

FOR LEASE

PROFESSIONAL OFFICE CONDO

Ideal for Professional or Medical Use

\$22/SF NNN

2,200 SQFT

PD-NON-PLANNED DEVELOPMENT

MAITLAND, FL 32751



Prime Maitland Location

Minutes from I-4, 414 &
Maitland Blvd



Professional Setting

Well-maintained office
condo in a desirable area



Ample Parking

Convenient on-site
parking for tenants
and clients

610 N WYMORE RD, UNIT 101
MAITLAND, FL 32751

EXCLUSIVELY LISTED BY

DAVID WEISS

Coldwell Banker Commercial
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SL3479228, Florida



**COLDWELL BANKER
COMMERCIAL**



**The David Weiss
TEAM**

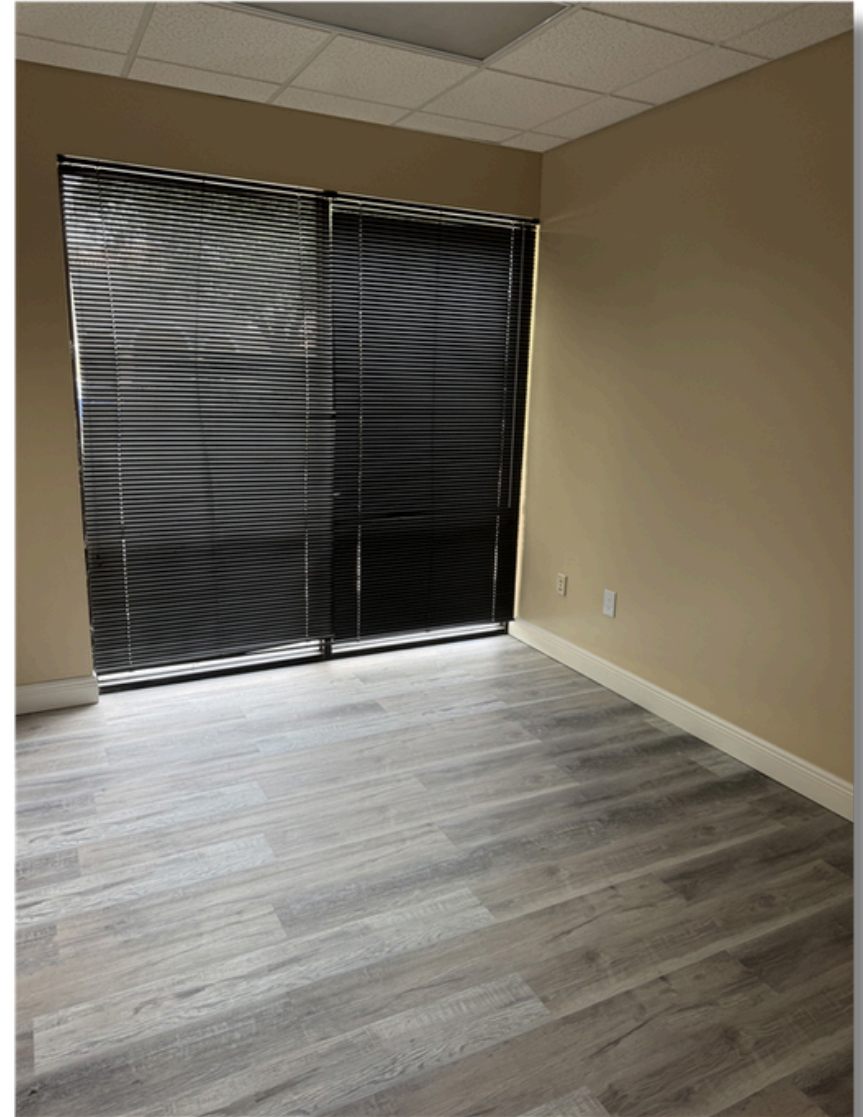
PROPERTY SUMMARY

610 N WYMORE RD, MAITLAND, FL 32751 | PROFESSIONAL OFFICE CONDO



PROPERTY SUMMARY

Property Type:	Office
Lease Rate:	\$22/SF NNN
Lease Term:	5 Years
Building SF:	15,985 SF
Rentable SF:	2,200 SF
Available SF:	2,200 SF
Year Built:	1998
Renovated:	2018 (updated lobby)
Building Class:	B
Floors:	2 Stories
HVAC:	Air Conditioning & Central Heating
Lighting:	Standard office lighting
Parking:	64 Surface Parking Spaces
Parking Ratio:	4 Spaces per 1,000 SF
Zoning:	PD-NON (Planned Development)
Tenancy:	Multi-Tenant
Lot Size:	0.40 Acres
Elevator:	1 Elevator



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PROPERTY OVERVIEW

Position your business in the heart of one of Central Florida's most established professional corridors. Located within the highly regarded Maitland Professional Office Village, this $\pm 2,200$ SF office suite offers a functional layout, professional surroundings, and convenient access to major transportation routes. The property features updated common areas, ample on-site parking, and a strong corporate presence, making it ideal for professional services, medical, consulting, financial, or administrative office users.

Designed for efficiency and accessibility, the space provides a turnkey opportunity for tenants seeking a well-maintained office environment in a strategic Maitland location. The building's proximity to Interstate 4, Maitland Boulevard, and Downtown Orlando allows for seamless connectivity throughout the Greater Orlando market.

LOCATION OVERVIEW

Situated along North Wymore Road in the thriving Maitland office submarket, 610 N Wymore Road offers exceptional visibility and accessibility within one of Central Florida's most desirable business districts. The property is minutes from Interstate 4, SR-414 (Maitland Boulevard), US Highway 441, and the Maitland SunRail Station, providing convenient access for employees and clients alike.

The surrounding area is home to a diverse mix of corporate offices, medical facilities, retail centers, restaurants, and residential communities. Nearby business hubs include the Maitland Center, Downtown Winter Park, and Downtown Orlando, placing tenants at the center of a dynamic and growing economic region. This prime location combines professional prestige with everyday convenience, creating an ideal setting for businesses seeking long-term growth and accessibility.

PROPERTY PHOTOS

610 N WYMORE RD, MAITLAND, FL 32751 | PROFESSIONAL OFFICE CONDO



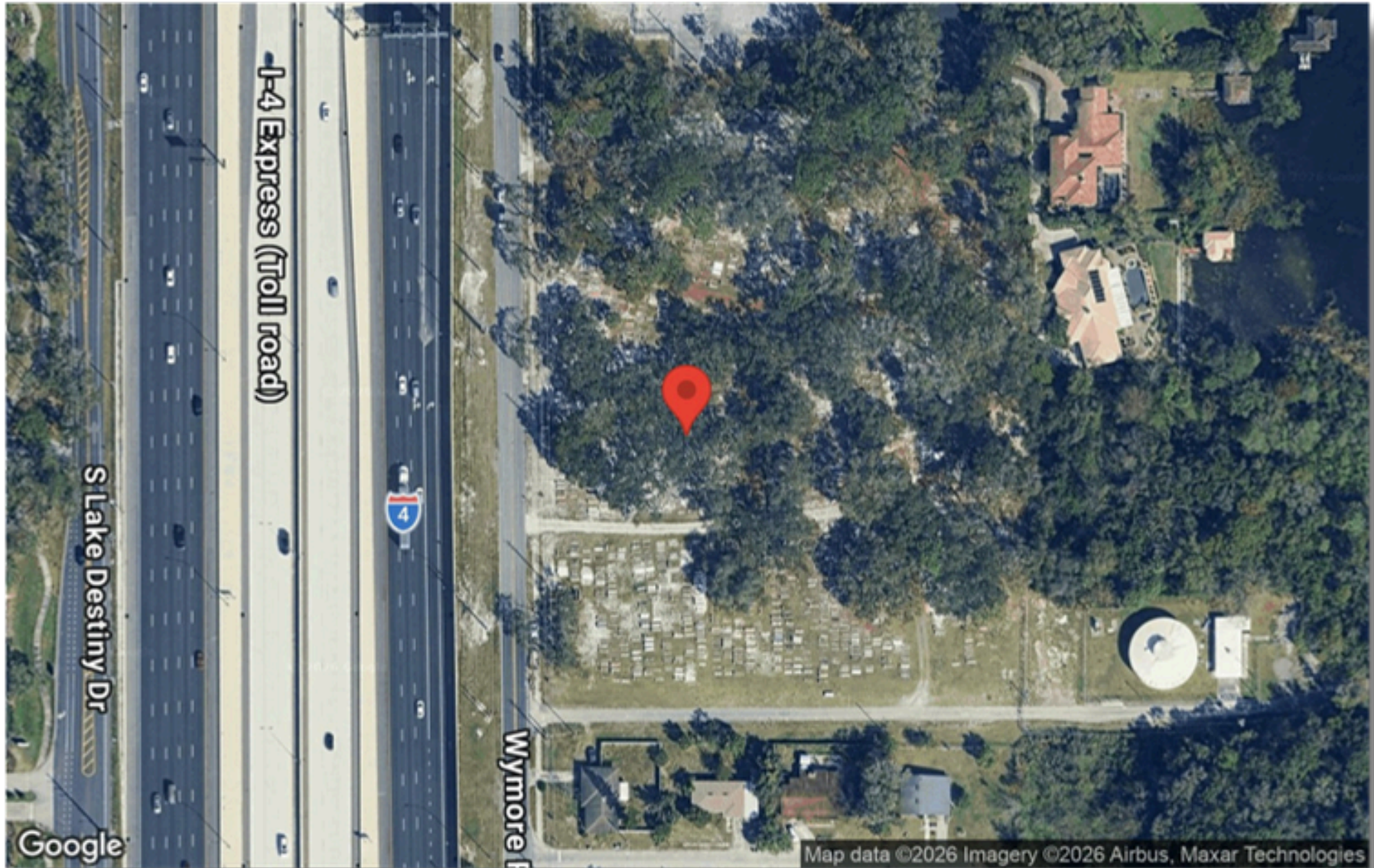
PROPERTY PHOTOS

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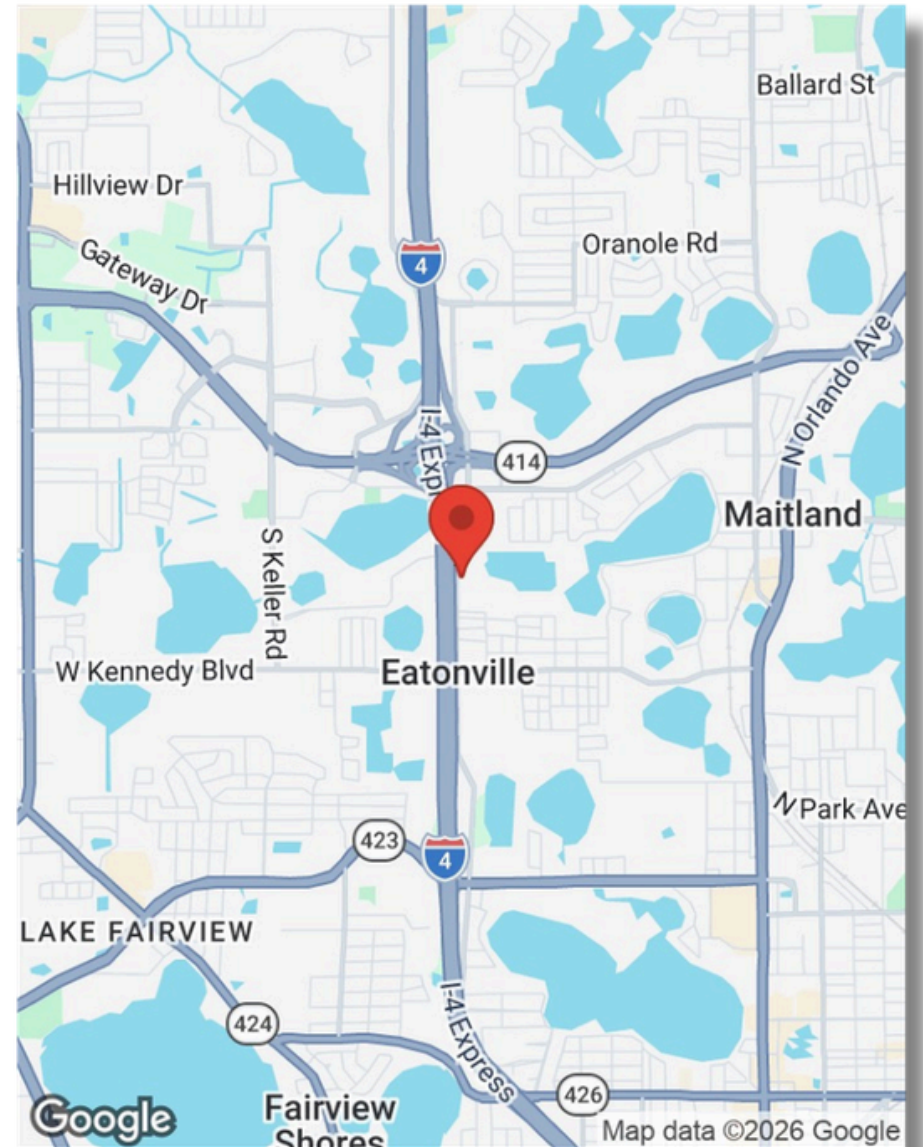
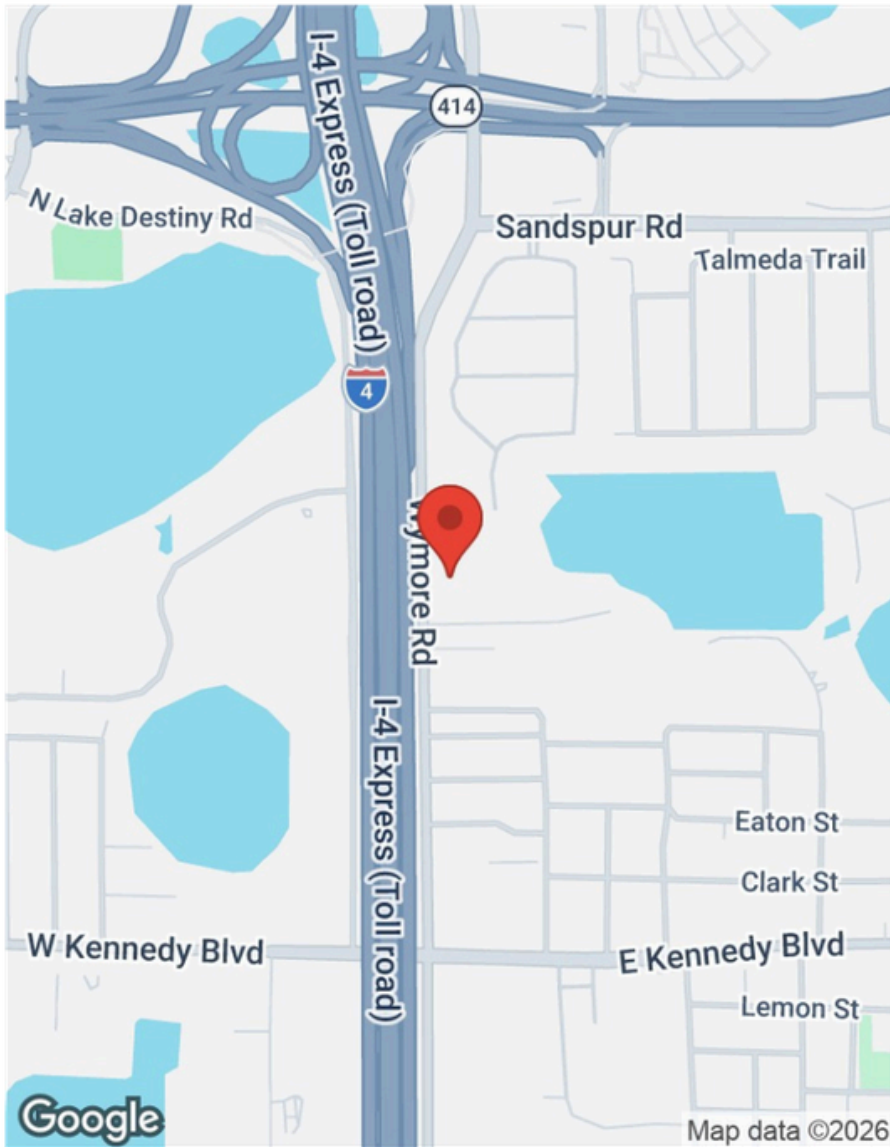
AERIAL MAP

610 N WYMORE RD, MAITLAND, FL 32751 | PROFESSIONAL OFFICE CONDO



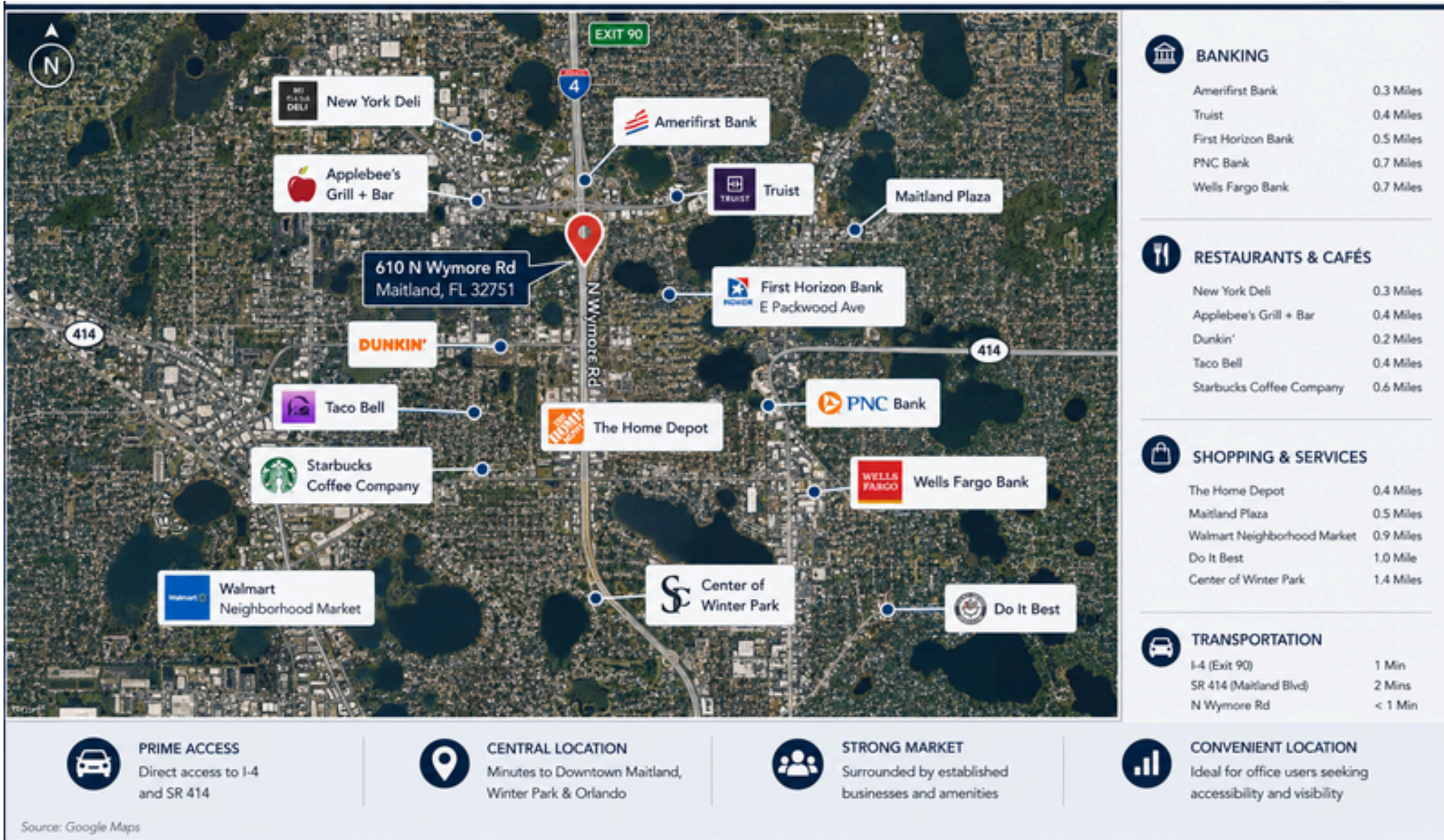
LOCATION MAPS

202-204 NORTH FISKE BOULEVARD & 935 SCHOOL ST | COCOA, FL 32922



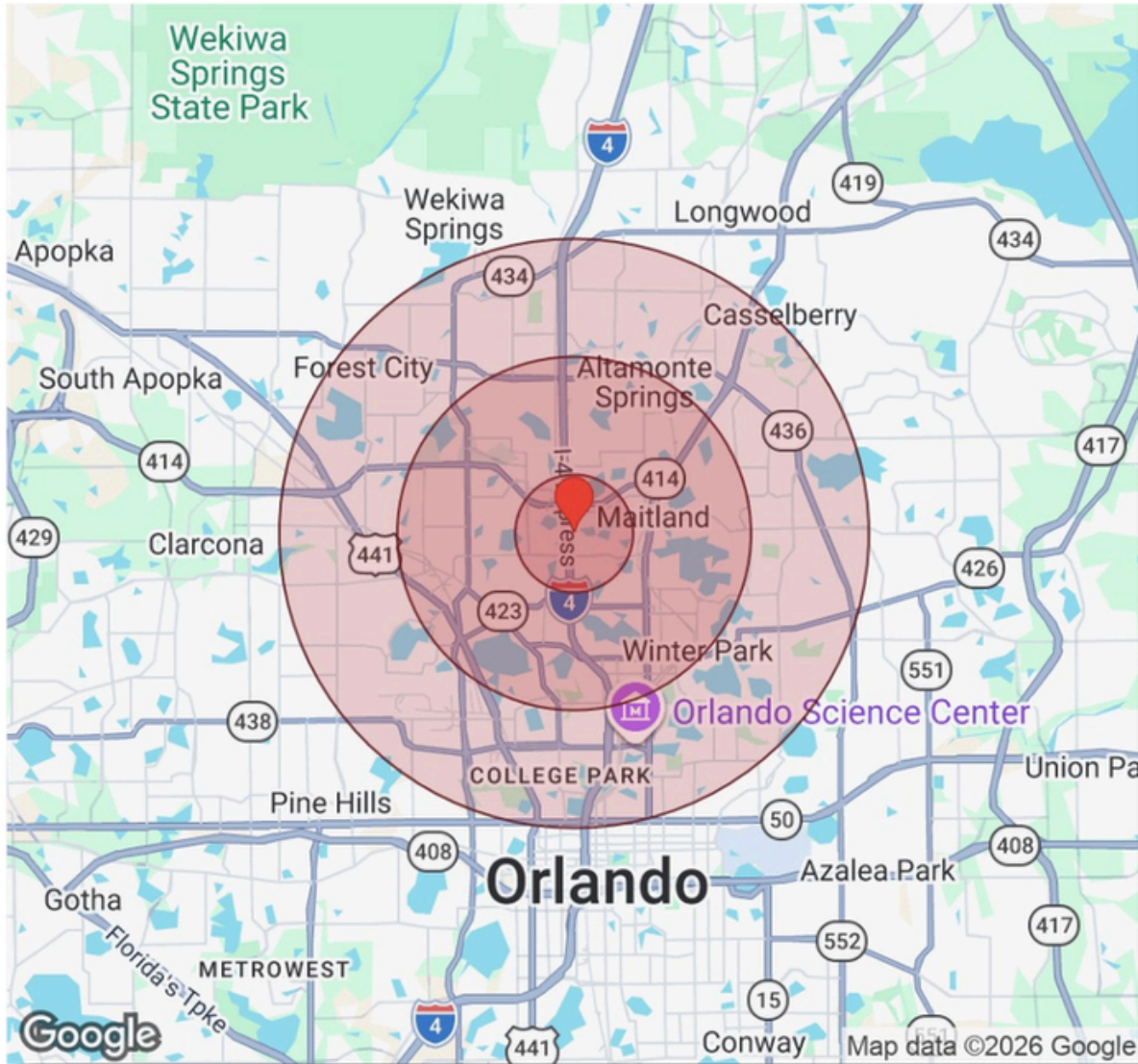
BUSINESS MAP

202-204 NORTH FISKE BOULEVARD & 935 SCHOOL ST | COCOA, FL 32922



DEMOGRAPHICS

610 N WYMORE RD, MAITLAND, FL 32751 | PROFESSIONAL OFFICE CONDO



Distance:  1 Mile  3 Miles  5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,149	46,715	134,159
Female	3,132	48,721	139,747
Total Population	6,281	95,436	273,906

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,647	46,745	134,433
Black	1,891	19,574	56,206
Am In/AK Nat	4	67	192
Hawaiian	1	19	55
Hispanic	1,289	22,952	65,272
Asian	320	4,066	11,778
Multiracial	101	1,699	5,095
Other	29	305	876

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,085	46,632	128,790
Occupied	2,851	43,886	121,868
Owner Occupied	1,245	19,457	60,212
Renter Occupied	1,606	24,429	61,656
Vacant	234	2,746	6,923

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,036	14,832	43,307
Ages 15 - 24	685	10,206	30,443
Ages 25 - 54	2,746	41,396	119,024
Ages 55 - 64	784	11,790	33,046
Ages 65+	1,030	17,211	48,087

Income	1 Mile	3 Miles	5 Miles
Median	\$84,53	\$75,827	\$81,502
Under \$15k	9,228	3,837	9,409
\$15k - \$25k	91	2,420	6,127
\$25k - \$35k	278	3,184	8,705
\$35k - \$50k	264	4,530	12,026
\$50k - \$75k	396	7,787	20,563
\$75k - \$100k	440	5,597	15,775
\$100k - \$150k	526	7,720	21,730
\$150k - \$200k	309	3,531	10,205
Over \$200k	319	5,280	17,327



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MAITLAND, FL 32751

REPRESENTED BY:



DAVID WEISS

Realtor

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CONTACT ME FOR MORE INFO!

DISCLAIMER

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RETAIL / OFFICE OPPORTUNITY | FOR SALE

202 - 204 N FISKE BLVD
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\$1,000,000 | ZONE CN | 2,199 SF | 0.20 AC

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