MAITLAND CENTER COMMONS

2 PROFESSIONAL SUITES · 1,536 – 1,606 SF



THE COURTYARD · 1009 MAITLAND CENTER COMMONS BLVD



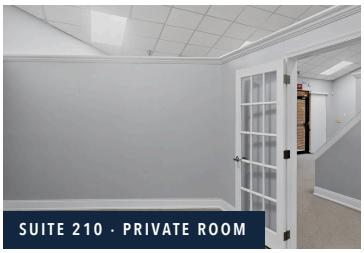
STOREFRONT ENTRY



SUITE 213 · RECEPTION



SUITE 213 · TREATMENT ROOM



SUITE 210 · PRIVATE ROOM

FOR LEASE · PROFESSIONAL & WELLNESS SUITES

A Front Door of Your Own in Maitland Center

Two built-out, ground-level suites of 1,536 and 1,606 SF in a ±13,203 SF brick courtyard commons on Maitland Blvd. Each has a glass storefront and its own entry, a reception area, private treatment or office rooms and restrooms inside the suite, with surface parking steps from the door. Both are ready for a practitioner who sees clients by appointment, at an asking rate of $23.00/SF.

1,536 & 1,606 SF
TWO SUITES AVAILABLE

$23.00 /SF/yr
ASKING RATE · PER WRITTEN PROPOSAL

±13,203 SF
TWO-STORY BRICK COMMONS · BUILT 2003

4 / 1,000 SF
SURFACE PARKING AT THE DOOR

±3 min
TO THE I-4 · MAITLAND BLVD INTERCHANGE

4.7M SF
MAITLAND CENTER OFFICE SUBMARKET

1009 MAITLAND CENTER COMMONS BLVD · MAITLAND, FL 32751

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

ACRE COMMERCIAL

THE COMMONS · AVAILABLE SPACE

One courtyard. Two suites ready to open.

MAITLAND CENTER COMMONS

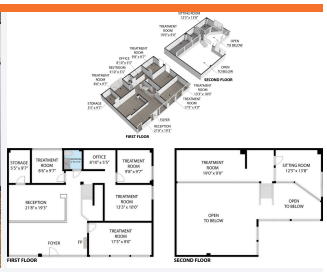


SITE MAITLAND CENTER COMMONS · SUITES 210 & 213 · NORTH SIDE OF MAITLAND BLVD OFF KELLER ROAD

WHY MAITLAND CENTER COMMONS

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





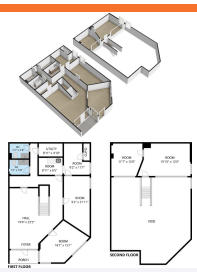
Suite 213 1,536 SF · AVAILABLE $2,944/mo*

Five treatment rooms under a two-story ceiling

A glass storefront opens into a two-story reception lit by clerestory windows. Four treatment rooms, an office, storage and a restroom on the ground floor; a loft holds a fifth treatment room and a sitting room.

BEST FIT: PHYSICAL THERAPY, MASSAGE, CHIROPRACTIC, MED SPA





Suite 210 1,606 SF · AVAILABLE $3,078/mo*

Two restrooms and a glass corner room

A covered courtyard entry leads to a reception hall, an 18' × 15' corner room glazed on two sides, private rooms with French doors, a sink-equipped work room and two restrooms. A stair rises to two more rooms.

BEST FIT: COUNSELING GROUPS, CLINICAL PRACTICE, AESTHETICS, PROFESSIONAL FIRMS

*Monthly rent calculated from the $23.00/SF/yr asking rate; lease structure, operating expenses and services per the written proposal. Sizes and dimensions approximate. Uses shown are illustrative; medical, personal-service and other uses are subject to zoning, building code and ownership approval. Market rent: CBRE Orlando Office MarketView, Q2 2026. The information herein was obtained from sources deemed reliable but is not guaranteed; it is subject to errors, omissions, change of price or other conditions, and withdrawal without notice. Private tours of both suites by appointment with Jacob Flaherty or Colin Chou, 4 Acre Commercial.

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