

OFFICE SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

Contact: Jeré Matheny
Vice President of Brokerage Services

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The Historic Metcalf Building



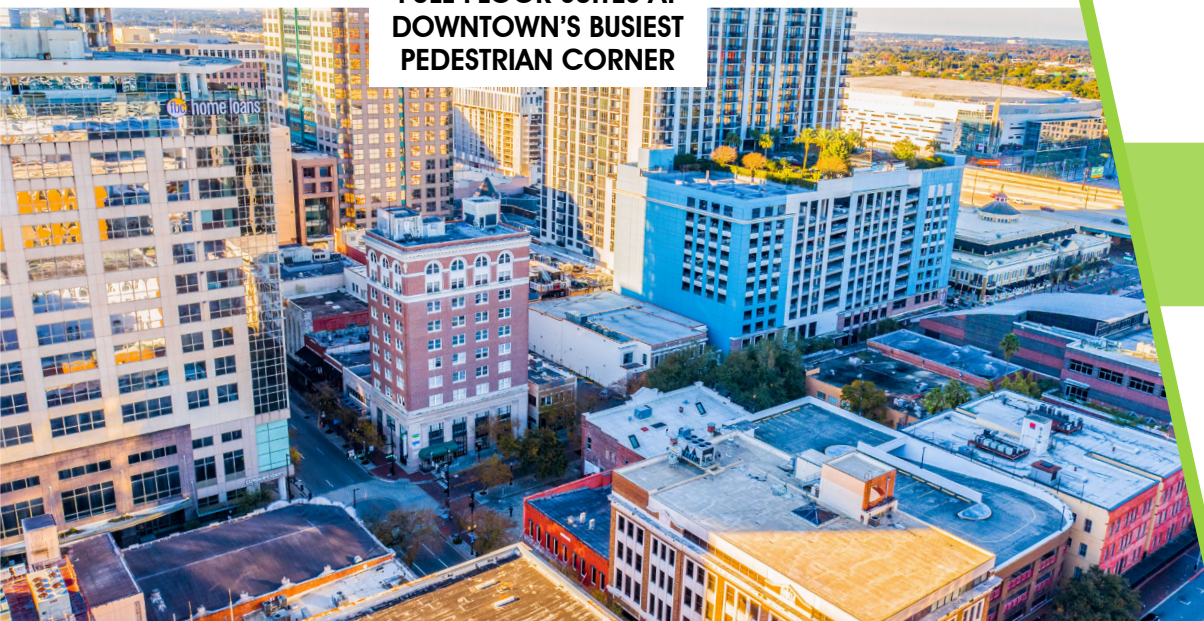
Lease Rate: Inquire for Rate

± 3,483 SF Full Floor Suites
Floors: 5, 6, 7, and 9
Max. Contiguous: ± 13,932 SF



**GARAGE & SURFACE
LEVEL PARKING
AVAILABLE**

FULL FLOOR SUITES AT DOWNTOWN'S BUSIEST PEDESTRIAN CORNER



Four ± 3,483 SF full-floor office suites in the Historic Downtown Office Building updated with high-end finishes and open concept suites with direct, controlled elevator access. Combinable for up to ± 13,932 SF

Surrounded by affluent downtown residents with an average income of \$127,091 (.5 miles radius)

Located within walking distance from City Hall, Court House, Kia Center, Sunrail Station, Performing Arts Center, Cafés, Restaurants, Bars, Entertainment, Hotels, Scenic Lake Eola, Creative Village, & UCF's Downtown Campus

The Historic Metcalf Building is a meticulously curated Chicago style brick building built in 1923 as one of Orlando's first trio of 'high rise' buildings. The 10-story historic building includes 9 stories of high-end full floor office suites, first floor retail & basement bar

ONE BLOCK FROM
SUNRAIL STATION



TWO BLOCKS
FROM I-4



THREE BLOCKS
FROM LYNX STATION



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FIFTH FLOORPLAN

SUITE FEATURES

- In Suite Lobby
- 5 Executive Offices
- 1 Junior Conference
- Large Open Collaborative Space
- In Suite Breakroom Kitchen



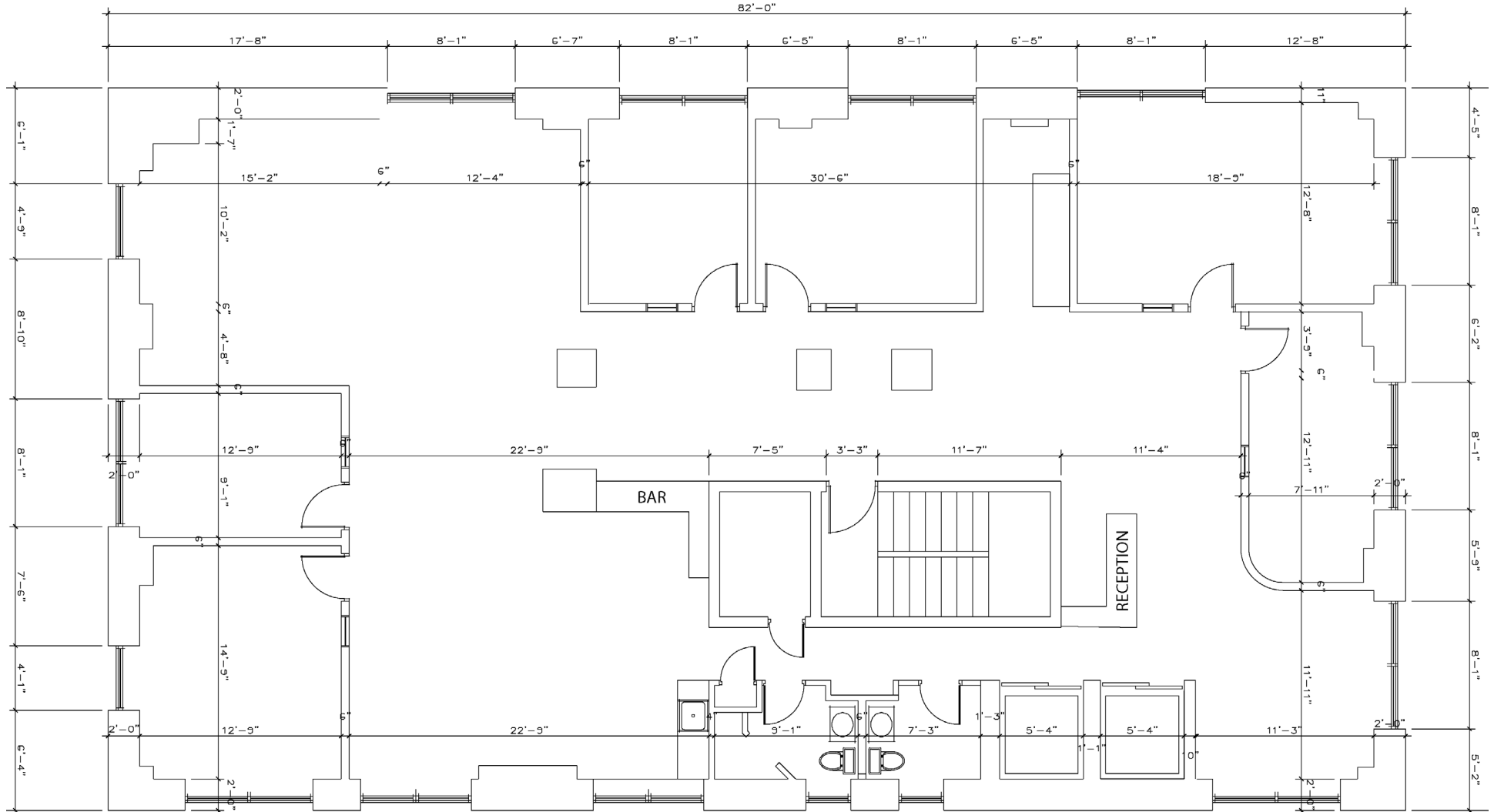
SUITE AVAILABLE
December 1, 2023



5 LARGE OFFICES



BREAK ROOM & KITCHEN



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FIFTH FLOOR PHOTOS



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SIXTH FLOORPLAN

SUITE FEATURES

- In Suite Lobby
- 4 Executive Offices
- 1 Junior Conference
- Large Open Collaborative Space
- In Suite Breakroom Kitchen



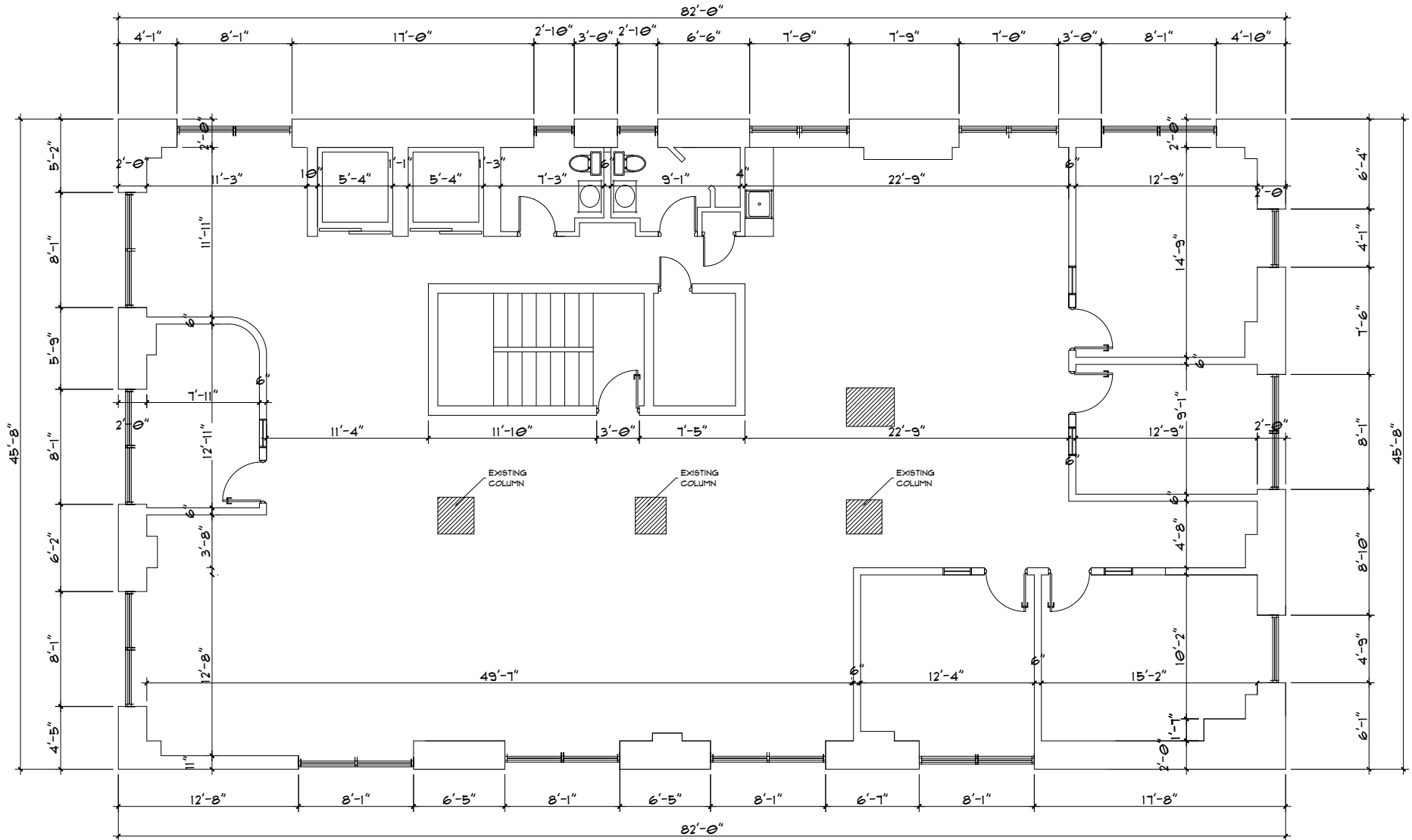
SUITE AVAILABLE
January 1, 2024



4 LARGE
OFFICES



BREAK ROOM
& KITCHEN

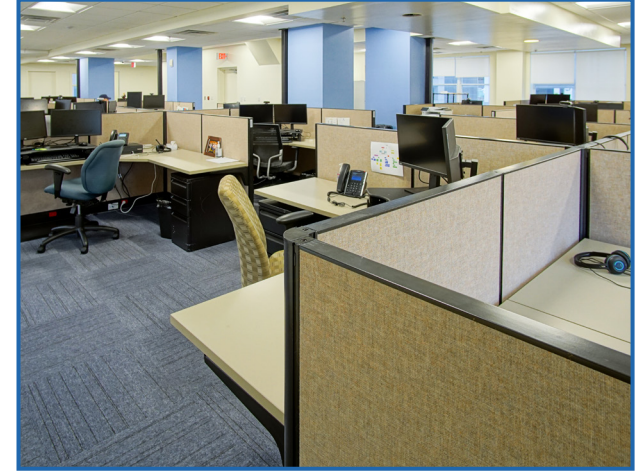


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SIXTH FLOOR PHOTOS



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SEVENTH FLOORPLAN

SUITE FEATURES

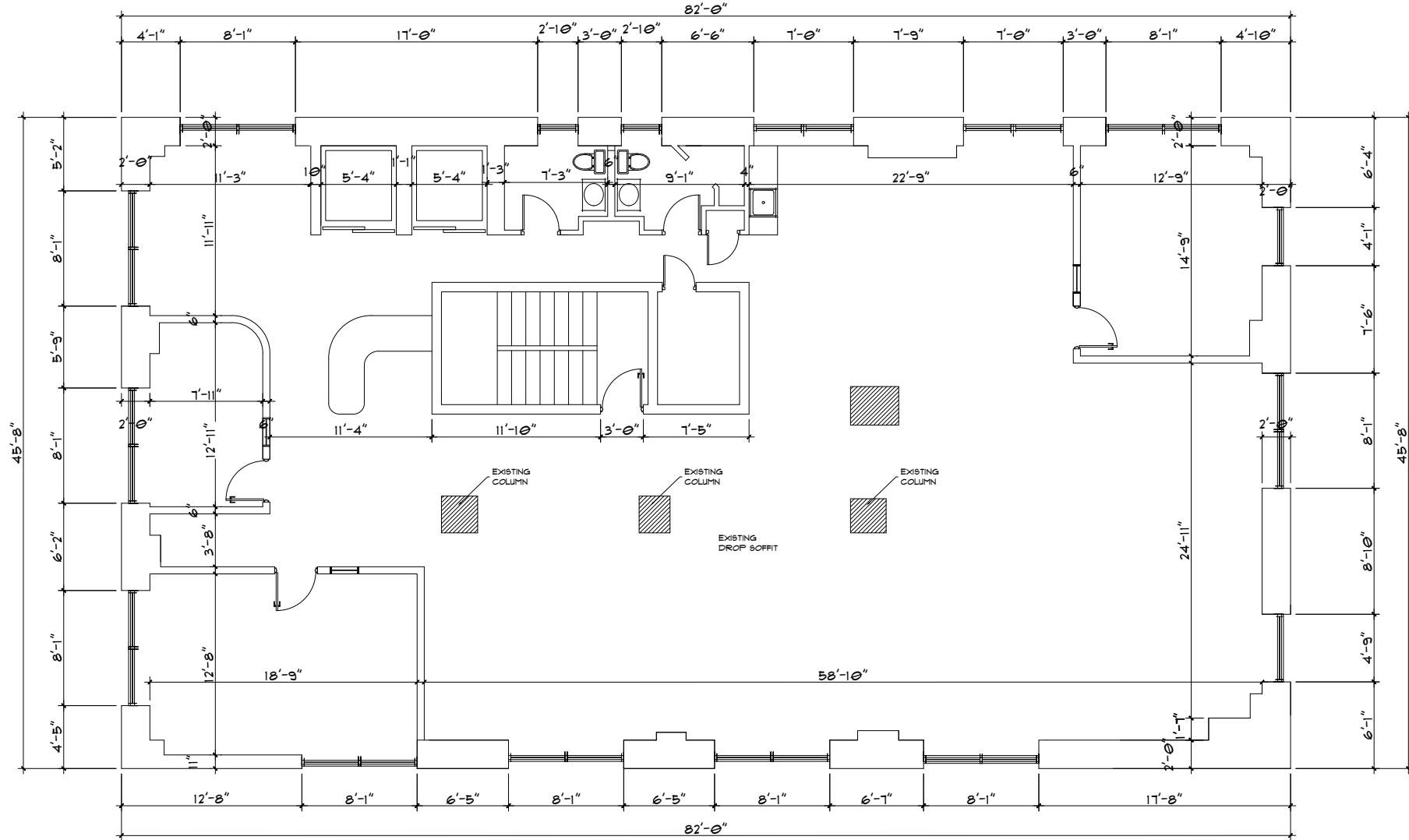
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- 10 Seat Conference Room



10 SEAT
CONFERENCE ROOM



SUITE AVAILABLE
January 1, 2024



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SEVENTH FLOOR PHOTOS



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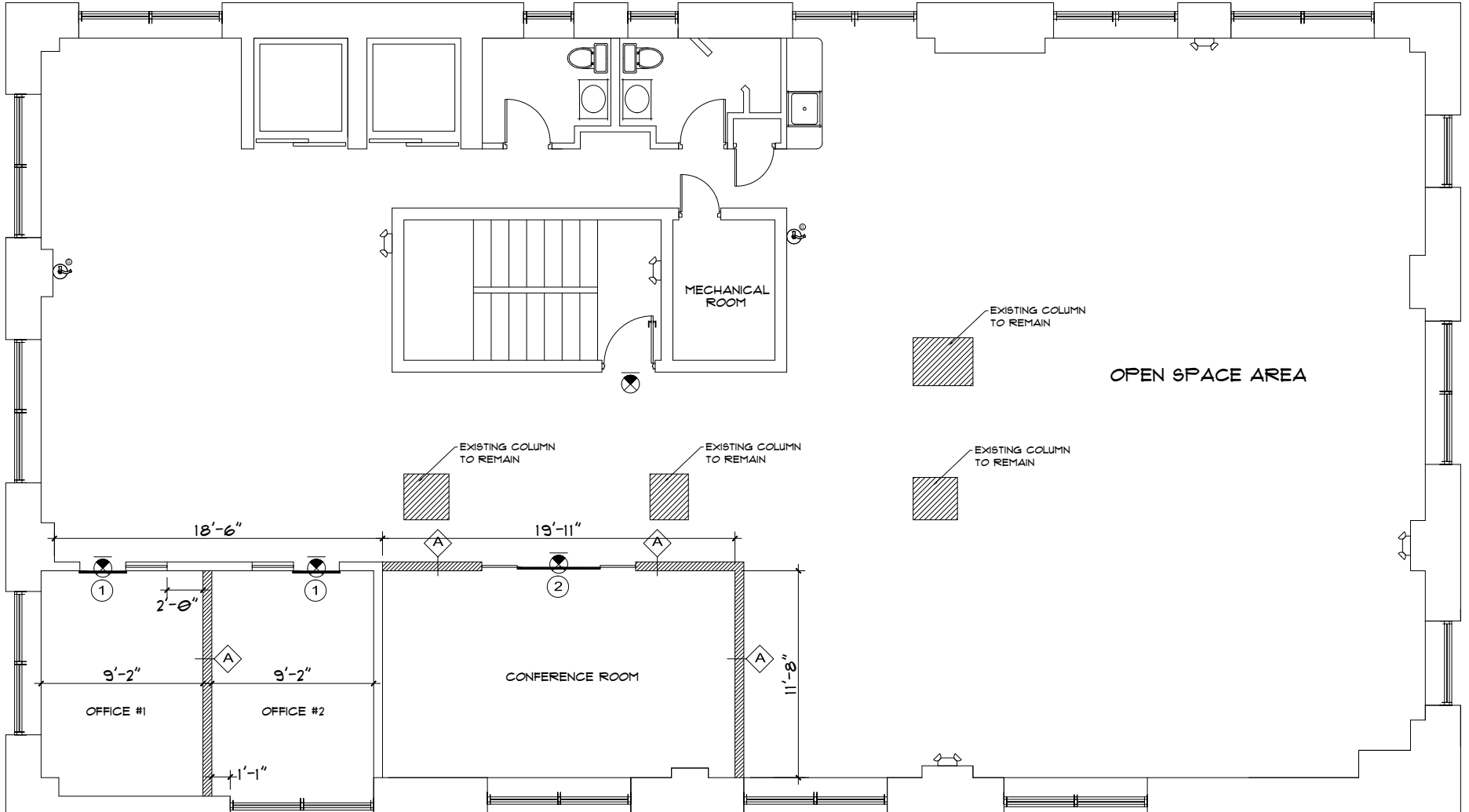
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NINTH FLOORPLAN

SUITE FEATURES

- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- Large Conference Room



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NINTH FLOOR PHOTOS



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★ THE HISTORIC METCALF BUILDING
 100 S Orange Ave

Located at the signalized intersection of Pine Street and Orange Avenue, the most heavily trafficked pedestrian corner in Downtown Orlando.
 11,128 Weekday Pedestrian Count
 16,546 Weekend Pedestrian Count
 9,200 AADT on Orange Ave

DEMOGRAPHICS

0.5 Mile Radius

48,485
2024 DAYTIME POPULATION

7,221
2024 POPULATION

4.93%
PROJECTED POPULATION GROWTH OVER NEXT FIVE YEARS

9,187
2029 PROJECTED POPULATION

\$127,091
2024 AVERAGE HOUSEHOLD INCOME

4,903
2024 HOUSEHOLDS

6,321
2029 PROJECTED HOUSEHOLDS

BANKS

- | | |
|--------------------------------------|-------------------------------------|
| 1 City National Bank of Florida | 10 TD Bank |
| 2 Seacoast Bank | 11 Trustco Bank |
| 3 Wells Fargo Bank | 12 Chase Bank |
| 4 Regions Bank | 13 Sunrise Bank |
| 5 Fifth Third Bank | 14 American Momentum Bank |
| 6 First Horizon Bank | 15 Seaside Bank and Trust |
| 7 SouthState Bank | 16 Truist |
| 8 State Bank of Orlando and Trust Co | 17 Cogent Bank Downtown Orlando |
| 9 PNC Bank | 18 Bank of America Financial Center |

CREDIT UNIONS

- 1 Fairwinds Credit Union
- 2 VyStar Credit Union
- 3 Orlando Credit Union - City Hall

EMERGENCY CARE CENTERS

None

HOTELS

- 1 Marriott Downtown Orlando
- 2 Hilton Garden Inn Orlando Downtown
- 3 Home2 Suites by Hilton Orlando Downtown
- 4 Eo Inn
- 5 Embassy Suites by Hilton Orlando Downtown
- 6 Grand Bohemian Hotel Orlando
- 7 AC Hotel by Marriott Orlando Downtown
- 8 Aloft Orlando Downtown
- 9 Sonder Wellborn

FIRST CAPITAL
 Property Group, Inc.
 Commercial Real Estate Services

RESIDENTIAL

- | | | |
|-----------------------------|------------------------------------|----------------------|
| 1 Amelia Court Apartments | 14 Waverly on Lake Eola | 26 Windsor Place |
| 2 The Julian Apartments | 15 Paramount on Lake Eola | 27 Westminster Plaza |
| 3 Modera Creative Village | 16 MAA Parkside | 28 The Grande |
| 4 Central Station on Orange | 17 St. Regis Apartments | 29 Magnolia Towers |
| 5 Society Orlando | 18 Eola South | |
| 6 Radius Apartments | 19 Sanctuary Condominium | |
| 7 MAA Robinson | 20 101 Eola Condominiums | |
| 8 The Vue at Lake Eola | 21 Camden Lake Eola Apartments | |
| 9 Metropolitan at Lake Eola | 22 The Jackson | |
| 10 Aspire Luxury Apartments | 23 Osceola Brownstones | |
| 11 Mondrian on Lake Eola | 24 Star Tower Condominiums | |
| 12 The Solarie at the Plaza | 25 Camden Thornton Park Apartments | |
| 13 55 West Apartments | | |

LOCATION




LEARN MORE ABOUT THE DOWNTOWN ORLANDO MARKET IN OUR "WHY DOWNTOWN ORLANDO" PACKET

www.FCPG.com/Why-Downtown-Orlando



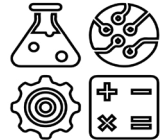
#1 IN THE U.S. FOR JOB GROWTH 2014 - 2018
U.S. Department of Labor, Bureau of Labor Statistics



#4 FASTEST GROWING U.S. CITY
Forbes, 2018




1.2 MILLION PEOPLE IN THE WORKFORCE



HIGHEST RATE OF STEM JOB GROWTH IN THE COUNTRY
Forbes, 2018



#3 BEST CITY TO FIND A NEW JOB
Wallet-hub, 2019



± 550,000 STUDENTS WITHIN A 100 MILE RADIUS



1,087 PEOPLE MOVE TO ORLANDO PER WEEK



0.99% 2022 - 2027 POPULATION GROWTH

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