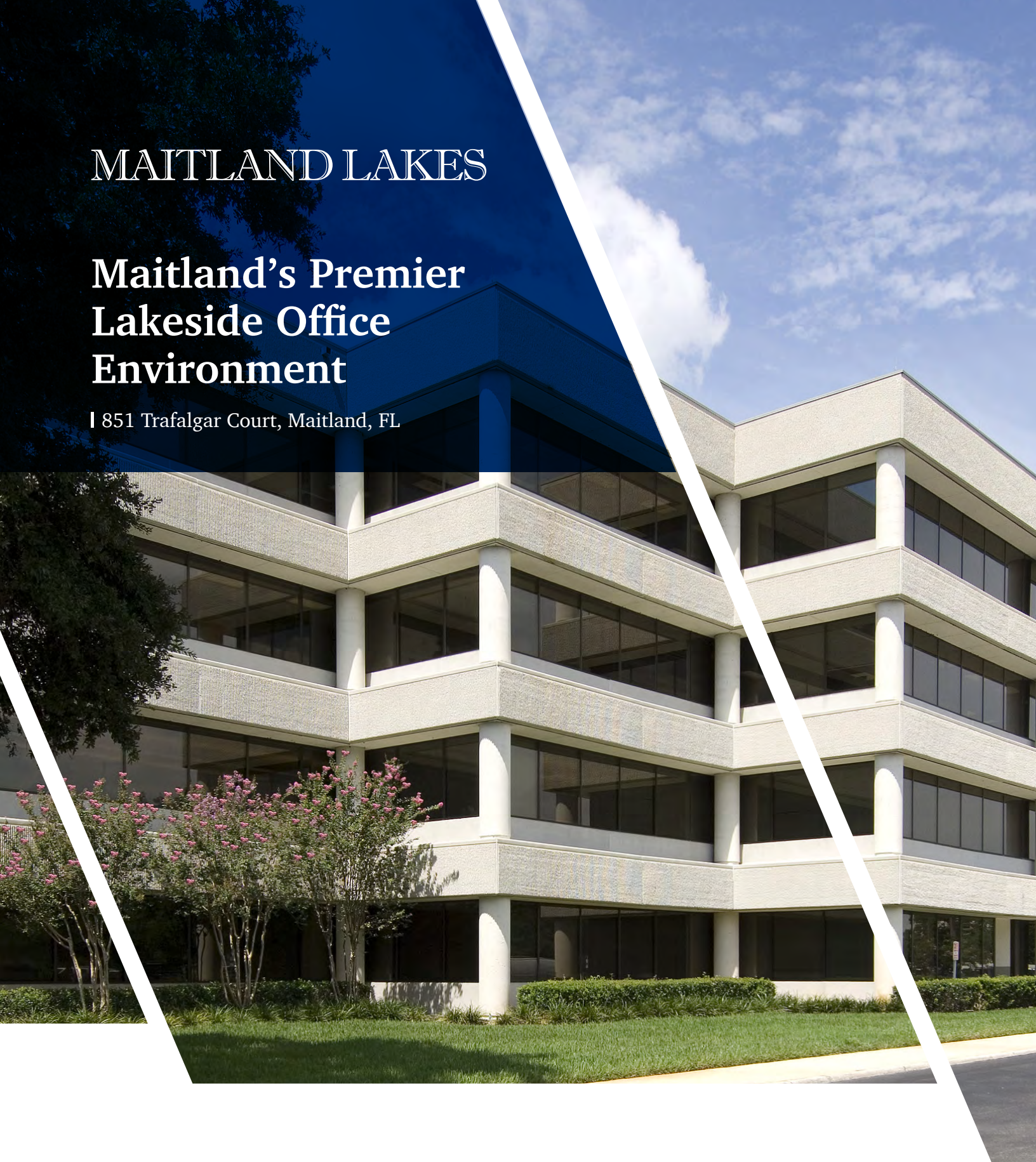



MAITLAND LAKES

Maitland's Premier
Lakeside Office
Environment

| 851 Trafalgar Court, Maitland, FL



 **JLL** SEE A BRIGHTER WAY

BRIGHTMAN & GIL

REAL ESTATE INVESTMENT MANAGEMENT



Maitland Highlights

The City of Maitland is a premier suburban community of Orlando. Located conveniently off of I-4 and just 7 miles from downtown Orlando, Maitland offers the benefits of a larger metro with access to suburban amenities. Employees benefit from easy access to area retail, restaurant and service amenities in addition to variety housing options in the surrounding area. The Maitland Lakes building offers easy access to several major roadways, providing easy access to the greater Orlando area.

MAITLAND:

#15 Best Suburbs in Florida to Raise a Family*

#2 Best Suburbs for Young Professionals in Orlando Area**

A Rated Public Schools**

ESRI DEMOGRAPHICS (2025)

Total Population: 20,457

Median Age: 37.1

Total Households: 9,487

Average HHI: \$143,647

2025 Labor Force Statistics: Age group 16+ unemployment rate: 2.7%

* Based on rankings for top 20 best suburbs in Florida

** Based on rankings of 87 suburbs in Orlando

A PRIME LOCATION FOR LIVING & WORKING

Maitland Lakes offers access to suburban shopping, dining and service amenities. Area highlights include **RDV Sportsplex Athletic Club, West Town Corners** featuring a variety of retailers and restaurants, proximity to **Lake Lilly Park** and Park Avenue in downtown **Winter Park**.





Orlando Stats:



Orlando ranks #3 city where people are moving (Redfin, 2023)



#10 for STEM Job Professionals in the U.S. (WalletHub 2025)



230 Aviation, Aerospace, and Defense companies in Greater Orlando



Orlando is ranked #2 "Best college city in America" (WalletHub's 2024 list)



The nation's Army, Navy, Air Force, and Marine's simulation operations are based in Central Florida's Research Park



Orlando is ranked #3 of large metros with the most new businesses in 2023, a 68% increase in new applications (Smartest Dollar, 2023)



\$6B+ Annual Simulation-Related Contracts in the Region (National Center for Simulation, 2022)

Orlando Highlights

ORLANDO MSA

Orlando consistently ranks among America's fastest-growing major metropolitan areas, with a growth rate typically 2-3 times the national average over the past decade. The metro area added approximately 60,000 new residents annually in recent years, placing it in the top 5 fastest-growing large metro areas in the United States, driven by strong job creation in tourism, healthcare, technology sectors, and a steady influx of both domestic migrants and international newcomers.

RECRUITMENT OPPORTUNITY

The Orlando metropolitan area features a robust higher education landscape anchored by the University of Central Florida (UCF), which ranks among the nation's largest universities with over 70,000 students, alongside several other notable institutions. Collectively, these institutions contribute to Orlando's economic development through research initiatives, workforce training programs, and cultural enrichment. With 500,000 college students within 100 miles of Orlando, the region guarantees businesses a sustainable pipeline of qualified talent to support long-term growth and workforce needs.



Property Highlights

- 2016 Toby Award Winner
- Four-story office building consisting of over 174,000 SF
- Stunning light-filled four-story atrium with waterfall and lush garden landscaping
- Parking ratio of 4/1,000 SF
- On-site café, coming soon
- On-site Engineer
- Convenient access to I-4, Downtown Orlando and Lake Mary
- Office spaces with lake views
- 3.6 miles to Maitland SunRail station via Maitland Blvd.

Building Information

Building Hours:

Mon-Fri 6:00 AM-6:00 PM

Saturday 8:00 AM-1:00 PM

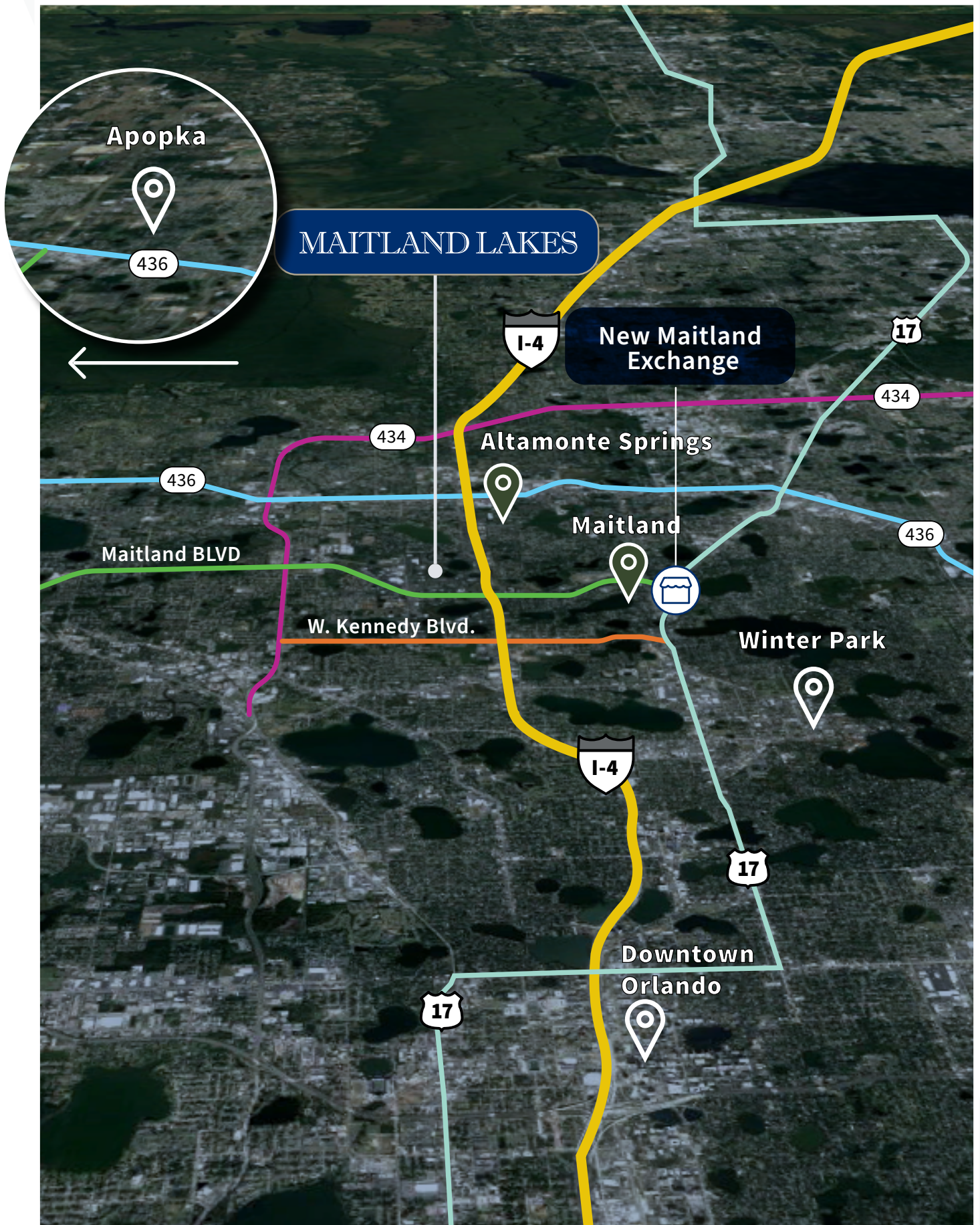
Common Area Factor: 15%

Parking 4 spaces/1,000 SF leased

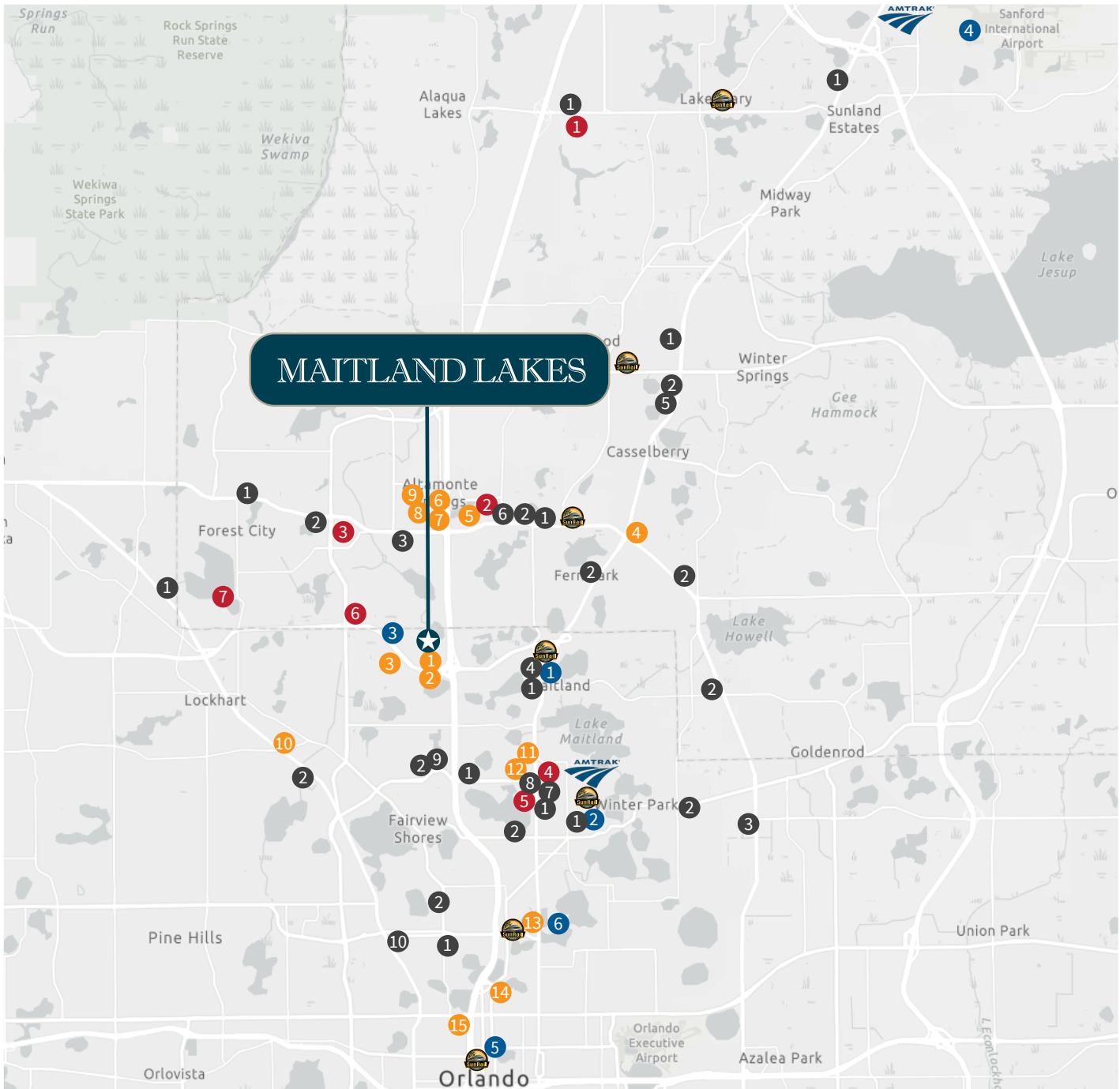
IT Providers

Century Link, Verizon, Spectrum

Immediate Access Map



Area Amenities



RETAIL

- 1 Lake Mary Centre & Shoppes at Lake Mary
- 2 Altamonte Mall
- 3 West Town Corners
- 4 Winter Park Village
- 5 Center of Winter Park Plaza
- 6 Gateway Crossing Plaza
- 7 Maitland Place & Shoppes of Maitland

POINTS OF INTEREST

- 1 Maitland Exchange
- 2 Downtown Winter Park
- 3 RDV Sportsplex Ice Den
- 4 Sanford International Airport (SFB)
- 5 Downtown Orlando
- 6 Orlando Science Center & Musuem of Art

HOTELS

- 1 Sheraton - Orlando North
- 2 Homewood Suites - Orlando/Maitland
- 3 Courtyard by Marriott - Altamonte/Maitland
- 4 HomeTowne Studios Orlando - Casselberry
- 5 Embassy Suites - Orlando North
- 6 Hampton Inn - Altamonte Springs
- 7 TownePlace Suites - Altamonte Springs/Maitland
- 8 SpringHill Suites - Altamonte Springs/Maitland
- 9 Residence Inn - Altamonte Springs/Maitland
- 10 WoodSpring Suites - Orlando North/Maitland
- 11 SpringHill Suites - Winter Park
- 12 Hilton Garden Inn - Winter Park
- 13 Comfort Suites - Orlando Downtown
- 14 DoubleTree - Orlando Downtown
- 15 Crowne Plaza Orlando-Downtown

FOOD SERVICE

- 1 Starbucks (11)
- 2 Dunkin' (11)
- 3 Dutch Bros Coffee (2)
- 4 Antonio's Maitland
- 5 Enzo's on the Lake
- 6 Seasons 52
- 7 Ruth's Chris Steak House
- 8 Fleming's Prime Steakhouse
- 9 Christner's Prime Steak & Lobster
- 10 Great Southern Box Company



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