



The Historic Metcalf Building

OFFICE SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

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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**

**5% COMMISSION FOR
TENANT REP BROKERS**

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 \$134,259 (.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**



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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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



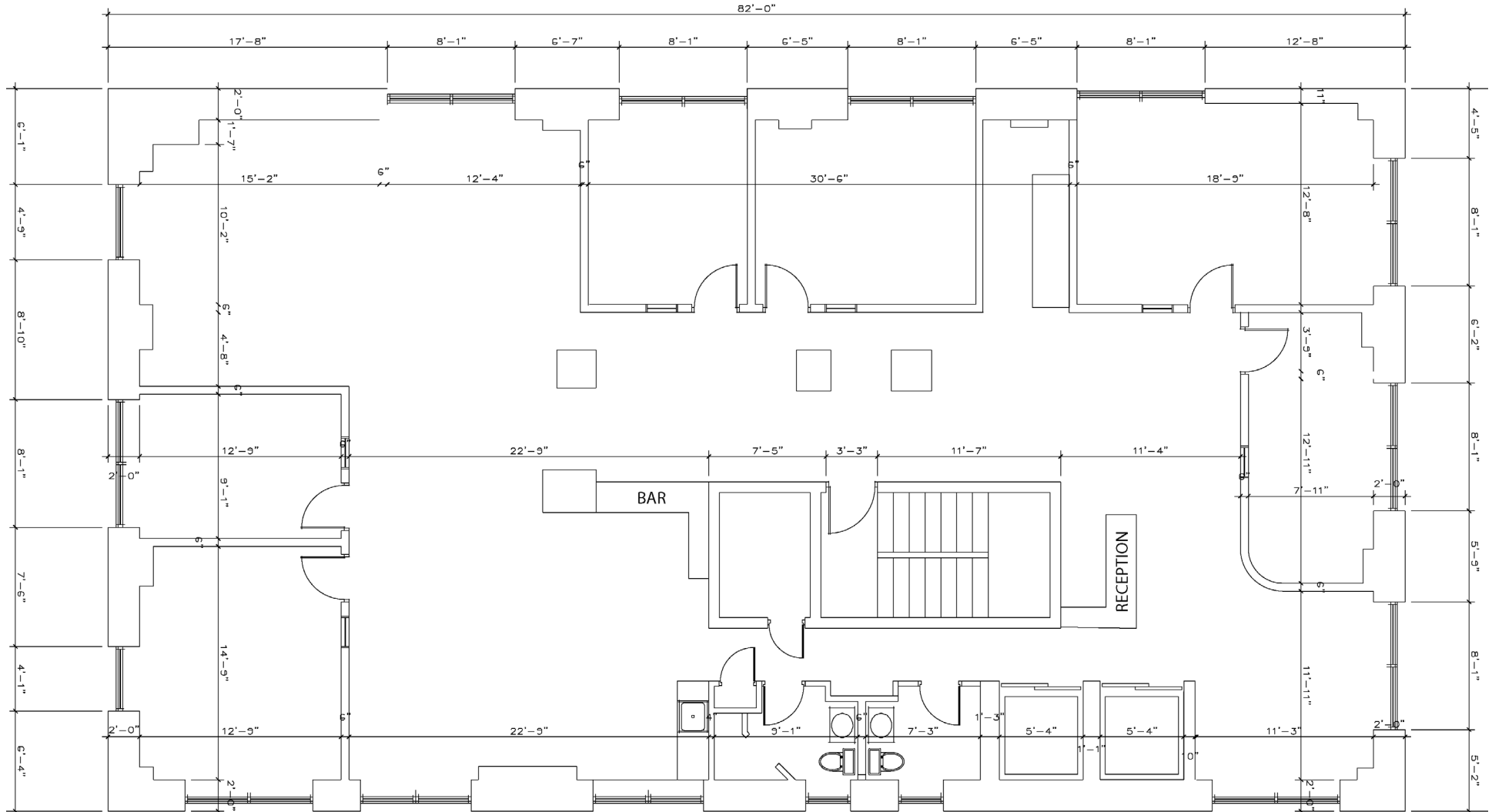
**SUITE AVAILABLE
IMMEDIATELY**



**5 LARGE
OFFICES**



**BREAK ROOM
& KITCHEN**



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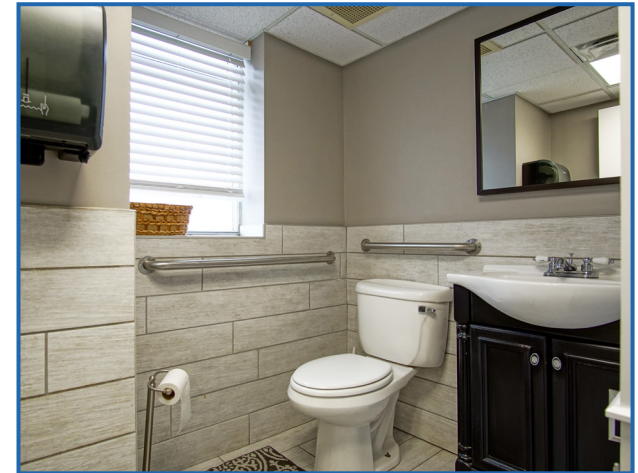
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FIFTH FLOOR PHOTOS



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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



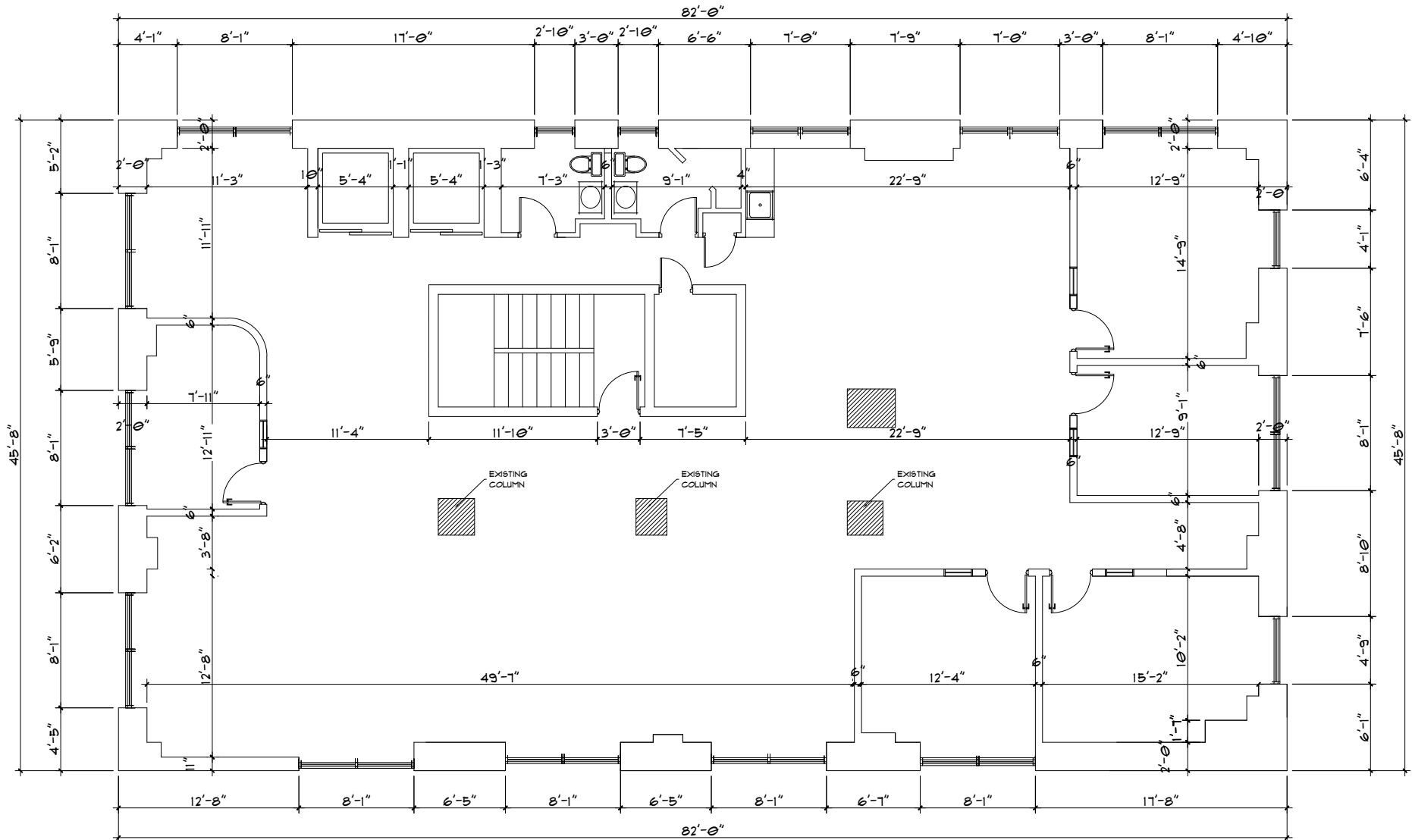
SUITE AVAILABLE
IMMEDIATELY



4 LARGE
OFFICES



BREAK ROOM
& KITCHEN



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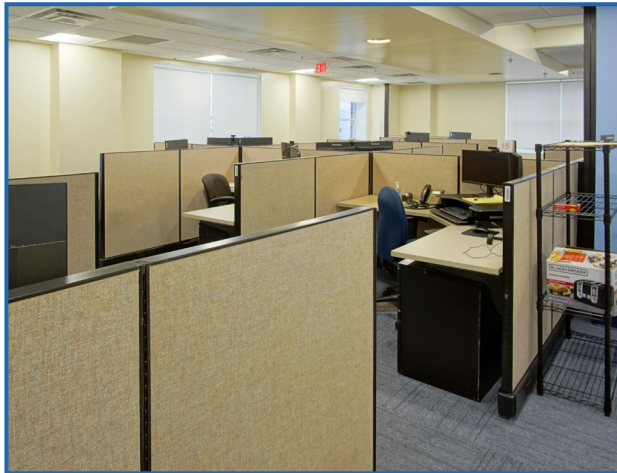
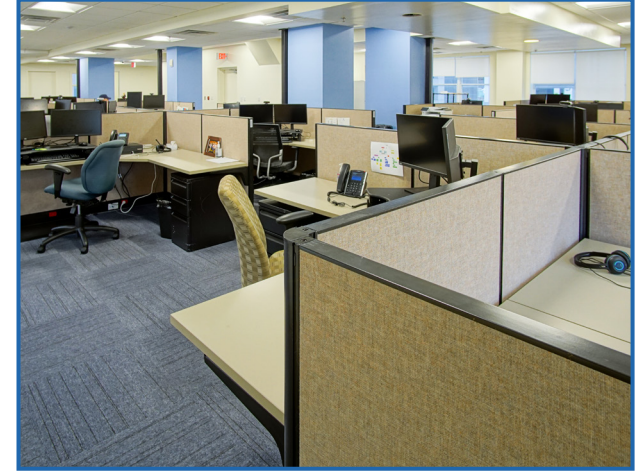
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SEVENTH FLOORPLAN

SUITE FEATURES

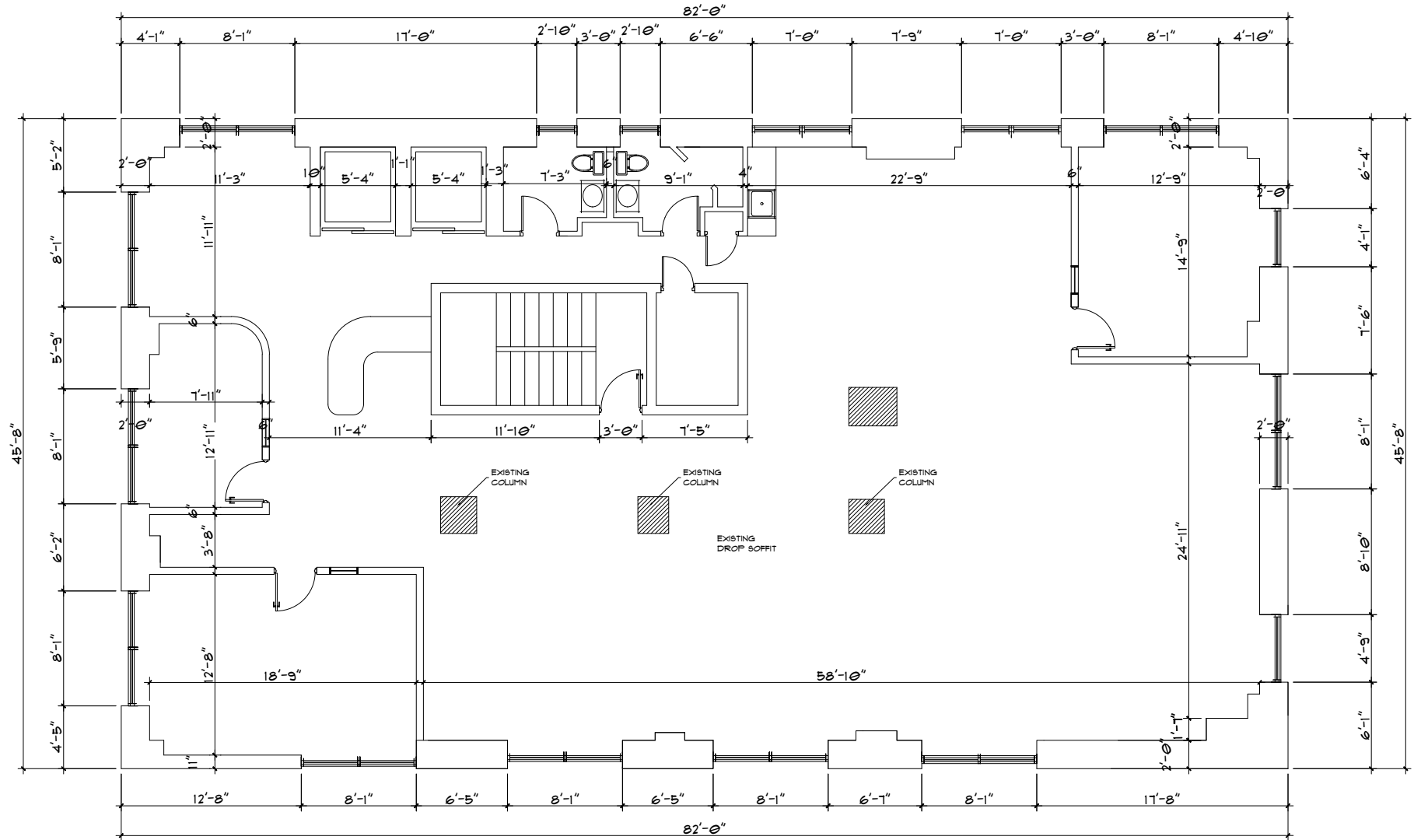
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- 10 Seat Conference Room



10 SEAT
CONFERENCE ROOM



SUITE AVAILABLE
IMMEDIATELY



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NINTH FLOORPLAN

SUITE FEATURES

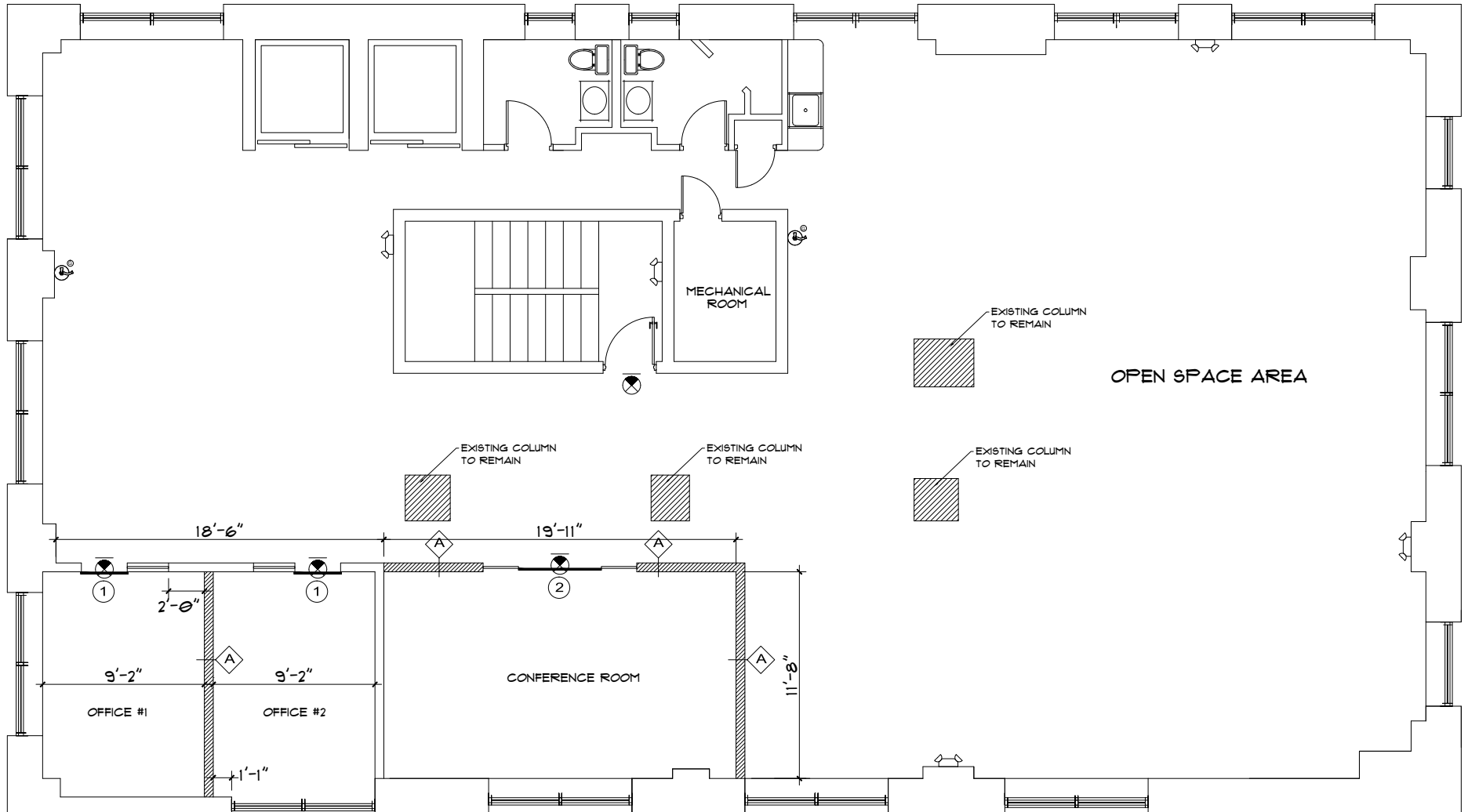
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- Large Conference Room



**LARGE
CONFERENCE ROOM**



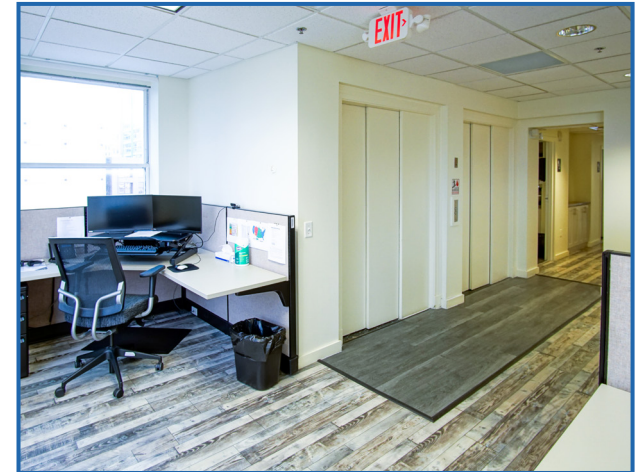
**SUITE AVAILABLE
IMMEDIATELY**



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NINTH FLOOR PHOTOS



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DEMOGRAPHICS

0.5 Mile Radius

52,161

2025 DAYTIME POPULATION

8,681

2025 POPULATION

2.07%

PROJECTED POPULATION GROWTH
OVER NEXT FIVE YEARS

9,618

2030 PROJECTED POPULATION

\$134,259

2025 AVERAGE
HOUSEHOLD INCOME

5,581

2025 HOUSEHOLDS

6,196

2030 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



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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





**#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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