OFFERING SUMMARY

2601 WESTHALL LANE



Maitland, FL

JEWEL-BOX OFFICE BUILDING, 33,000 SF OWNER/OCCUPANT OPPORTUNITY



Offering Overview

Jones Lang LaSalle ("JLL") is pleased to present a unique opportunity to acquire 2601 Westhall Ln (the "Property" or "Opportunity"). This strategically located two-story building spans approximately 33,000 square feet and is located right in between I-4 and SR 434 in the heart of one of Orlando's hottest office submarkets, Maitland. The Property occupies 3 acres in MTL-WS-NM zoning.

Florida's office market has demonstrated remarkable resilience in the face of pandemic-induced challenges, largely due to its reputation as a business-friendly environment. The state has attracted numerous major relocations and expansions, particularly from companies in the financial, technology, and professional services sectors. This influx of businesses has sustained robust leasing activity, enabling the swift absorption of the limited new supply.

Orlando's office market, particularly in the Maitland submarket, has shown impressive strength and adaptability. The area's pro-business climate and strategic location have attracted a diverse range of companies, contributing to a vibrant leasing landscape. In Maitland, the office sector has maintained a healthy average occupancy of 90.2%, demonstrating its resilience and appeal to tenants. The recent owner-user acquisition of three Summit Park buildings totaling roughly 470k SF by Charles Schwab Co for \$122M has also absorbed a significant amount of space increasing demand for the limited remaining space. The submarket's ability to quickly lease newly developed spaces reflects the ongoing demand for quality office environments. This positive trend is further supported by Orlando's growing reputation as a hub for technology and professional services, positioning it as a prime destination for businesses seeking expansion opportunities in a thriving economic ecosystem.





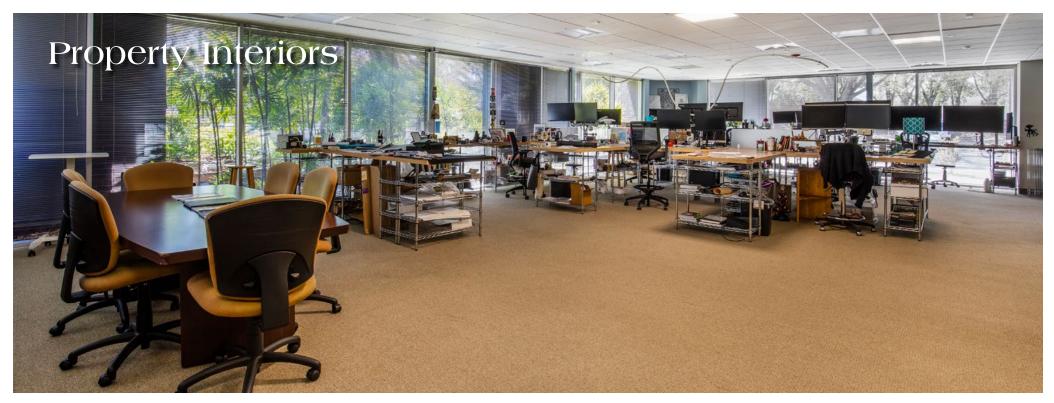


















Property Overview

AS-IS PROPERTY OVERVIEW

Building Address	2601 Westhall Ln, Maitland, FL 32751
Year Built	1985
Net Rentable Area	33,118 SF
Stories	2
Lot Size	130,689 SF (3.00 AC)
Parking Ratio	4.02 / 1,000 SF (133 spaces)
Zoning	MTL-WS-NM
Parcel ID	27-21-29-5476-13-001











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