

OFFICE SPACE FOR LEASE

111 W Jefferson St, Orlando, FL 32801

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For Lease: \$27.00 / RSF, Modified Gross

± 7,684 SF Full-First-Floor Suite


PARKING RATIO
2 / 1,000

Unique full-floor space in the vibrant heart of Downtown Orlando's Central Business District, well positioned between Creative Village and the Central Business District

Modern interior upgrades with exposed brick and new flooring throughout, with a mix of open work space and executive offices along the glass, as well as a roll-up garage door conference room and industrial concrete reception

Directly off I-4 & SR 50, minutes from SR 408, with SunRail & Lynx access plus 2 permitted spaces per 1,000 SF and monthly parking available in the adjacent City garage

Façade/Canopy Signage available

2025 DEMOGRAPHICS



Total Population



Total Households



Average HH Income

	Total Population	Total Households	Average HH Income
1 Mile	25,215	14,090	\$109,420
3 Miles	101,819	48,873	\$125,207
5 Miles	302,985	126,817	\$111,321

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Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2025 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FLOORPLAN



USABLE
6932 square ft.

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6932 square ft.

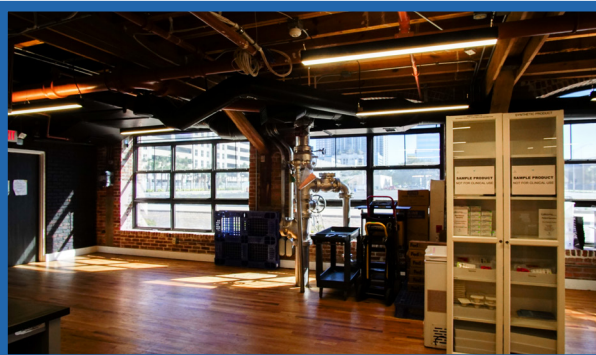
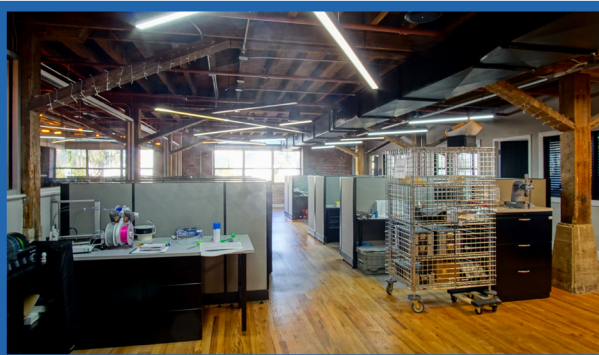
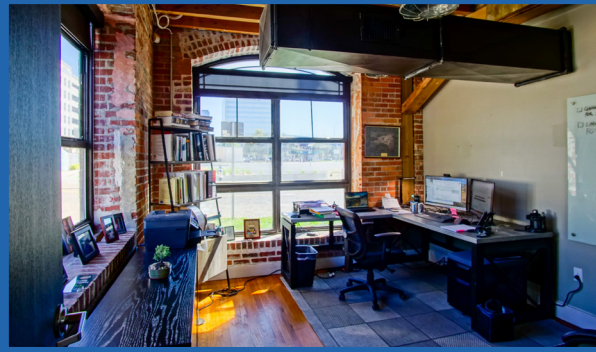
RENTABLE
7684 square ft.

BUILDING CORE FACTOR
1.1085

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IMAGES



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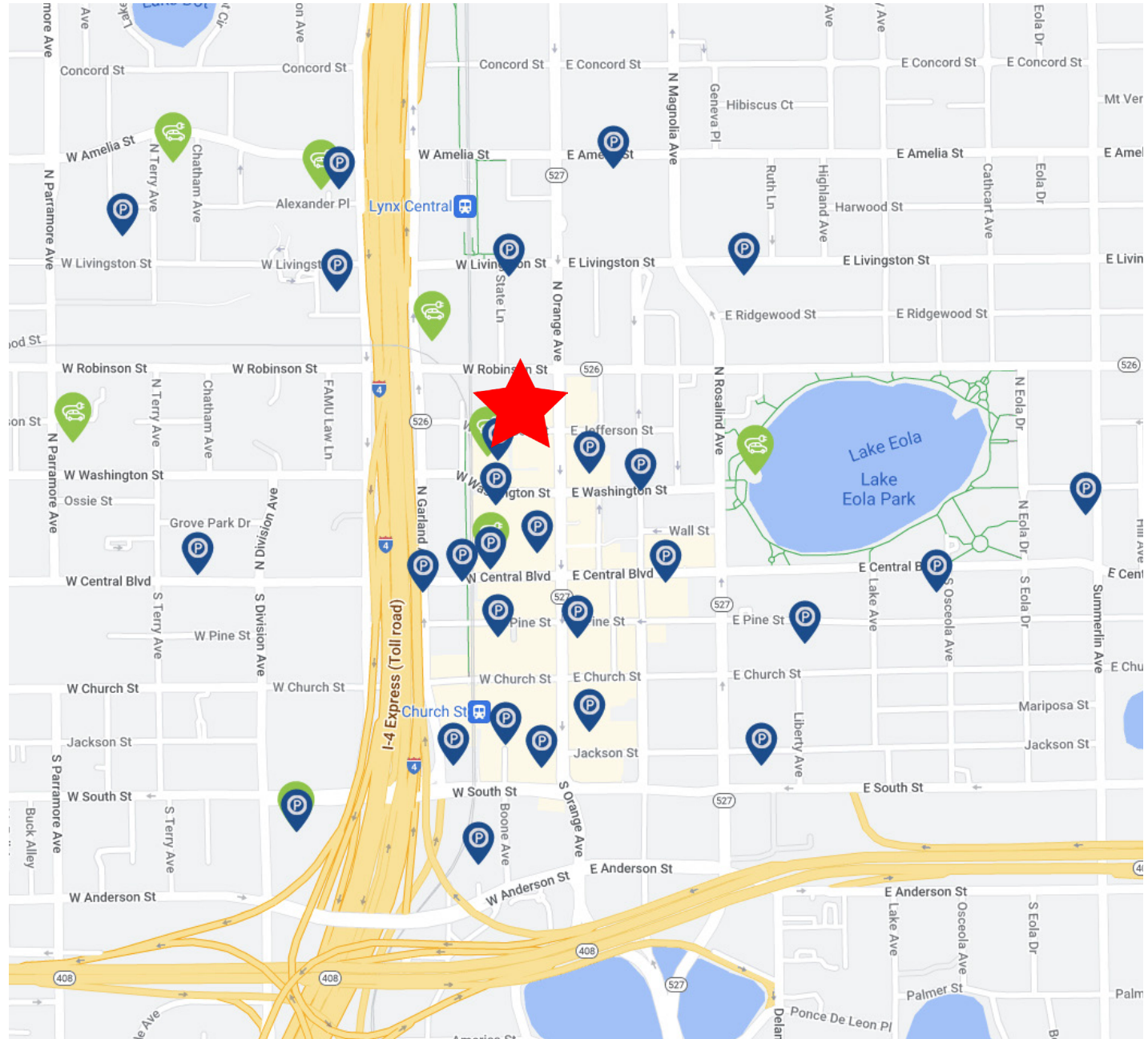
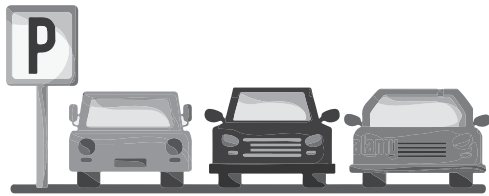
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PARKING OPTIONS

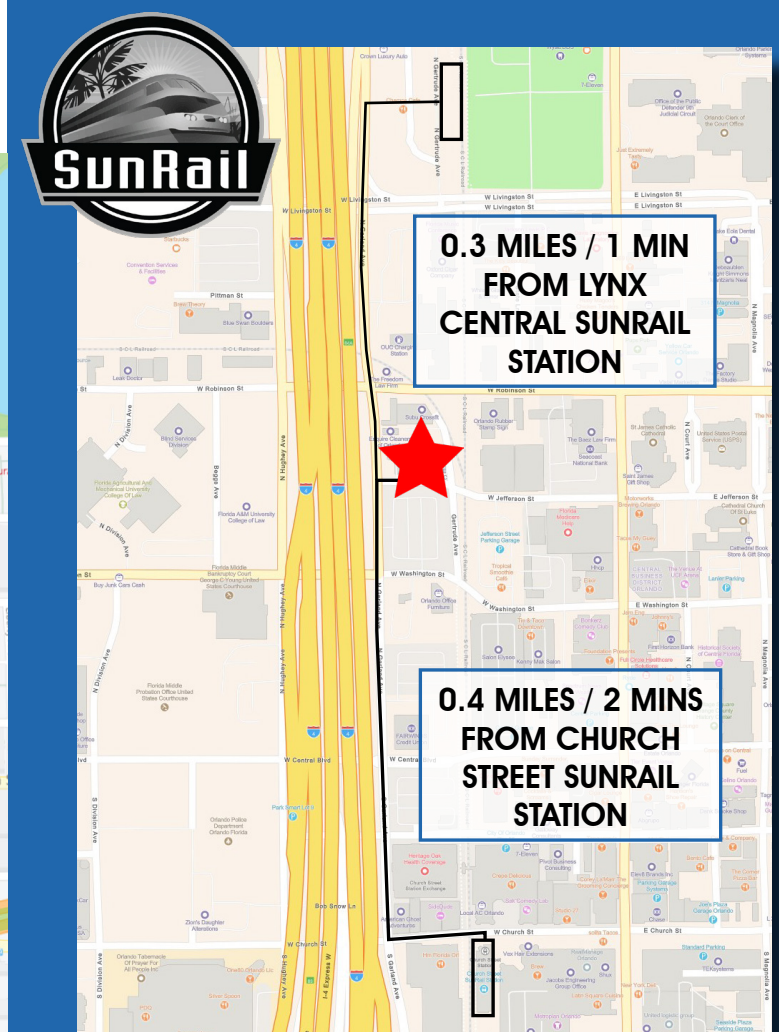
The Downtown Orlando area boasts a variety of well-maintained parking garages and lots within walking distance, ensuring that your clients and customers will always find a convenient place to park.

Additionally, the city's efficient and accessible bus system provides an eco-friendly and hassle-free commuting option for both employees and visitors from lots and garages in greater Downtown Orlando, further enhancing the property's accessibility.

Visit the below link for more information: <https://www.orlando.gov/Parking-Transportation/Parking/Parking-Garages-and-Lots>




LOCATION





**#1 IN THE U.S.
 FOR JOB GROWTH
 2025**
 Florida Department of Commerce


**#1 FASTEST
 GROWING
 U.S. CITY**
 U.S. Census Bureau, 2025



**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**


**1,500 PEOPLE MOVE
 TO ORLANDO PER WEEK**


**0.99%
 2022 - 2027
 POPULATION GROWTH**

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