POINT 100 MAITLAND

FOR LEASE · OFFICE / MEDICAL

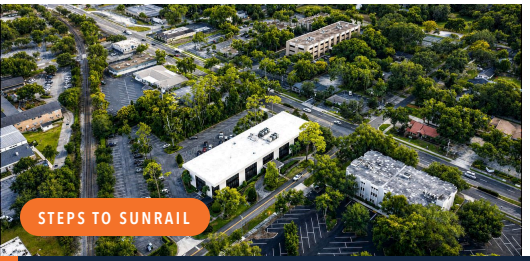
100 E SYBELIA AVE | MAITLAND, FLORIDA 32751

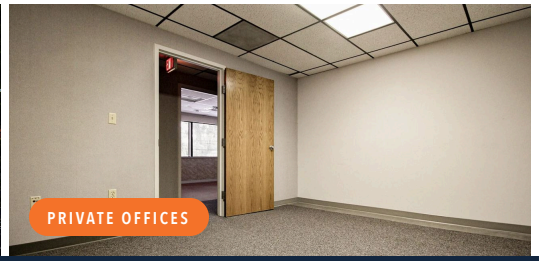
The Last Suite at Point 100. Center of Medical Maitland.

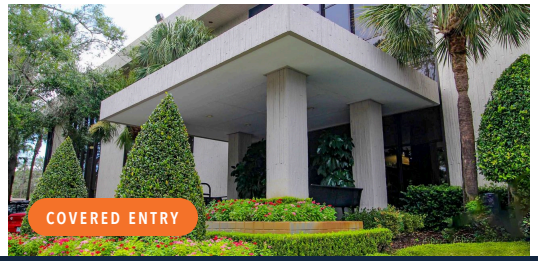
Point 100 is down to one: a ±837 SF office suite surrounded by more than 20 medical, dental and specialty practices, a short walk from SunRail.

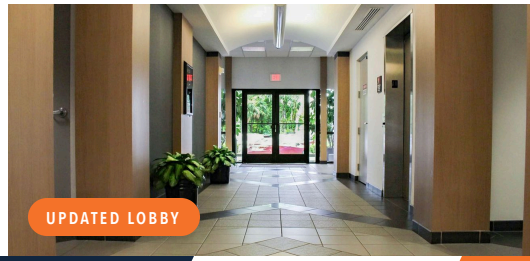
AVAILABLE ±837 SF

LEASE Full Service



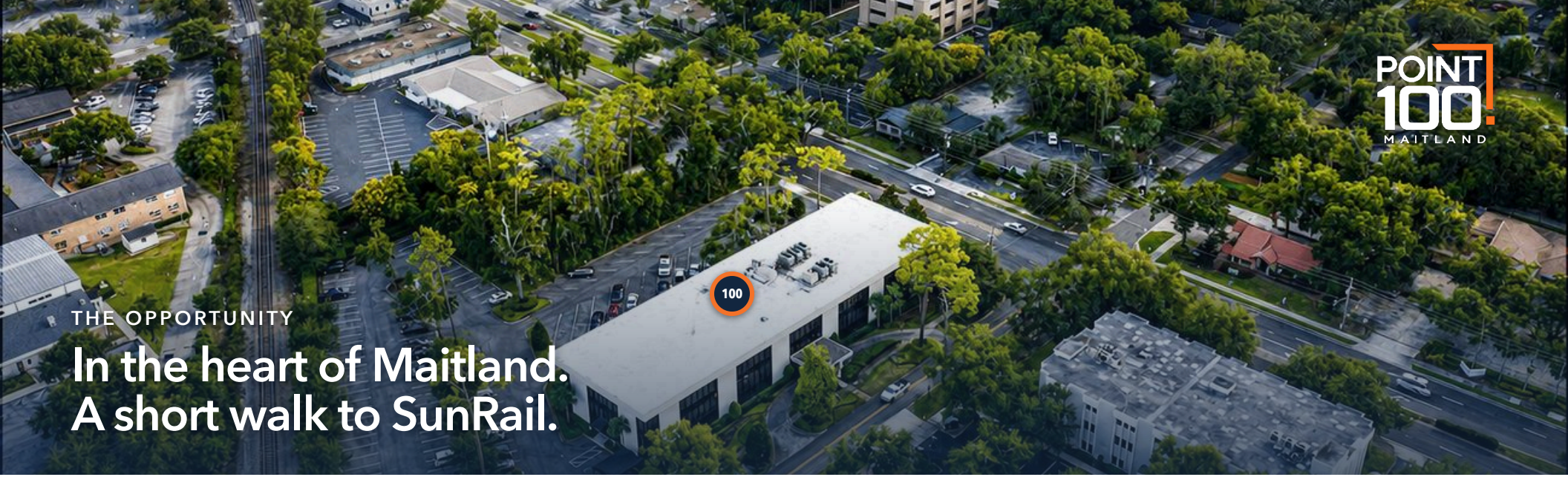






CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

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POINT 100 MAITLAND

THE OPPORTUNITY

In the heart of Maitland. A short walk to SunRail.

Point 100 is a three-story office building one block off U.S. 17-92 in downtown Maitland. Suite 350 is a ±837 SF third-floor suite laid out as a reception area and three private offices, sized for a firm that needs privacy without paying for space it won't use.

Transit at the door. The Maitland SunRail station is about a quarter mile from the building, U.S. 17-92 carries roughly 32,500 to 36,500 vehicles a day past the Sybelia corridor, and I-4 at Maitland Boulevard is about two miles away.

A medical and professional address. More than 20 medical, dental and specialty practices line the surrounding corridors, and the building's lobby, common areas, restrooms, stairwells and landscaping have been updated.

One monthly number. The suite is offered on a full-service basis, with 4.37 parking spaces per 1,000 SF and monument signage on site.

DETAILS AT A GLANCE	
ADDRESS	100 E Sybelia Ave Maitland, FL 32751
AVAILABLE	Suite 350 · ±837 SF · third floor
AVAILABILITY	Available now · tours by appointment
LEASE RATE	Call for details · full service
BUILDING	±43,068 SF · three stories[1]
YEAR BUILT	1982[2]
PARKING	4.37 / 1,000 SF · surface lot
SIGNAGE	Monument
PARCEL ID	25-21-29-0000-00-035

32,500+
Vehicles per day on U.S. 17-92 near Sybelia[3]

0.3 mi
To the Maitland SunRail station[4]

$97.2K
Median household income, City of Maitland[5]

$22.95
Maitland avg. asking rent per SF, full service[6]

[1] Heated area per the Orange County tax roll; rentable area may differ. [2] 2026 Orange County Property Appraiser record (effective year 1987). [3] FDOT AADT, 2025. [4] Straight-line. [5] U.S. Census QuickFacts (2020–24 ACS). [6] Cushman & Wakefield Orlando Office MarketBeat, Q3 2026 (submarket average, not a quote for this suite).

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THE SITE

A Three-Story Address Off U.S. 17-92

Surface parking on three sides, mature landscaping and the SunRail line along the east property edge.

POINT 100 MAITLAND







SPACE AVAILABLE

SPACE	SIZE	TYPE	LAYOUT	AVAILABILITY	RATE
Suite 350 · Third floor	±837 SF	Office / medical-admin	Reception, 3 private offices, closet	Available now	Call · full service

Well suited to counseling and behavioral-health practices, law, accounting and wealth-management offices, and medical billing or telehealth teams. Tours by appointment.

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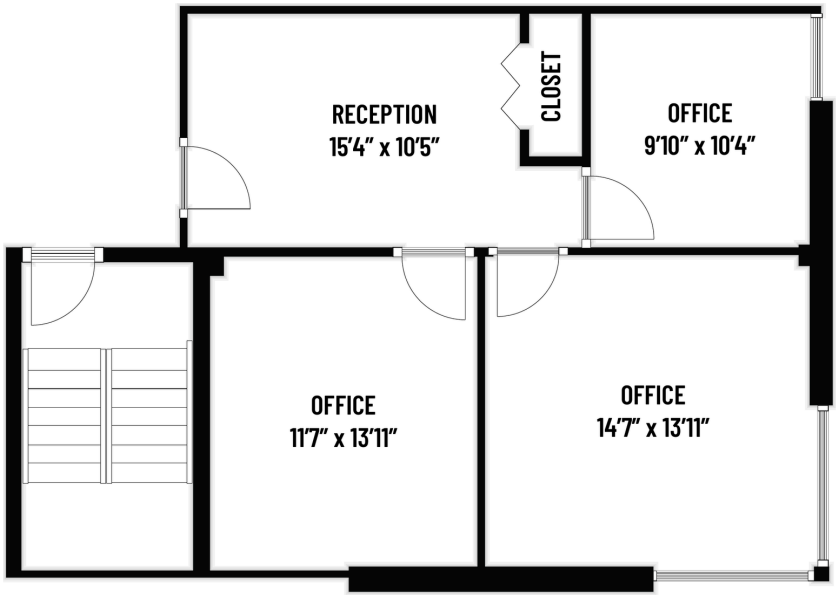
THE SPACE · THIRD FLOOR

Suite 350

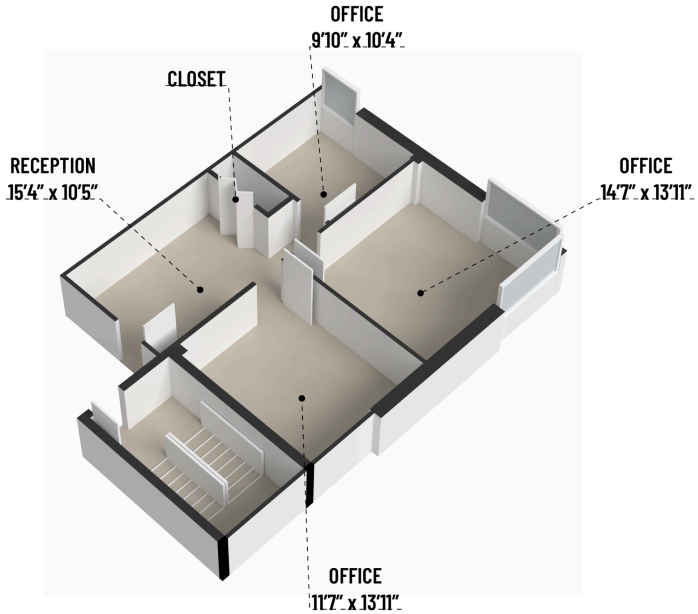
SIZE	LAYOUT	LEASE	RATE
±837 SF	Reception + 3 Offices	Full Service	Call

POINT 100 MAITLAND

2D FLOOR PLAN



3D FLOOR PLAN



THE LAYOUT

Three closed doors off one reception.

Clients arrive into a **15'4" × 10'5" reception area** with room for a front desk and seating. Three private offices open off it, the largest a 14'7" × 13'11" corner office with windows on two sides, and a closet holds files and supplies. The layout suits a principal and up to three staff.

ROOM BY ROOM

RECEPTION	15'4" × 10'5"
CORNER OFFICE	14'7" × 13'11" · windows on two sides
OFFICE	11'7" × 13'11"
OFFICE	9'10" × 10'4"
CLOSET	Storage

Floor plans are illustrative and not to scale, redrawn in October 2026 from the existing Suite 350 plan. Dimensions are as shown on that plan; the ±837 SF suite size includes the adjoining stair hall shown on the plan. All dimensions and areas are approximate and should be verified.

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INSIDE POINT 100

A Lobby That Makes an Entrance

Updated common areas, a covered entry and private offices with natural light.


UPDATED LOBBY & ELEVATOR CORE


COVERED ENTRY


FLOOR-TO-CEILING GLASS


PRIVATE OFFICE · REPRESENTATIVE


WINDOW OFFICE · REPRESENTATIVE


LANDSCAPED GROUNDS

Office interiors are representative of the building and may not show Suite 350; finishes per lease negotiation. Building photography 2020.

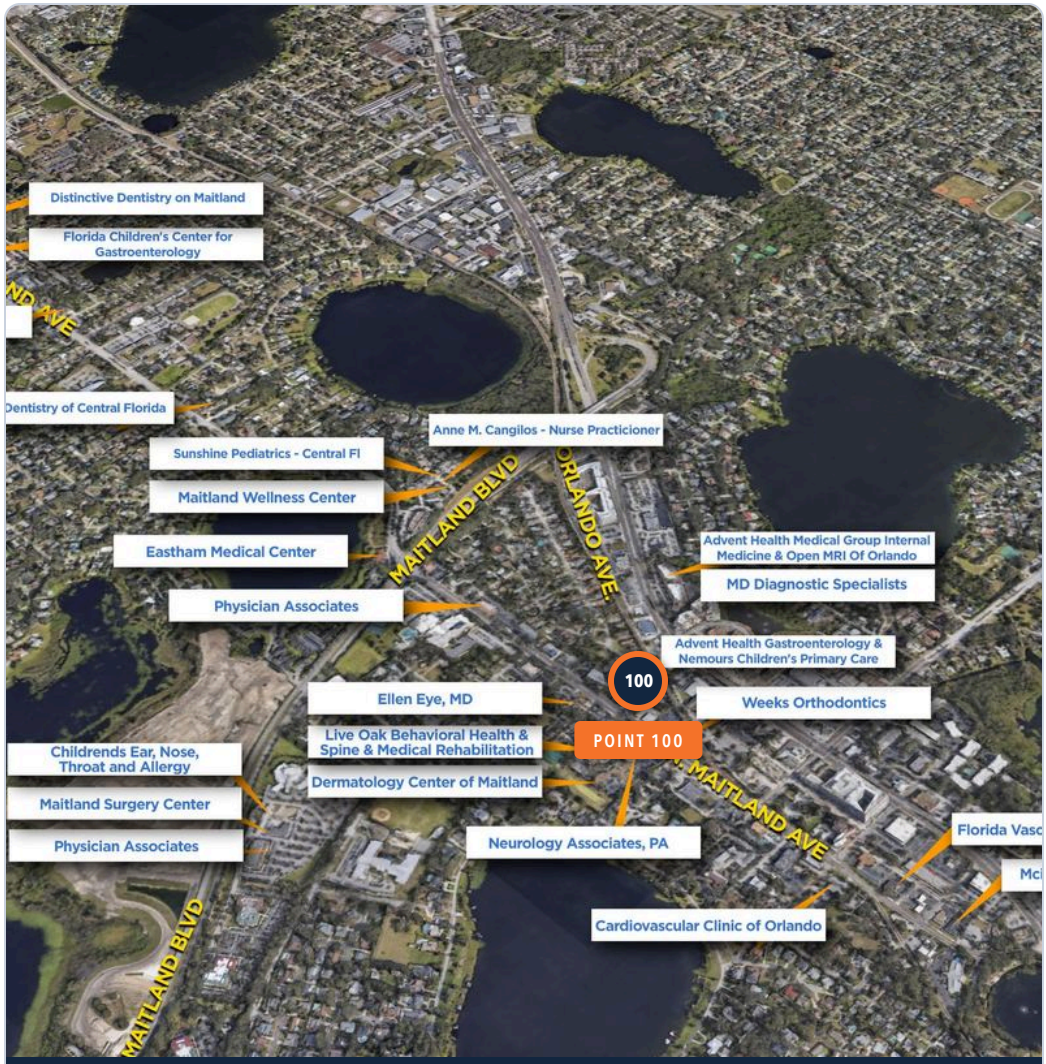
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HIGHEST & BEST USE

Sized for the Small Practice

Three closed-door offices off one reception, in Maitland's medical and professional corridor.

POINT 100 MAITLAND



MEDICAL MAITLAND · MORE THAN 20 PRACTICES ALONG THE SURROUNDING CORRIDORS

Counseling & Behavioral Health

Three closed-door session rooms off a separate waiting area give clients privacy on arrival and in session, with referral neighbors nearby.

BEST FIT: THERAPISTS, COUNSELING GROUPS

Professional Services

A windowed corner office for the principal, two associate offices and a front desk suit a law, CPA or wealth-management practice of two to four.

BEST FIT: LAW, CPA, WEALTH, INSURANCE

Medical Administration

Billing, credentialing or telehealth teams sit minutes from the clinics they serve, keeping desk work out of clinical square footage.

BEST FIT: BILLING, TELEHEALTH, HOME-HEALTH ADMIN

Regional Satellite Office

SunRail for staff, I-4 for clients and a downtown Maitland address make a compact base for a firm headquartered elsewhere.

BEST FIT: SALES, RECRUITING, FIELD TEAMS

ORLANDO OFFICE MARKET · Q3 2026

$22.95	$31.68	16.6%
Maitland avg. asking, FS	Winter Park avg. asking	Metro vacancy

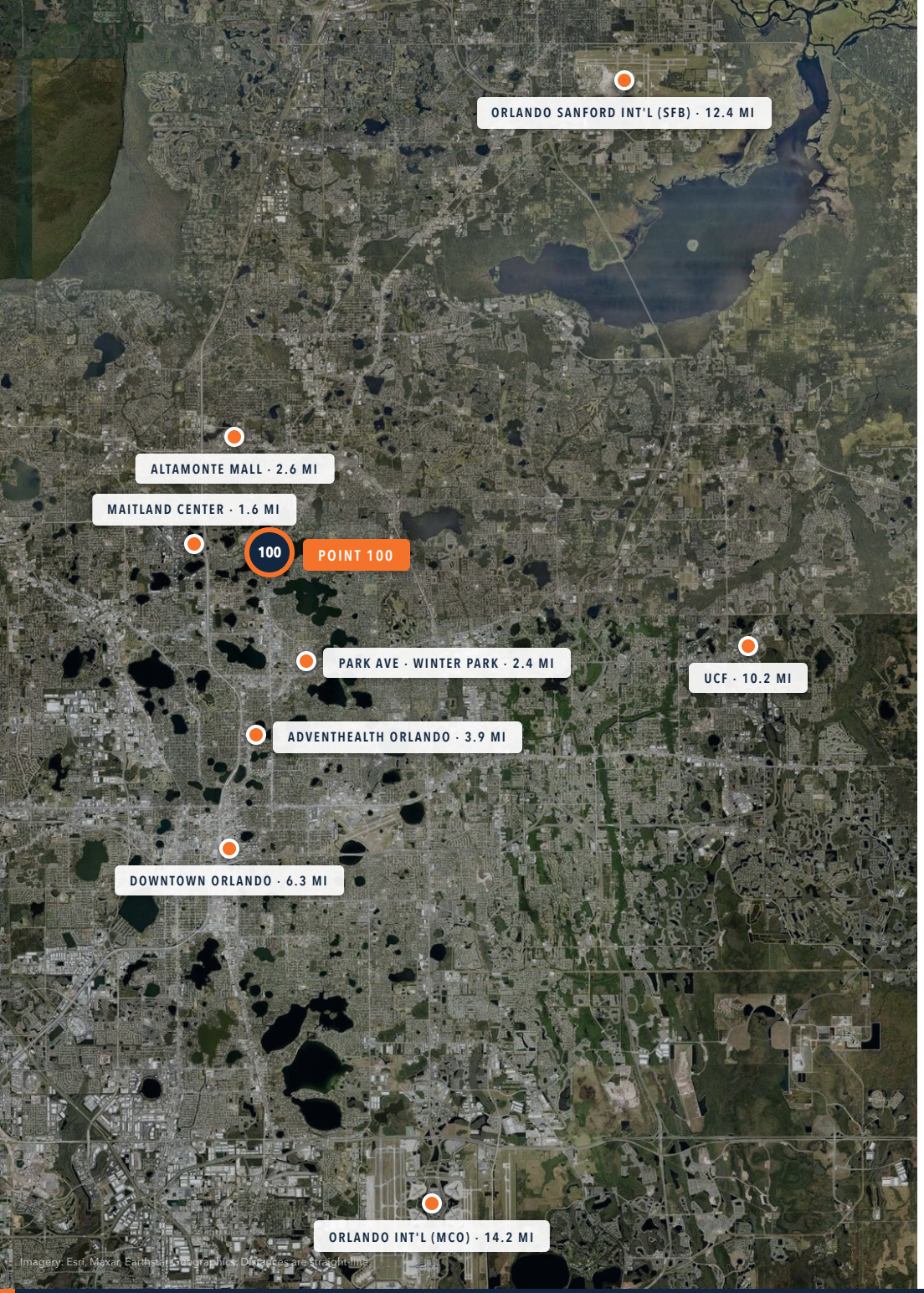
THE BUSINESS CASE

At the Maitland submarket average, ±837 SF works out to roughly **$1,601 a month, full service**[1], for a reception area and three private offices under one lease, about $9/SF below the Winter Park average.

Illustrative uses only, subject to zoning and ownership approval; the plan shows no in-suite plumbing, so uses needing sinks or exam rooms require landlord-approved improvements. [1] $22.95/SF/yr × 837 SF ÷ 12 = $1,600.76; an average asking rent, not a quote for this suite; rate and lease structure per written proposal. Market data: Cushman & Wakefield Orlando Office MarketBeat, Q3 2026; CBRE Orlando Office Figures, Q3 2026. Medical map practice names per prior marketing; verify current occupancy.

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LOCATION

The center of Maitland

Point 100 sits a block west of U.S. 17-92 in downtown Maitland, between Maitland Boulevard and Winter Park. The Maitland SunRail station, Publix, banks and restaurants are within a few blocks, Maitland Center is about a mile and a half west, and Winter Park's Park Avenue is under three miles south.

Maitland is one of metro Orlando's most educated communities: more than half of adults hold a bachelor's degree, and the city's median household income is about $97,000.

19,511
Population, City of Maitland

$97.2K
Median household income

58.3%
Adults with a bachelor's degree+

MILES FROM

0.3 mi	1.6 mi	2.4 mi	6.3 mi
Maitland SunRail station	Maitland Center office park	Park Avenue, Winter Park	Downtown Orlando

32,500+ Vehicles per day on U.S. 17-92 near Sybelia, with Maitland Blvd (73,500) and I-4 (±159,500) about two miles north.

Demographics: U.S. Census QuickFacts, City of Maitland (2025 estimate; 2020-24 ACS). Traffic: FDOT Annual Average Daily Traffic, 2025. Distances are straight-line from the address and approximate.

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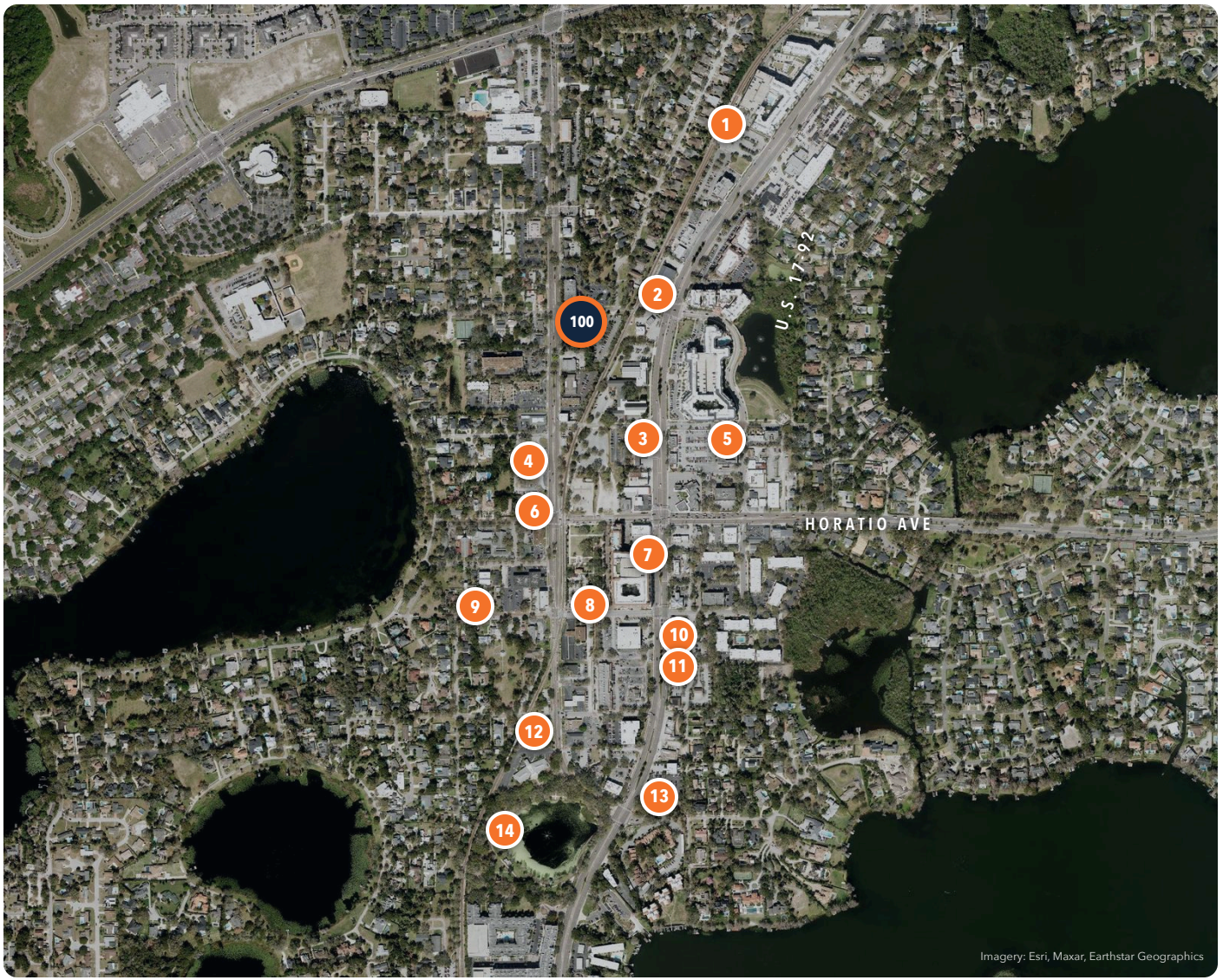
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NEARBY AMENITIES

Everything within a few blocks

Transit, groceries, banking, dining and parks in walkable downtown Maitland.

POINT 100 MAITLAND



1	Maitland SunRail Station Commuter rail to Orlando & Sanford	0.3 mi
2	Kappy's Subs Local sub shop since 1971	0.1 mi
3	Truist Banking	0.2 mi
4	USPS · Maitland Post Office Post office	0.2 mi
5	Publix Grocery & pharmacy	0.2 mi
6	Bank of America Banking	0.2 mi
7	Starbucks Coffee	0.3 mi
8	Maitland City Hall Downtown Maitland civic core	0.4 mi
9	Maitland Art Center Art & history museums	0.4 mi
10	Walgreens Pharmacy	0.4 mi
11	Francesco's Ristorante Italian dining	0.4 mi
12	Maitland Public Library Library	0.5 mi
13	Luke's Kitchen and Bar Full-service dining	0.6 mi
14	Lake Lily Park Lakefront park & boardwalk	0.6 mi

Distances are straight-line from the property and approximate. Businesses may change.

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POINT 100 · 100 E SYBELIA AVE

Let's Find Your Front Door

A ±837 SF private office suite a short walk from SunRail in downtown Maitland.

Contact Garrett for pricing or to schedule a tour of Suite 350.

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Garrett Gleiter

garrett@4acre.com

407.539.4514

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