




For Sublease

1051 Winderley Place | Suite 400
Maitland, FL 32751

15,588 RSF (Full floor opportunity)

 **JLL** SEE A BRIGHTER WAY

1051 Winderley Place | Suite 400
Maitland, FL 327516



Full floor opportunity available for **Sublease Now**

The "American Building" at 1051 Winderley Place is strategically located in Maitland with easy access to downtown Orlando via the I-4 corridor. In the heart of the thriving Florida High Tech Corridor, I-4 is the main thoroughfare through Orlando, providing access to both coasts of Florida. Downtown Orlando (8 miles), Orlando International Airport (MCO - 21 miles), and Sanford-Orlando International Airport (SFB - 17 miles) are a short drive from the property.

- Entire 4th floor available for sublease
- 15,588 RSF
- Parking ratio of 3.75/1,000
- Renovated common areas and restrooms
- Located near the RDV Sportsplex
- Sublease through September 15, 2026
- Rate negotiable



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Orlando Highlights

Recruitment opportunity

Surrounded by over 35 colleges, universities, and technical schools, and anchored by the University of Central Florida (UCF), the immediate Orlando area has more than 140,000 students enrolled in higher educational institutions. Looking at a 100-mile radius, the number grows to 500,000 students enrolled.

Florida High Tech Corridor



100,000 students graduating annually from three universities and 14 state and community colleges



\$80M invested in research projects with 400+ industry partners



22,000 tech companies from 11 high-tech industry sectors targeted for growth
source: floridahightech.com

Orlando: did you know....



Orlando MSA's projected growth outpaces all other major Florida metros and the nation, as people continue moving to Florida (source: JLL & ESRI)



Orlando is the second fastest growing of the 30 largest US cities

#1 for night life options per capital

#2 best city for staycations

#2 best foodie city in the US

2-way tie for most restaurants per

6-way tie for most coffee shops per capita

Area Amenities



1 RDV Sportsplex

1 Subway

2 Curry Bowl

3 Sam Snead's Oak Grill & Tavern

4 Chick-fil-A

5 Applebee's Grill & Bar

6 Wendy's

7 Greenhouse Cafe

8 An Tobar Irish Pub

1 Homewood Suites

2 Courtyard by Marriott

3 Sheraton Orlando North



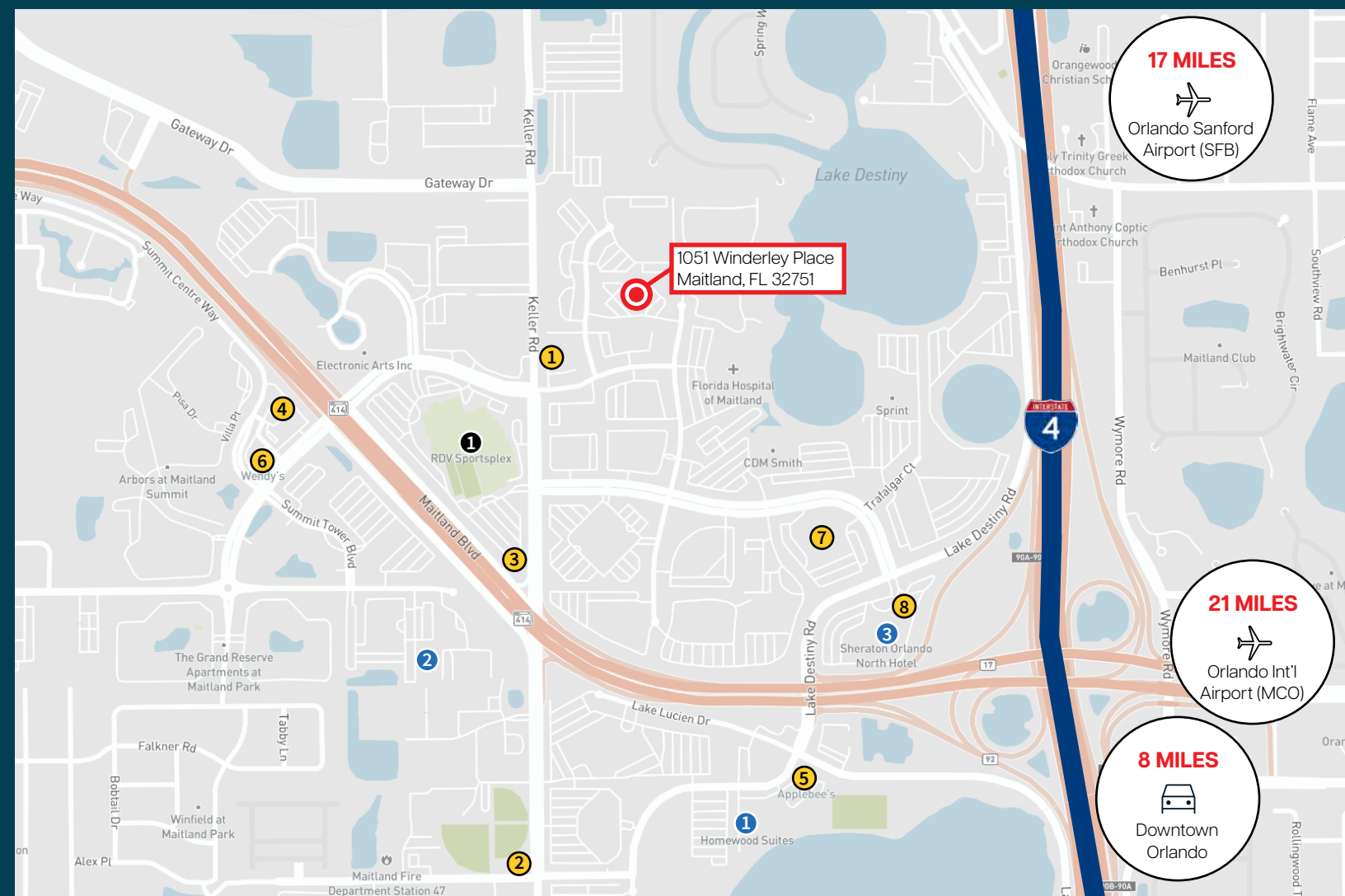
Entertainment



Restaurants



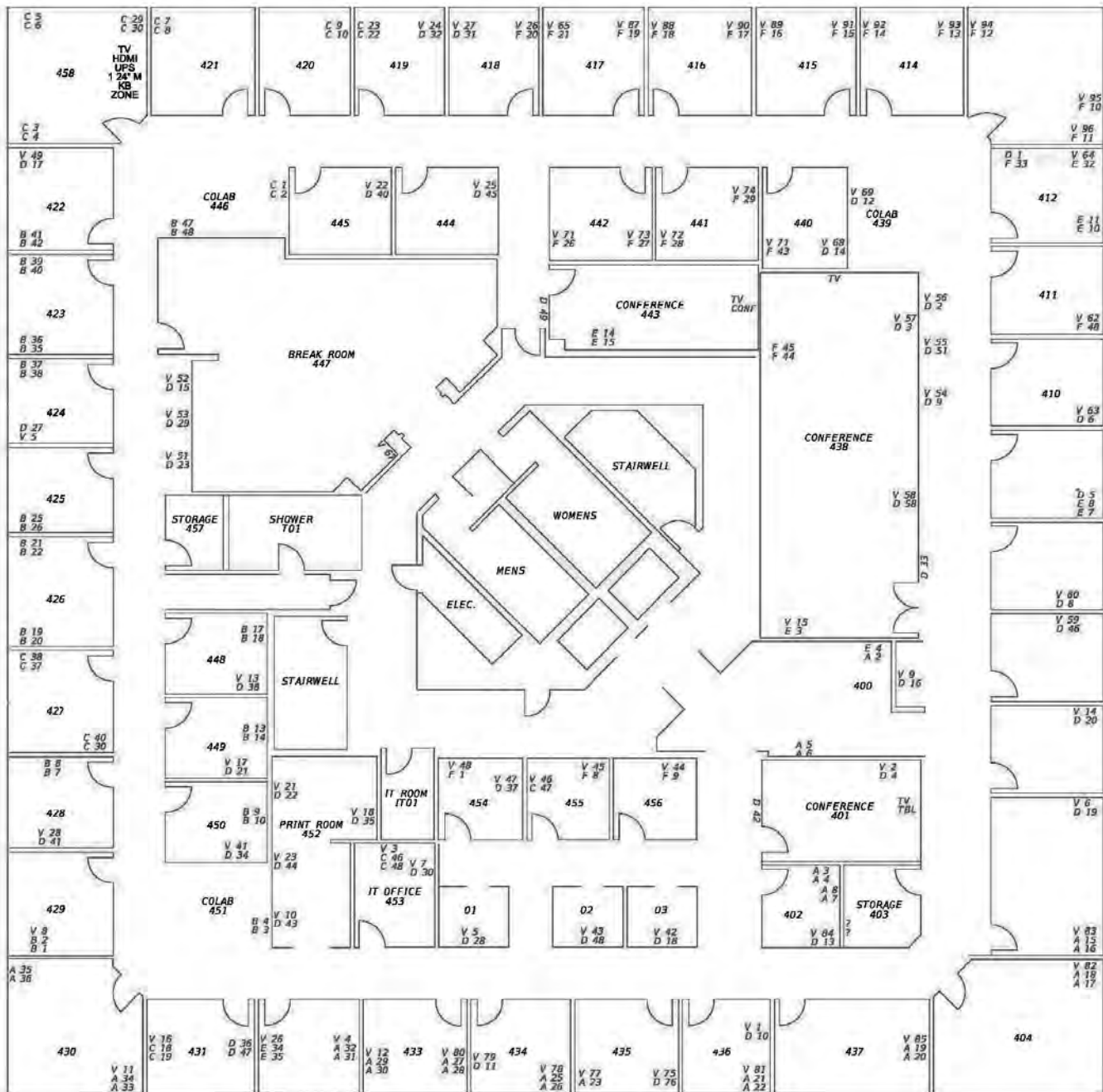
Hotels



Floorplan



4th floor
15,588 RSF



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