



The Historic Metcalf Building

OFFICE SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

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Lease Rate: \$25.00 / SF, MG

± 3,483 SF Full Floor Suites

Floors: 4, 5, 6, 7, and 9

Max. Contiguous: ± 13,932 SF



**GARAGE & SURFACE
LEVEL PARKING
AVAILABLE**

**FULL FLOOR SUITES WITH DEDICATED
RESTROOMS AND BREAK AREAS**

Five ± 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



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FOURTH FLOORPLAN

SUITE FEATURES

- In Suite Lobby
- 3 Executive Offices
- Large Open Collaborative Space
- In Suite Breakroom Kitchen
- 2 Private Restrooms



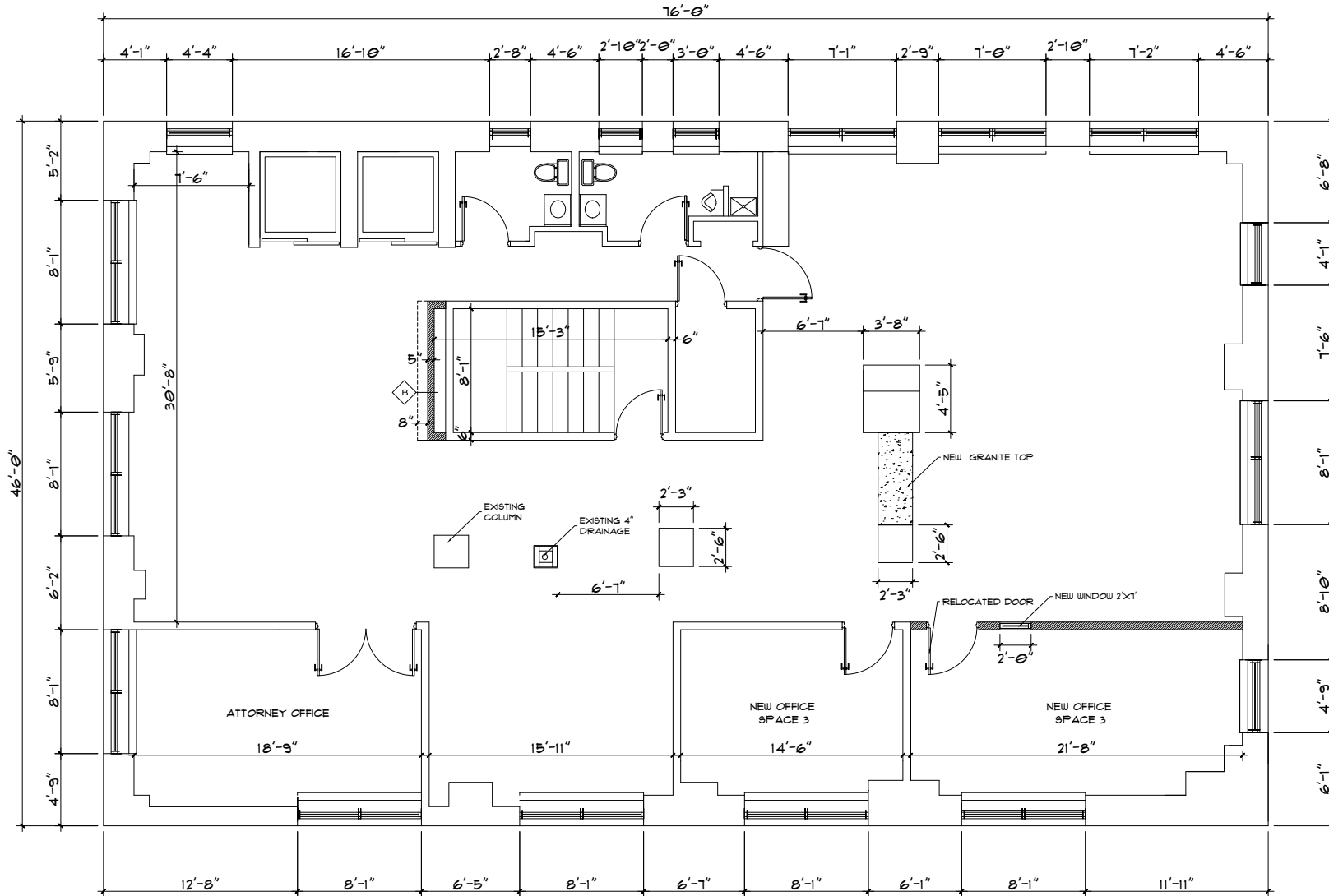
SUITE AVAILABLE
IMMEDIATELY



3 LARGE
OFFICES



BREAK ROOM
& KITCHEN AREA



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FOURTH FLOOR PHOTOS



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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



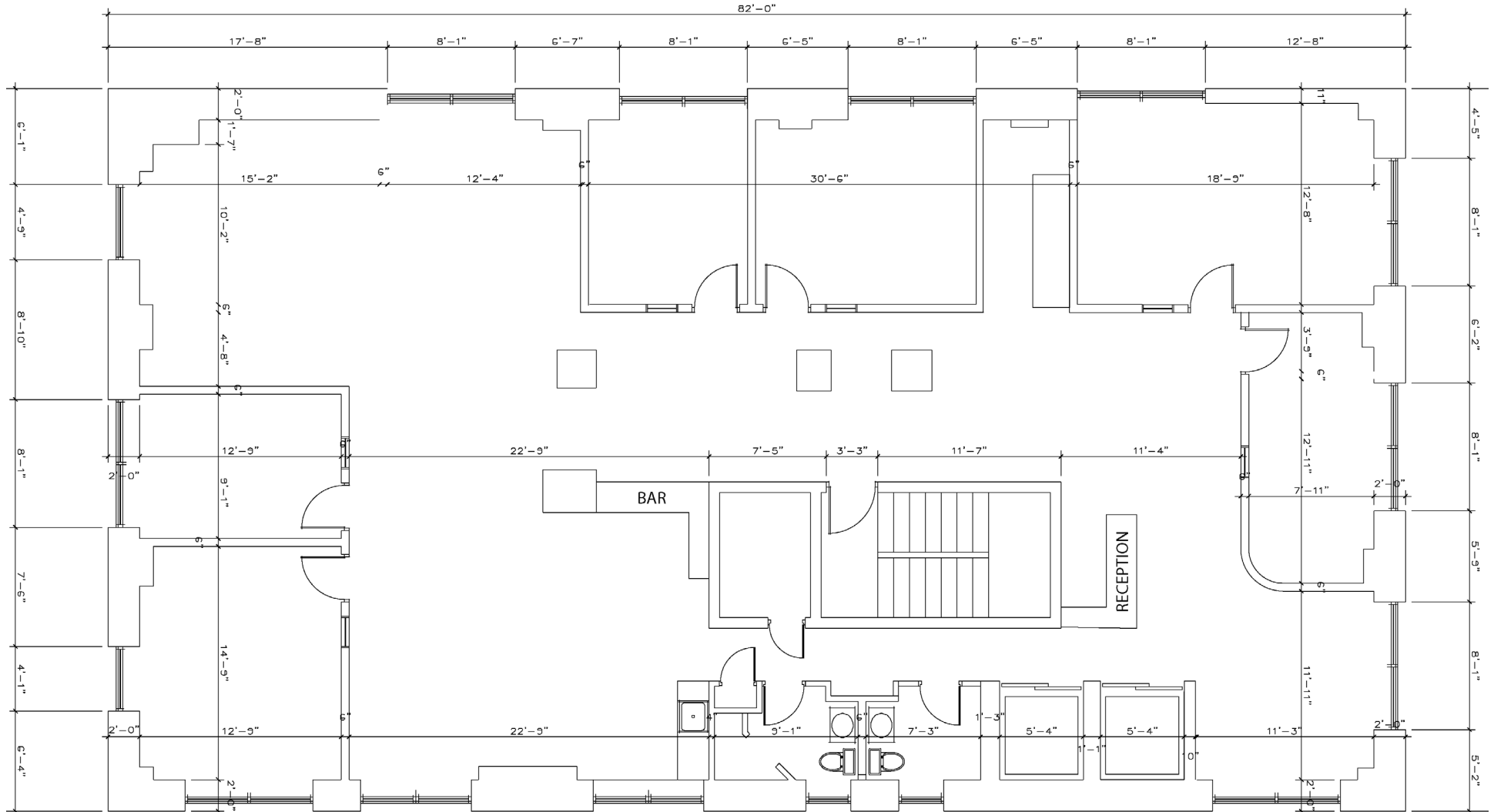
SUITE AVAILABLE
IMMEDIATELY



5 LARGE
OFFICES



BREAK ROOM
& KITCHEN



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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



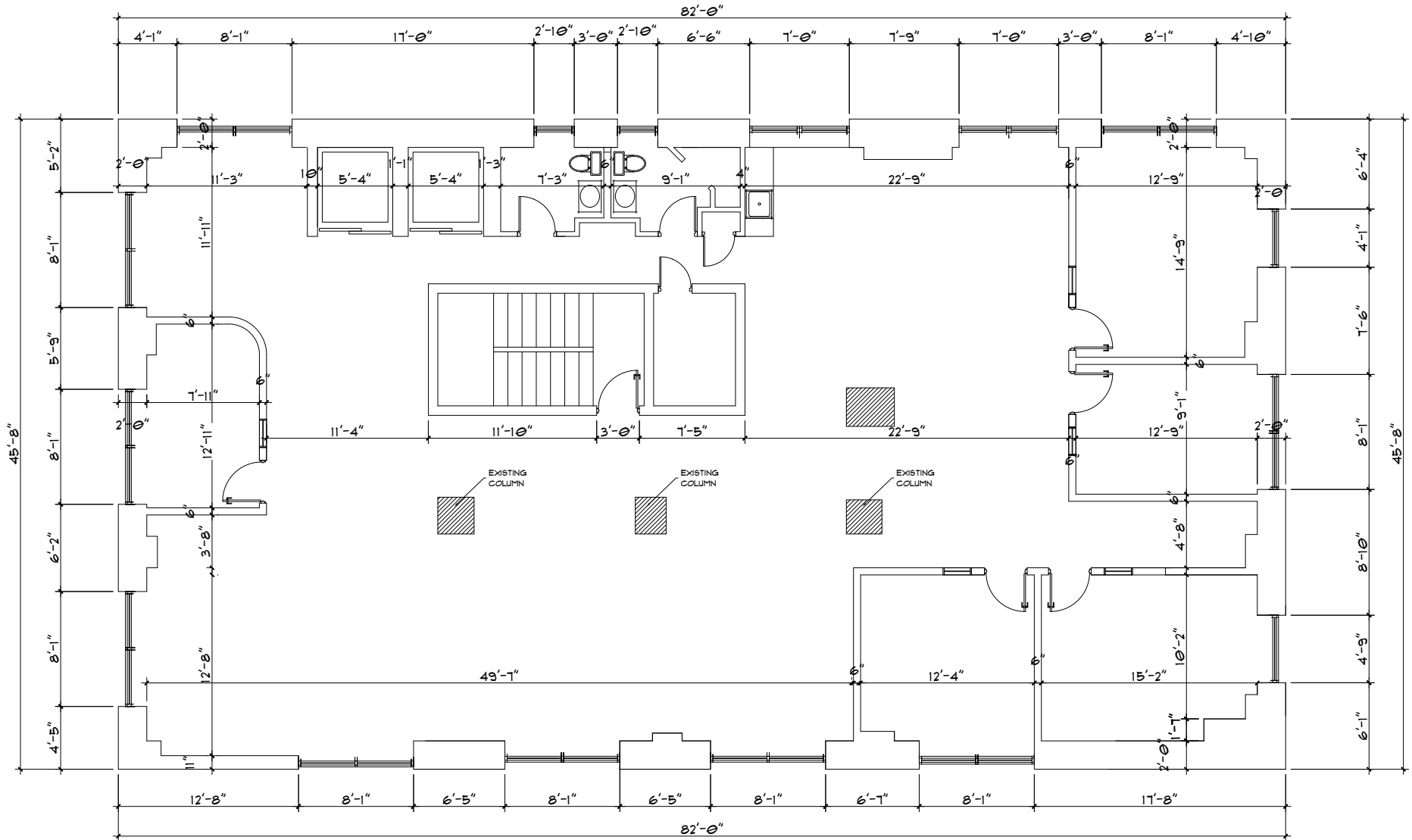
SUITE AVAILABLE
IMMEDIATELY



4 LARGE
OFFICES



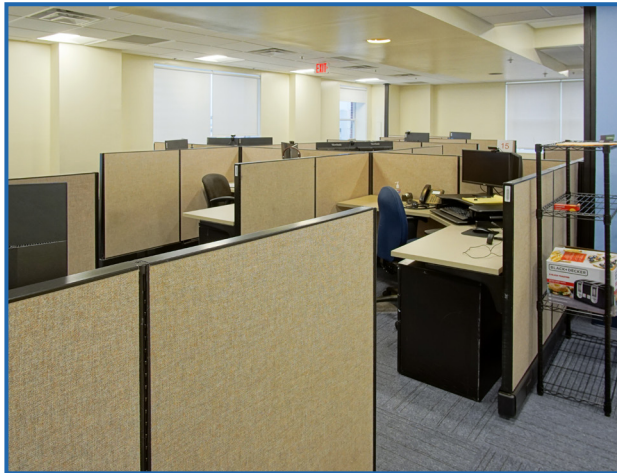
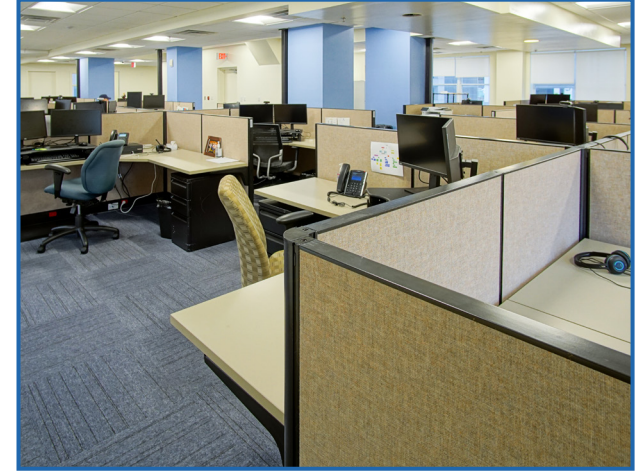
BREAK ROOM
& KITCHEN



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SIXTH FLOOR PHOTOS



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SEVENTH FLOORPLAN

SUITE FEATURES

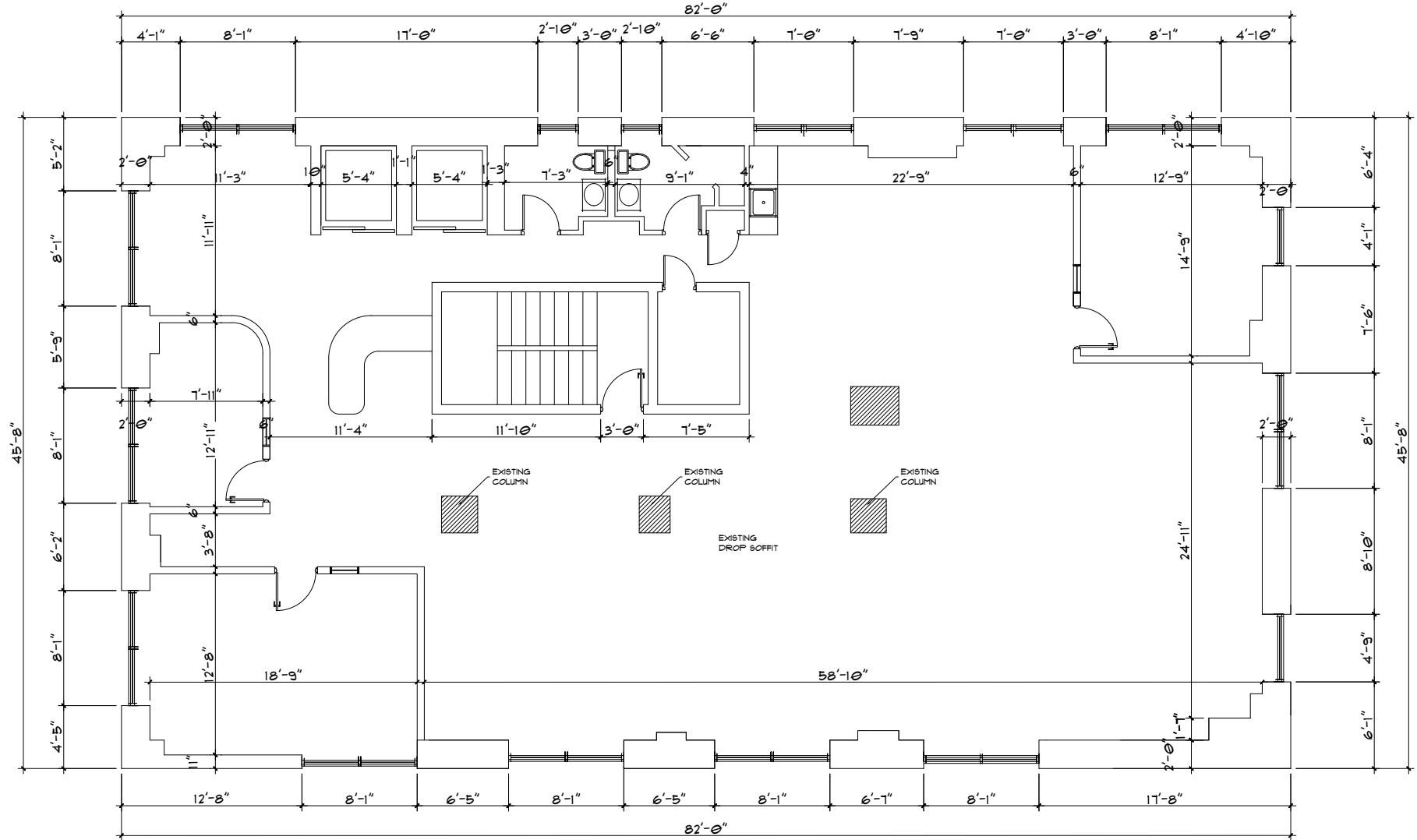
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- 10 Seat Conference Room



10 SEAT
CONFERENCE ROOM



SUITE AVAILABLE
IMMEDIATELY



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SEVENTH FLOOR PHOTOS



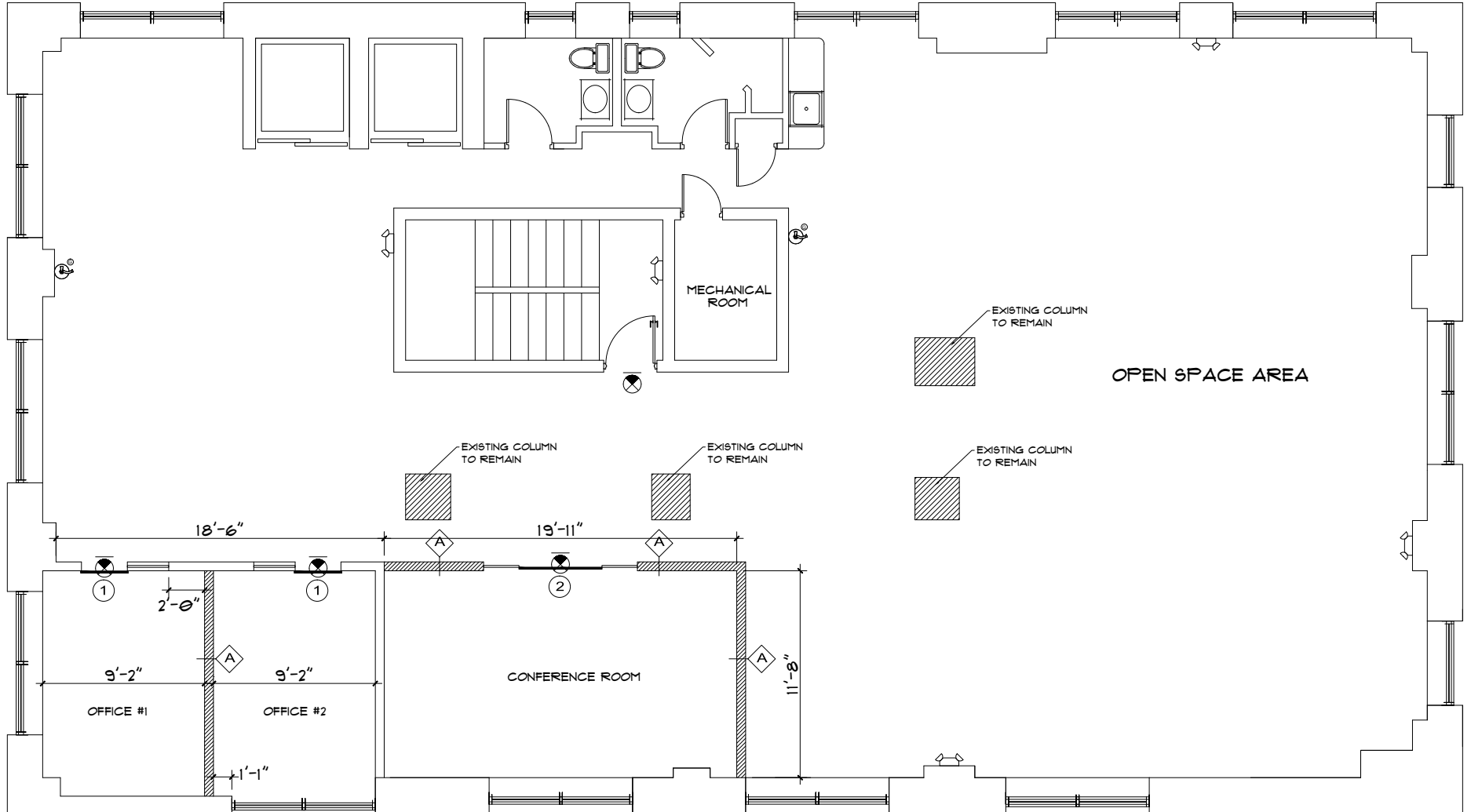
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NINTH FLOORPLAN

SUITE FEATURES

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



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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



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 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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