	Clinical, counseling, professional	$3,078

*Monthly rent calculated from the $23.00/SF/yr asking rate; lease structure, operating expenses and services per the written proposal. Sizes approximate; confirm availability with the listing brokers.

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LOCATION

Maitland Center Commons. Your next clients already work, live and exercise next door.

Maitland Center is a 4.7-million-SF office submarket. Its employees need a physical therapist, a counselor, a CPA and an attorney within a lunch hour. Next door, the 362,000-SF Orlando SportsPlex, now Genesis Health Clubs, draws athletes and members every day, and Dwell Maitland puts residents within walking distance.

SR 414 carries roughly 125,000 vehicles a day across its Keller Road bridges (FDOT bridge data, 2024). Subway is on site.

PROXIMITY

I-4 · Maitland Blvd interchange	±3 minutes
Maitland SunRail	±8 minutes
Altamonte Springs	±10 minutes
Winter Park	±12 minutes
Downtown Orlando	±15 minutes
Orlando International Airport	±30 minutes

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AMENITIES

Lunch is on site. Everything else is close.

MAITLAND CENTER COMMONS



Subway, right on site.

Staff and clients can pick up breakfast or lunch without moving the car. Within half a mile there are several cafés, a deli, Chick-fil-A, Wendy's, a full health club and a primary-care office, plus four hotels for visiting clients and colleagues.

ONSITE & WALKABLE under ½ mile

Approximate straight-line distances from 1009 Maitland Center Commons Blvd. Source: Google Maps, October 2026.

Subway	Sandwiches	On site
Genesis Health Clubs · Orlando SportsPlex	Fitness	0.15 mi
Nature's Table at the SportsPlex	Café & smoothies	0.15 mi
AdventHealth Family Medicine	Primary care	0.15 mi
New York Deli Café	Deli	0.2 mi
Heavenly Homestead Coffee Co.	Coffee	0.2 mi
Wraps Delight Café	Café	0.25 mi
Chick-fil-A	Quick service	0.35 mi
Wendy's	Quick service	0.4 mi
Greenhouse Café	Café	0.4 mi
HOTELS for visiting clients		
Extended Stay America Select Suites	Extended stay	0.35 mi
Courtyard by Marriott Altamonte/Maitland	Hotel	0.4 mi
Sheraton Orlando North	Full service	0.55 mi
Homewood Suites by Hilton	Extended stay	0.6 mi
A SHORT DRIVE under 2½ miles		
Applebee's Grill + Bar	Casual dining	0.6 mi
Publix at Gateway Crossing	Grocery	1.0 mi
Mandola's · The Great Greek · Coffee for the Soul	Dining & coffee	1.5 mi
Crunch Fitness	Fitness	1.5 mi
Publix & Walgreens, Maitland	Grocery & pharmacy	2.2 mi

HIGHEST & BEST USE

Private suites built for the practice you've been building

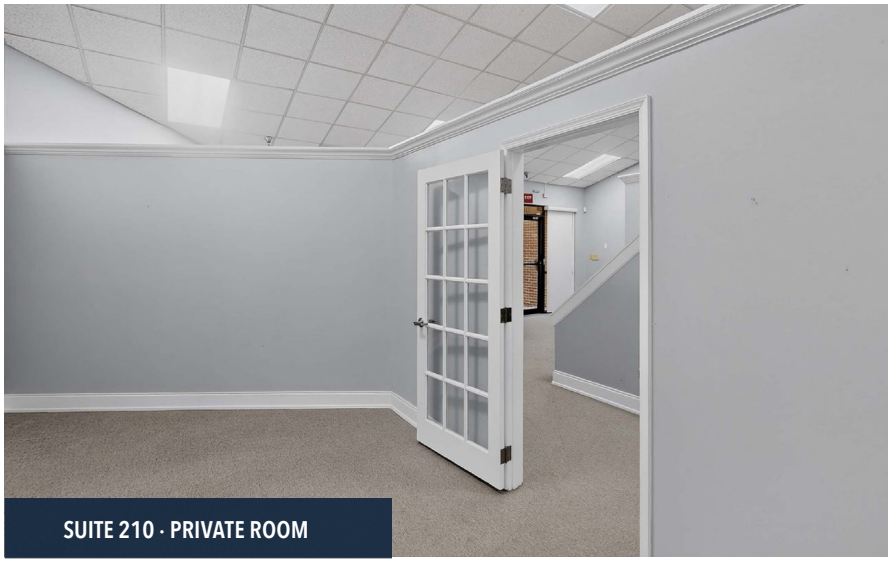
MAITLAND CENTER COMMONS

Both suites were finished for client-facing work, not cubicles: private rooms off a reception area, plumbing in place and an entry clients can find. They are worth the most to a practitioner who sees people by appointment and would otherwise pay to build those rooms somewhere else.

01	**Sports recovery & physical therapy** Next door to a 362,000-SF athletic complex, with five treatment rooms ready in Suite 213.	SUITE 213
02	**Massage, chiropractic & acupuncture** Rooms sized for a table and a chair, behind a calm two-story reception.	SUITE 213
03	**Behavioral health & counseling** Private rooms, two restrooms and a discreet courtyard entry for a group of four to six clinicians.	SUITE 210
04	**Aesthetics & med spa** A glass storefront and a corner room with daylight on two sides.	BOTH
05	**Professional services** Law, insurance, accounting or title: private offices, a conference room and your name at the entry.	BOTH



SUITE 213 · TREATMENT ROOM



SUITE 210 · PRIVATE ROOM

Uses shown are illustrative. Medical, personal-service and other uses are subject to zoning, building code and ownership approval.

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THE VALUE

What your own front door replaces.

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A practitioner setting up in Maitland Center usually ends up upstairs in an office building, behind a lobby and an elevator, or in a rented room at an executive-suite center with someone else's name on the door.

Neither was built for a client who arrives for a 50-minute appointment. Maitland Center Commons gives a small practice what those options hold back: a glass storefront, its own entry, rooms already finished for appointments and parking a few steps away.

The asking rate of **$23.00/SF** sits in line with the Maitland Center submarket's average direct asking rent of $23.23/SF (CBRE, Q2 2026): about **$2,944 a month** for Suite 213 and **$3,078** for Suite 210. The written proposal sets out lease structure and any operating expenses so the all-in cost is clear before any commitment.

WHAT THE SPACE INCLUDES	EXECUTIVE SUITE	OFFICE BUILDING SUITE	MAITLAND CENTER COMMONS
How clients arrive	Shared reception	Lobby + elevator	**Your own storefront door**
Waiting area	Shared	Build or share	**Private reception**
Treatment / private rooms	One room at a time	Usually a build-out	**In place**
Restrooms	Shared	Common corridor	**In the suite**
Parking	Shared lot or garage	Garage, often paid	**Surface, at the door**
Name at the entry	Rarely	Directory strip	**Building + wayfinder**
Cost scales with	Headcount	Space	**Space**

General characteristics of each format; individual buildings and operators vary. Confirm terms for any alternative directly with its provider.



THE COURTYARD

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SUITE 213 · 1,536 SF

First impressions, ready-made

A glass storefront opens into a two-story reception lit by clerestory windows, with a reception desk at the center and treatment rooms off the hall. Clients park, walk in and are seen. No lobby, no elevator.



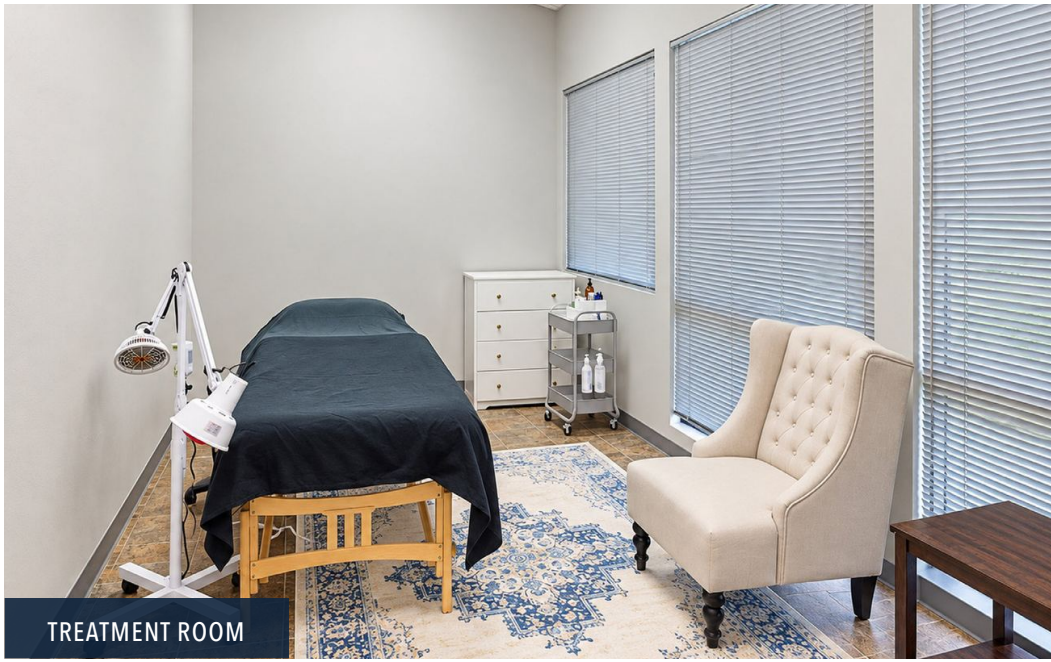
STOREFRONT ENTRY



RECEPTION



RECEPTION FROM THE LOFT



TREATMENT ROOM

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SUITE 213 · FLOOR PLAN

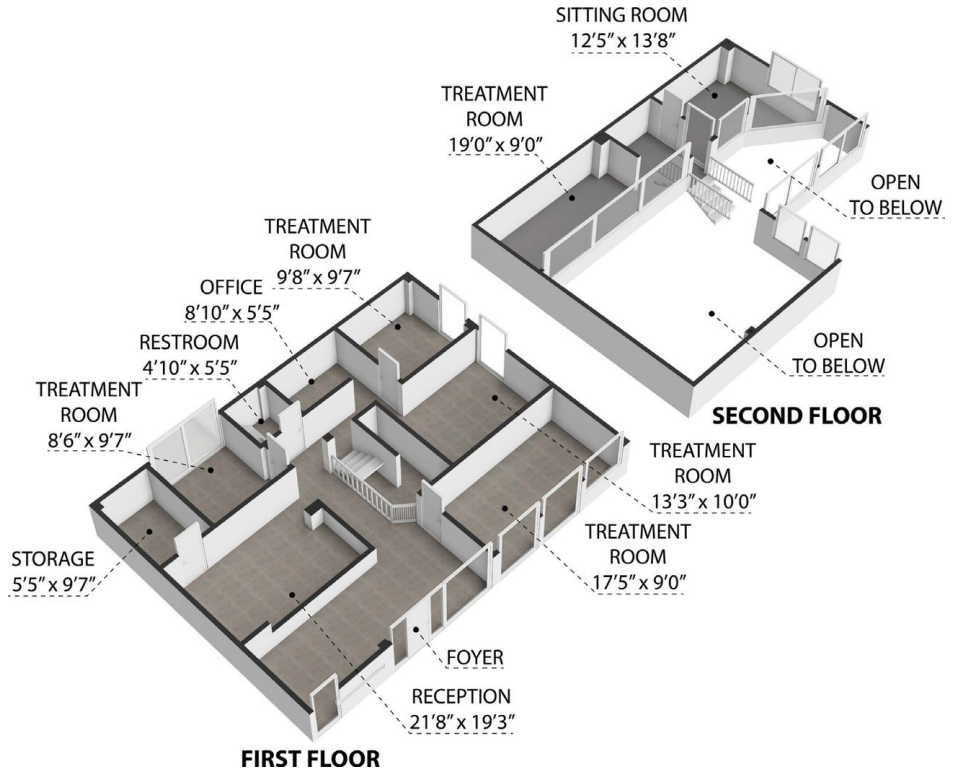
Five treatment rooms under a two-story ceiling.

MAITLAND CENTER COMMONS

A 21' × 19' reception opens into a two-story volume lit by clerestory glass. Four treatment rooms, an office, storage and a restroom fill the ground floor; a loft above holds a fifth treatment room and a sitting room that looks down on reception.

INCLUDES

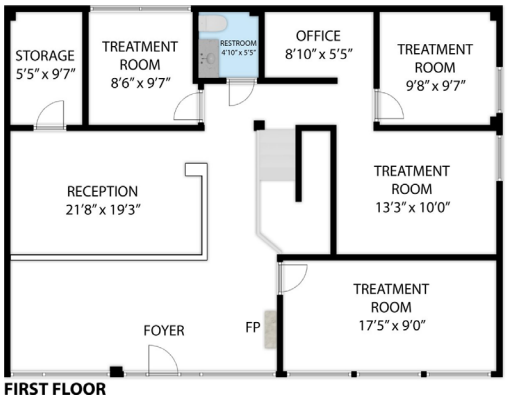
- Reception, 21' 8" × 19' 3"
- 5 treatment rooms
- Private office
- Loft sitting room, 12' 5" × 13' 8"
- Storage room
- 1 restroom
- Ground-level storefront entry

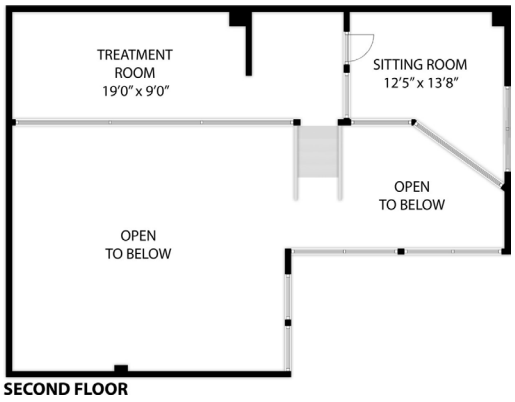


1,536 SF · MONTHLY RENT*

$2,944

Best for physical therapy, massage, chiropractic, med spa





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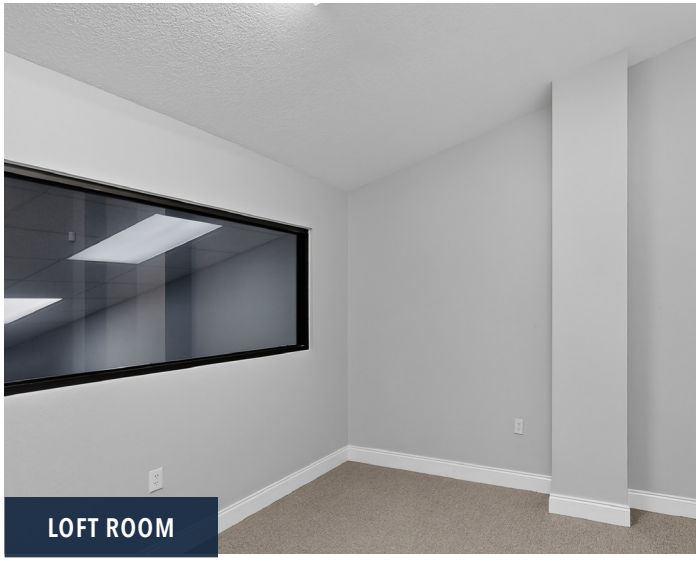
SUITE 210 · 1,606 SF

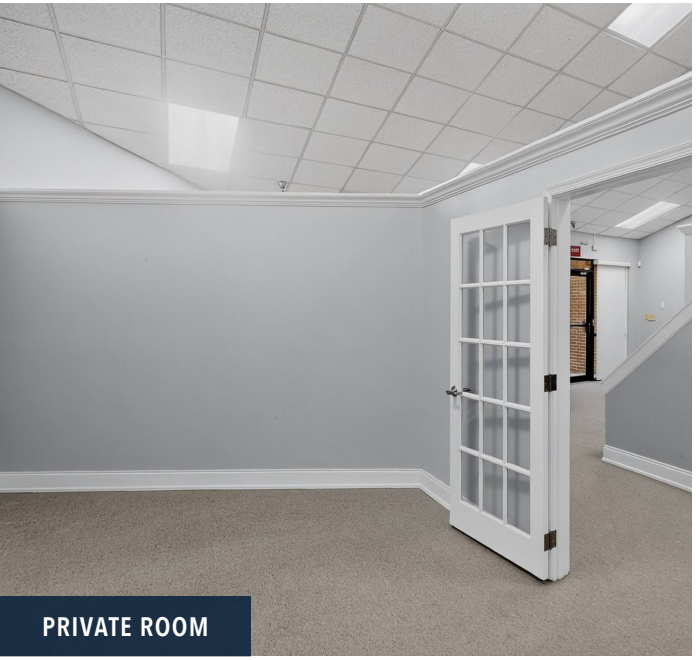
Two levels, two restrooms, room to grow.

A covered courtyard entry leads to a reception hall, private rooms with French doors, a work room with a sink and two restrooms. A stair rises to two more rooms beneath the arched window.



COURTYARD ENTRY


LOFT ROOM


PRIVATE ROOM


KITCHENETTE


ONE OF TWO RESTROOMS

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SUITE 210 · FLOOR PLAN

Two restrooms and a glass corner room.

A covered porch leads into a 20' × 22' reception hall. Off it sit an 18' × 15' corner room glazed on two sides, two private rooms, a sink-equipped work room, a utility room and two restrooms. A stair rises to two more rooms overlooking the hall.

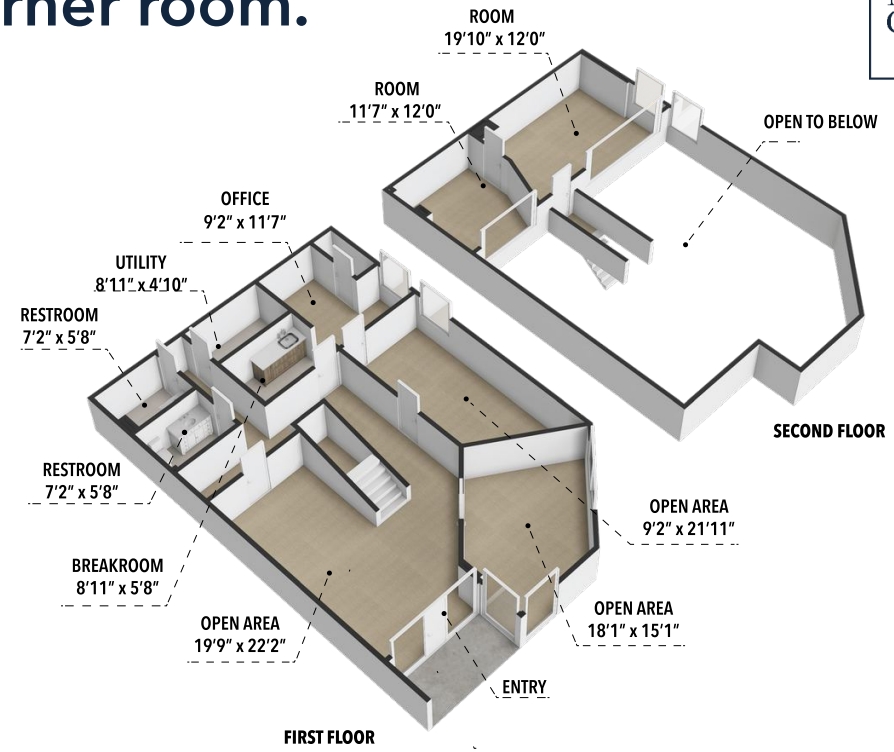
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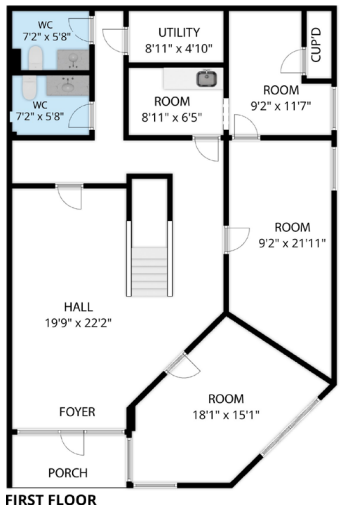
- Reception hall, 19'9" × 22'2"
- Glass corner room, 18'1" × 15'1"
- 4 private rooms (2 on the loft level)
- Sink-equipped work room
- Utility room
- 2 restrooms
- Covered courtyard entry

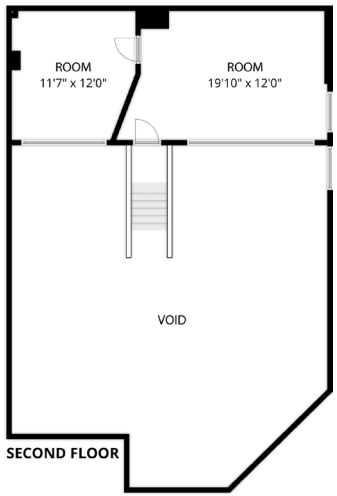
1,606 SF · MONTHLY RENT

$3,078

Best for counseling groups, clinical practice, aesthetics, professional firms







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NEXT STEPS

Contact Jacob

See both suites in person.

Private tours of Suites 210 and 213 are available by appointment.
Floor plans, photos and lease terms are available on request.

MAITLAND CENTER COMMONS



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