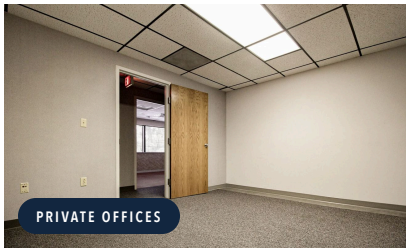
POINT 100 MAITLAND

LAST SUITE AVAILABLE · ±837 SF

POINT 100 · 100 E SYBELIA AVE · MAITLAND, FL

MAITLAND SUNRAIL · U.S. 17-92 · PUBLIX · DOWNTOWN MAITLAND · MEDICAL MAITLAND









FOR LEASE · OFFICE / MEDICAL · MAITLAND, FLORIDA

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

Suite 350 is the last available suite at Point 100, in the middle of Medical Maitland: a ±837 SF third-floor office suite with a reception area, three private offices and a storage closet, offered on a full-service basis. The three-story building sits one block off U.S. 17-92 in downtown Maitland, about a quarter mile from the Maitland SunRail station and two miles from I-4, in a corridor lined with medical and professional practices. Updated common areas, monument signage and 4.37 per 1,000 SF parking round out an address built for a small practice.

±837 SF
Suite 350 · third floor · available now

20+
Medical, dental & specialty practices nearby

32,500+
Vehicles per day on U.S. 17-92 near Sybelia[1]

0.3 mi
To the Maitland SunRail station[2]

$22.95
Maitland avg. asking rent per SF, full service, Q3 2026[3]

4.37 / 1,000
Parking ratio · monument signage

POINT 100 · 100 E SYBELIA AVE · MAITLAND, FLORIDA 32751

[1] FDOT AADT, 2025 · [2] Straight-line · [3] Cushman & Wakefield MarketBeat

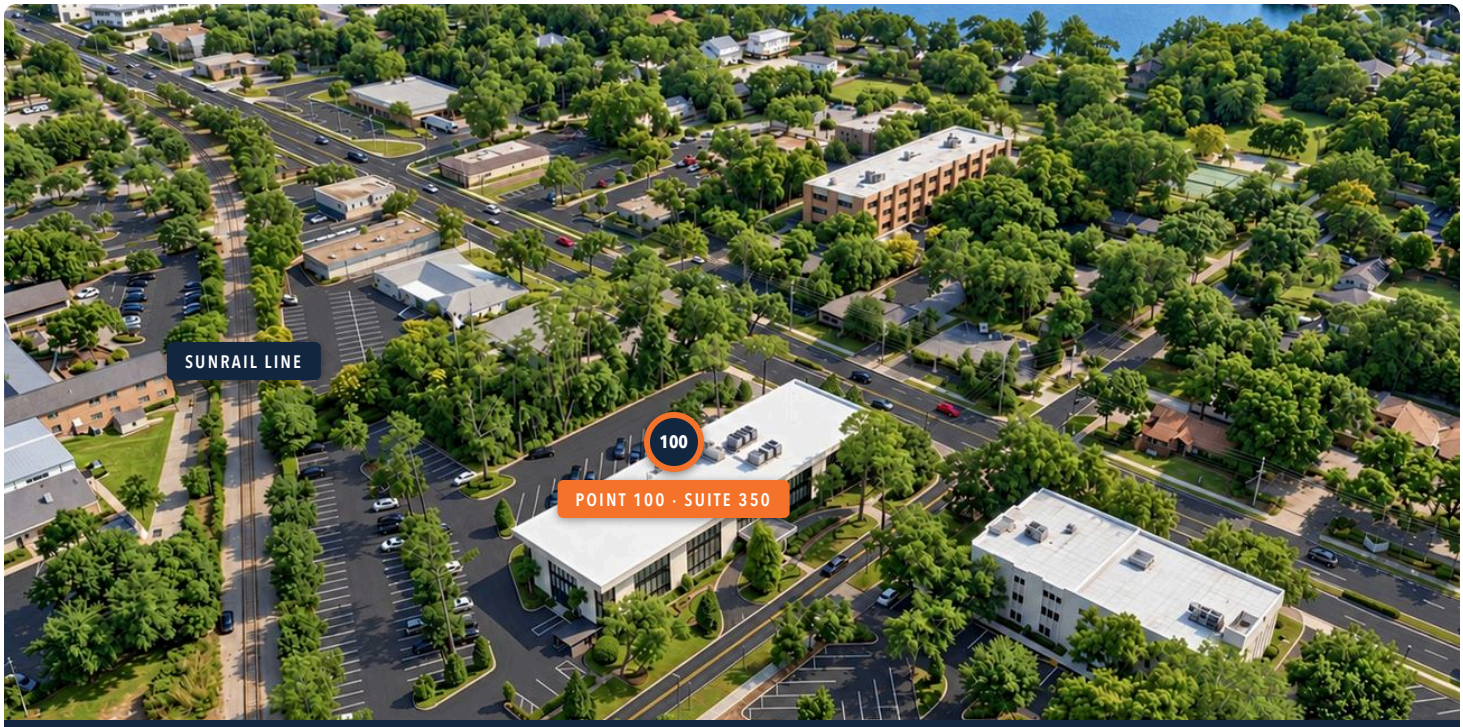
ACRE COMMERCIAL

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

AVAILABLE SPACE

One Suite. Ready for Your Practice.

POINT 100 MAITLAND

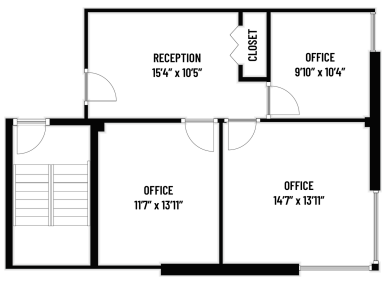


SITE AERIAL · POINT 100 AND SUITE 350 SHOWN IN ORANGE

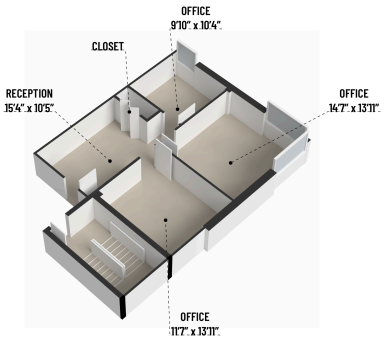
WHY POINT 100

- **Transit at the door.** The Maitland SunRail station is about a quarter mile away, with U.S. 17-92 one block east and I-4 about two miles north.
- **Privacy built in.** Three closed-door offices open off one reception area, ready for client-facing work from day one.
- **A medical corridor.** More than 20 medical, dental and specialty practices line the surrounding Maitland Avenue and Maitland Boulevard corridors.
- **One monthly number.** A full-service lease keeps occupancy costs predictable, at a Maitland address about $9/SF below Winter Park averages.

2D PLAN



3D PLAN



Suite 350

±837 SF · THIRD FLOOR · AVAILABLE NOW

Counseling, professional or medical-admin office

A 15'4" × 10'5" reception area opens to three private offices, the largest a 14'7" × 13'11" corner office with windows on two sides, plus a storage closet.

BEST FIT: THERAPY PRACTICE, LAW / CPA, MEDICAL BILLING

Lease rate: call for details · full service · tours by appointment

Uses shown are illustrative and subject to zoning and ownership approval. Rate and lease structure per written proposal. Building area is heated area per the Orange County tax roll. Traffic: FDOT 2025 AADT. Submarket rent: Cushman & Wakefield Orlando Office MarketBeat, Q3 2026 (average asking, not a quote). Distances straight-line and approximate. Floor plans are illustrative and not to scale. 4 Acre Commercial Real Estate does not represent or warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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