

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.







WEKIVA SQUARE  
**KOHL'S** HomeGoods

**ALDI**

**LOWE'S**

WEST TOWN CORNERS  
**Walmart**  
AMERICAN SIGNATURE FURNITURE

ALTAMONTE CROSSING  
**TARGET**  
Michaels THE HOME DEPOT

436

ALTAMONTE MARKETPLACE  
Burlington ROSS Total Wine & More

**HOBBY LOBBY**

**Publix**

**COSTCO** WHOLESALE

**BEST BUY**

RENAISSANCE CENTRE  
DSW petco WHOLE FOODS MARKET  
ULTA beauty PGA TOUR SUPERSTORE

**Advent Health**  
393 BEDS  
385 DOCTORS  
2,085 TEAM MEMBERS

Winn-Dixie T.J. MAXX  
PET SMART five BELOW

434

SEMINOLE STATE COLLEGE OF FLORIDA  
3.8K STUDENTS ON CAMPUS WITH PROPOSED \$60M EXPANSION

GATEWAY CROSSING  
**Publix**

**2601**  
WESTHALL LANE

ALTAMONTE MALL  
Dillard's JCPenney  
amc THEATRES macy's

**Advent Health**  
CORPORATE CENTER  
+2,000 EMPLOYEES

DOWNTOWN WINTER PARK  
17 MINUTE DRIVE

414

**HCA Healthcare**  
NEW FREESTANDING ER

MAITLAND CENTER OFFICE MARKET  
~5.5M SF OF INVENTORY

GENESIS HEALTH CLUB  
365K SF HEALTH CLUB & SPORTSPLEX

DOWNTOWN ORLANDO  
15 MINUTE DRIVE

ORLANDO AVE  
+/- 53,000 VPD



# Property Exteriors









# Property Interiors









# Property Overview

## AS-IS PROPERTY OVERVIEW

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







2601 WESTHALL LANE



ORLANDO SPORTSPLEX

**DWELL**  
LUXURY APARTMENTS  
**MAITLAND**

300 CLASS A UNITS



**2601**  
**WESTHALL LANE**



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