

OFFICE SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

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The Historic Metcalf Building



**5% COMMISSION FOR
TENANT REP BROKERS**



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

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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**

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



FIFTH FLOORPLAN

SUITE FEATURES

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



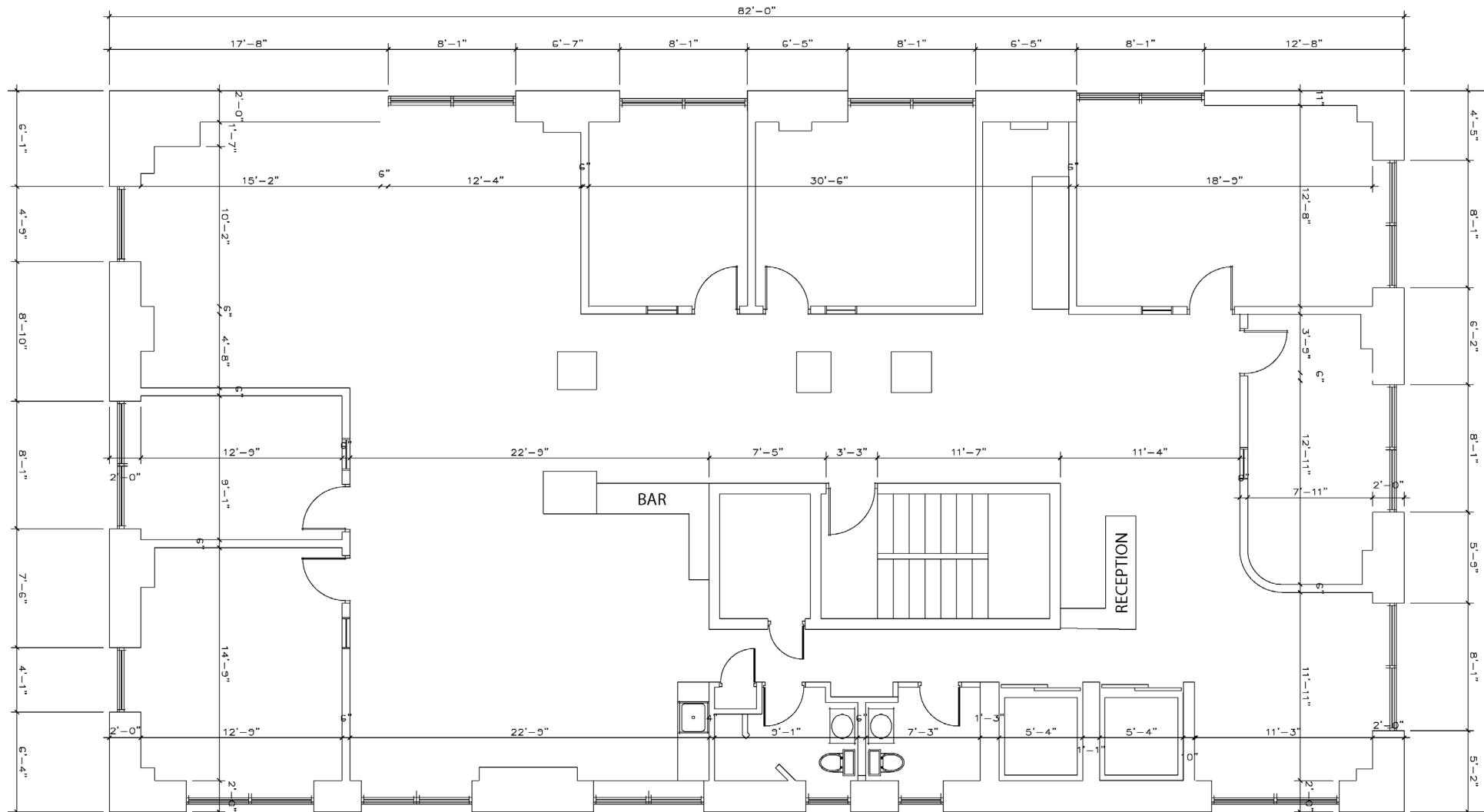
SUITE AVAILABLE
IMMEDIATELY



5 LARGE
OFFICES



BREAK ROOM
& KITCHEN



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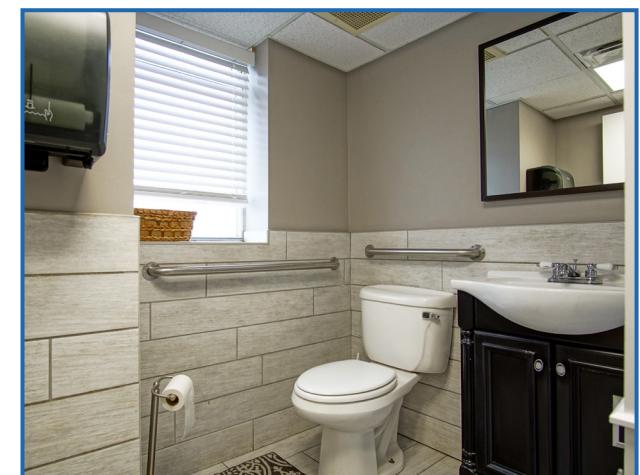
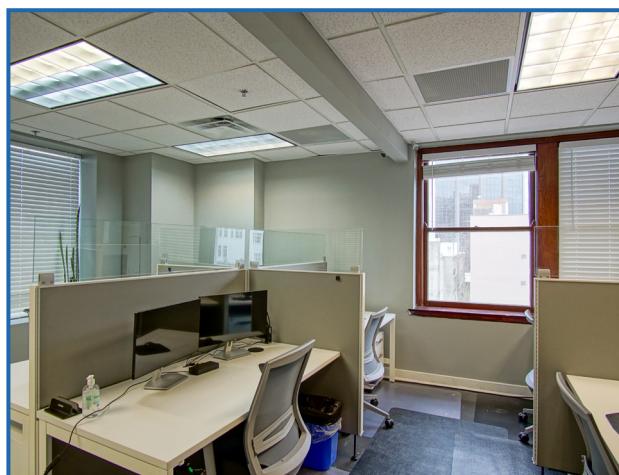
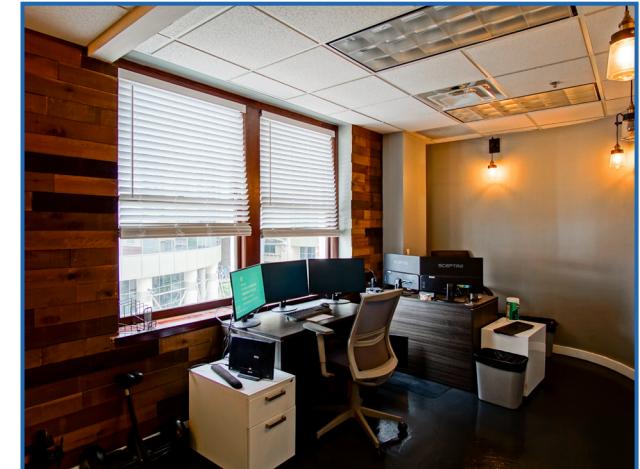
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FIFTH FLOOR PHOTOS



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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



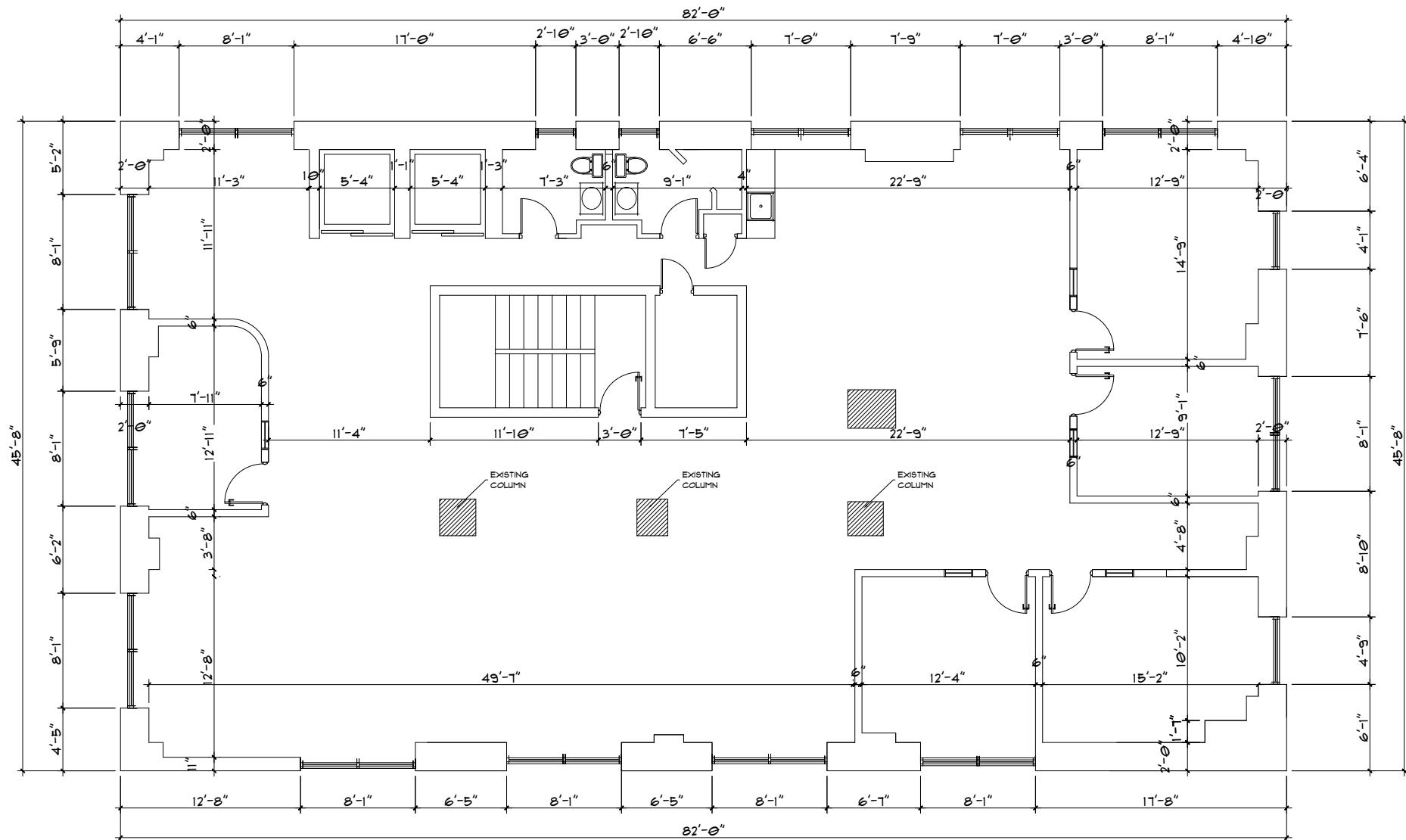
SUITE AVAILABLE IMMEDIATELY



**4 LARGE
OFFICES**



BREAK ROOM & KITCHEN



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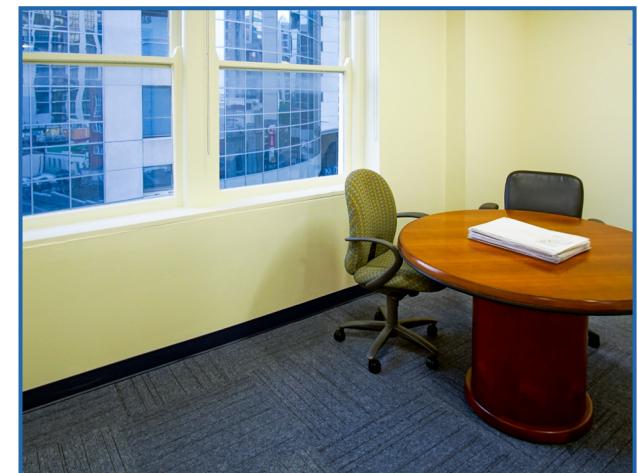
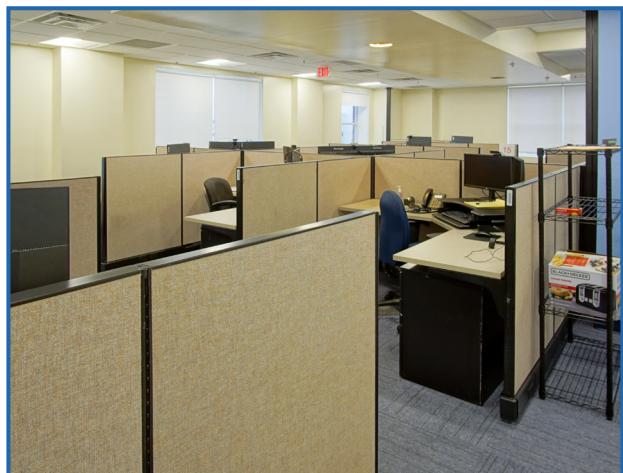
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SIXTH FLOOR PHOTOS



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SEVENTH FLOORPLAN

SUITE FEATURES

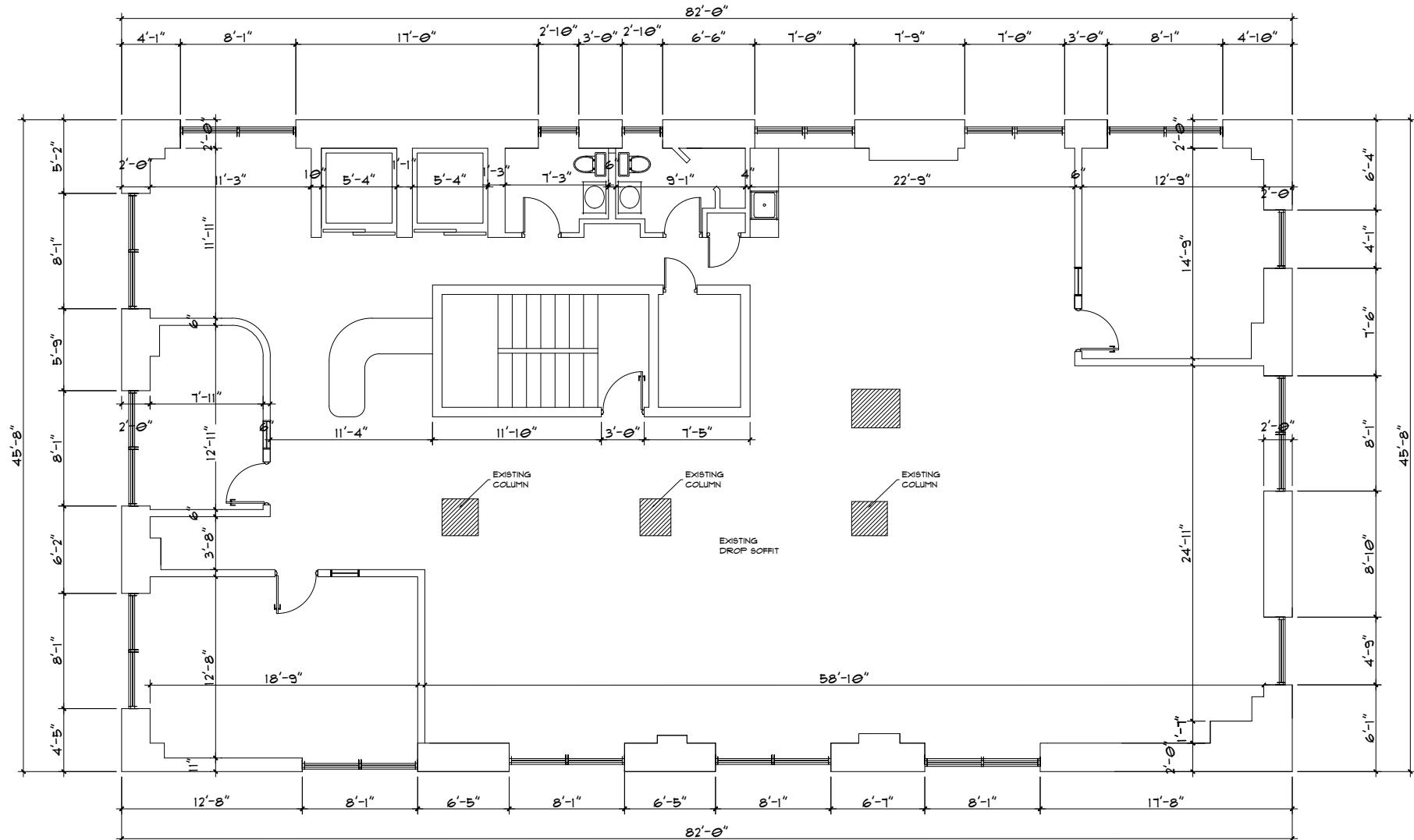
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- 10 Seat Conference Room



10 SEAT
CONFERENCE ROOM



SUITE AVAILABLE
IMMEDIATELY



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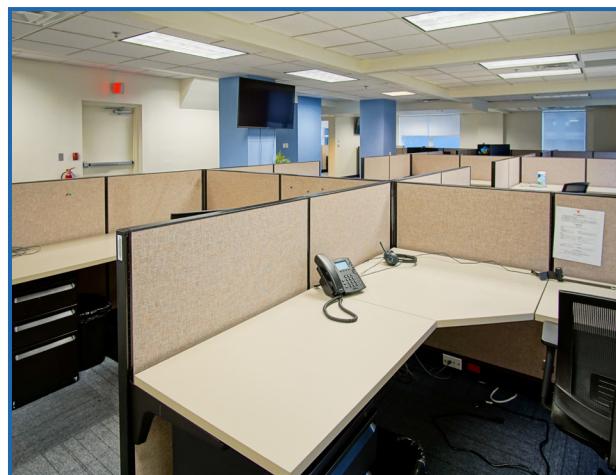
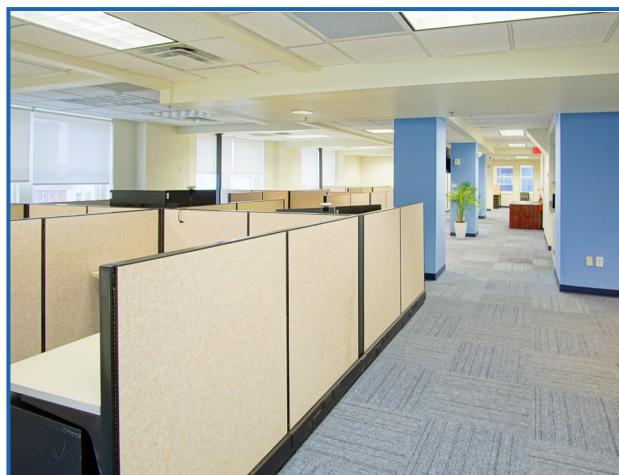
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SEVENTH FLOOR PHOTOS



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NINTH FLOORPLAN

SUITE FEATURES

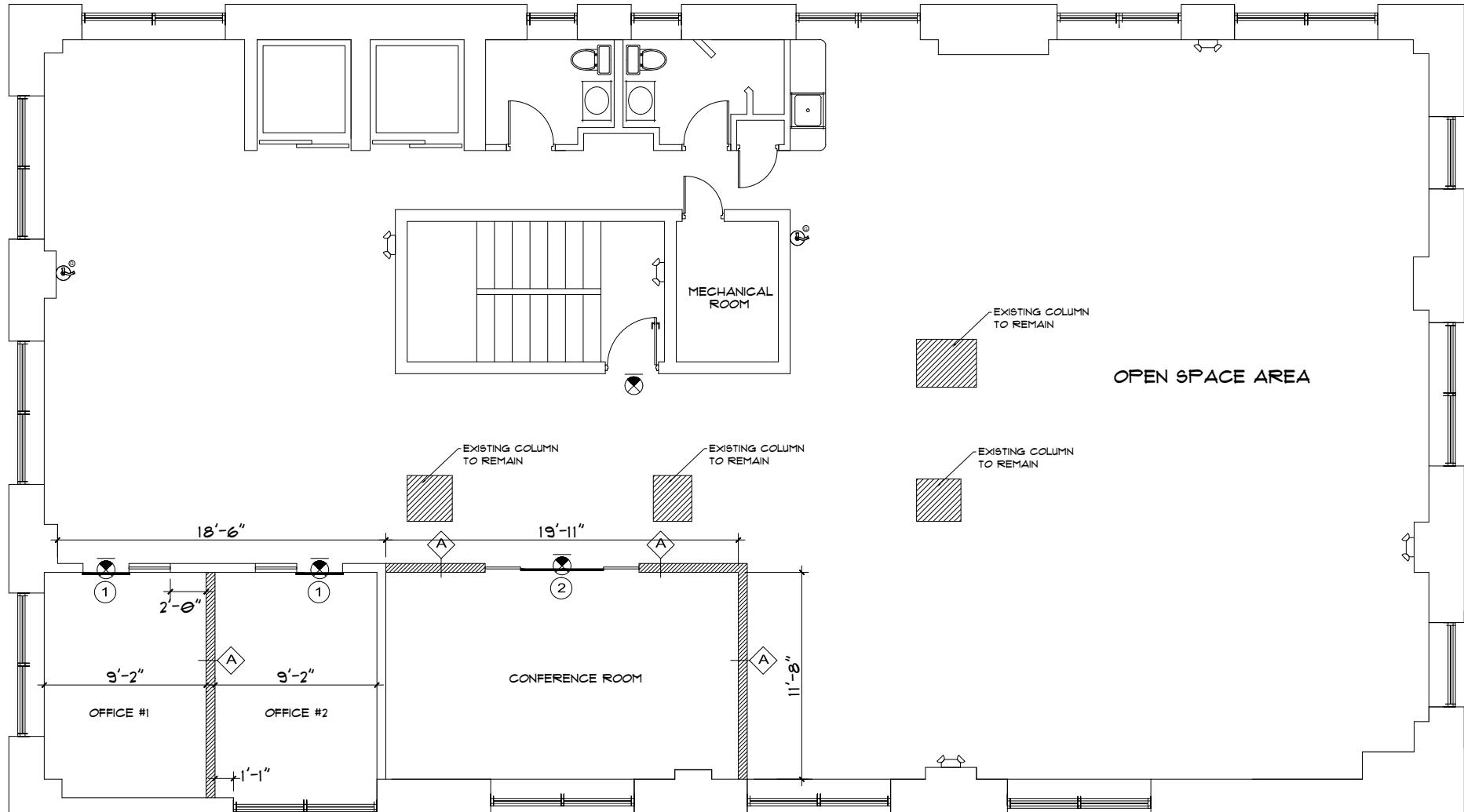
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- Large Conference Room



LARGE
CONFERENCE ROOM



SUITE AVAILABLE
IMMEDIATELY



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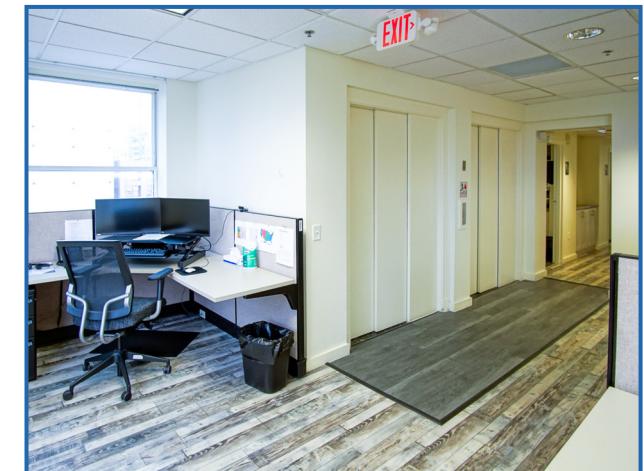
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NINTH FLOOR PHOTOS



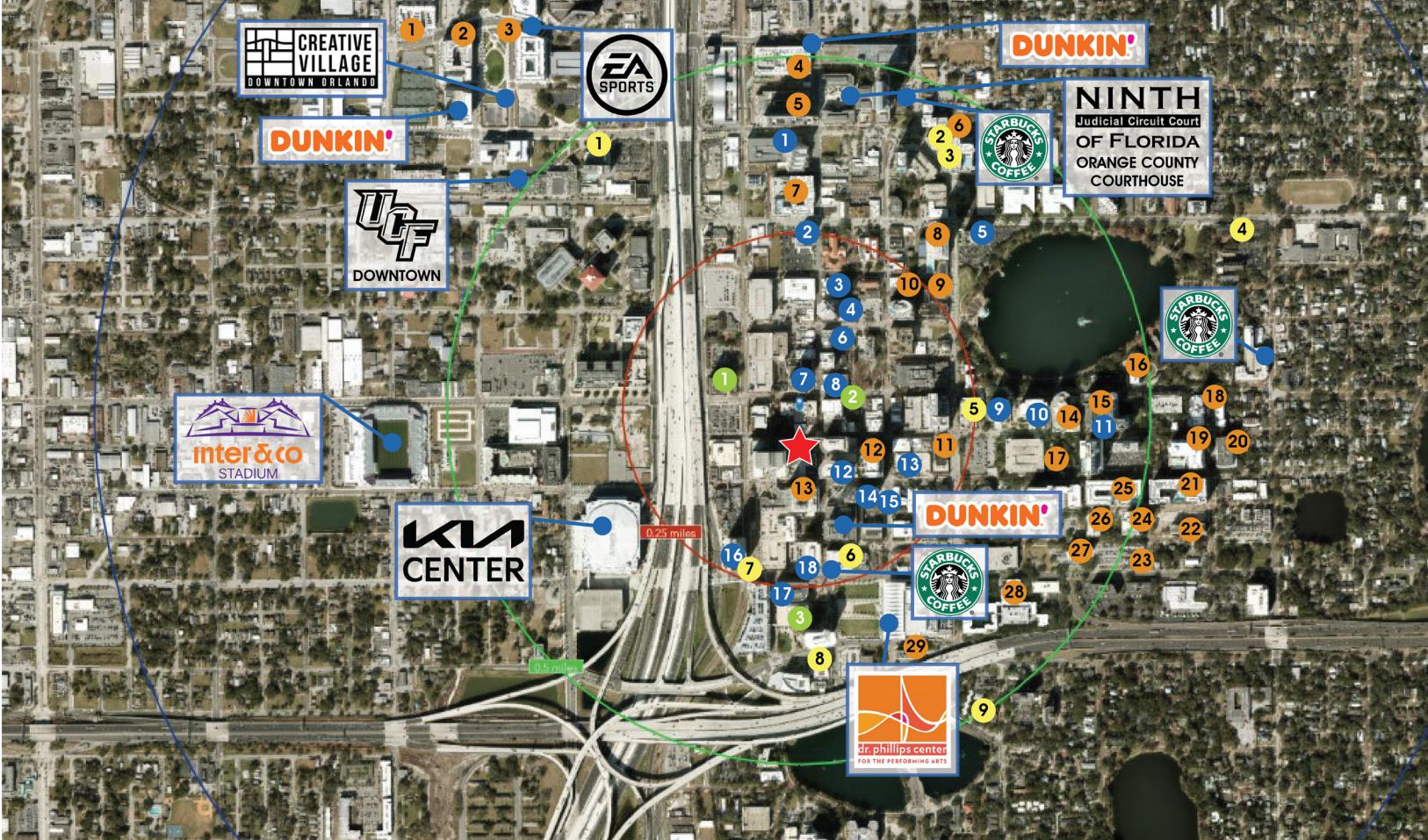
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DEMOGRAPHICS 0.5 Mile Radius

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

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

RESIDENTIAL

- 14 Amelia Court Apartments
- 15 Waverly on Lake Eola
- 16 Paramount on Lake Eola
- 17 Westminster Plaza
- 18 MAA Parkside
- 19 The Grande
- 20 Magnolia Towers
- 21 St. Regis Apartments
- 22 Eola South
- 23 Radius Apartments
- 24 Sanctuary Condominium
- 25 MAA Robinson
- 26 101 Eola Condominiums
- 27 Camden Lake Eola Apartments
- 28 The Jackson
- 29 Metropolitan at Lake Eola
- 30 Aspire Luxury Apartments
- 31 Osceola Brownstones
- 32 Mondrian on Lake Eola
- 33 Star Tower Condominiums
- 34 The Solarie at the Plaza
- 35 Camden Thornton Park Apartments
- 36 55 West Apartments

CREDIT UNIONS

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

EMERGENCY CARE CENTERS

- None



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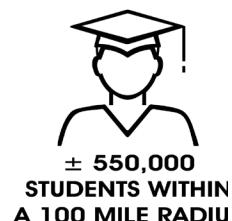
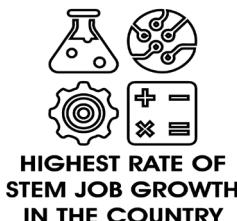
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LOCATION



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

www.FCPG.com/
Why-Downtown-Orlando



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