

# For Sale Gateway to SoDo

138 E GORE STREET | ORLANDO, FL 32806

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## CONTACT

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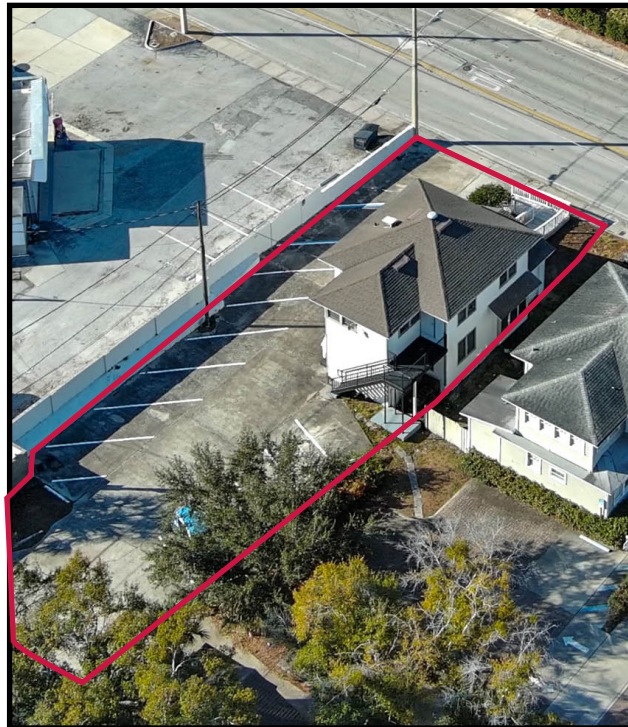
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Directly Across from Orlando Health  
Medical or Professional Office User Opportunity  
On-Site Parking + ADA-Compliant

Positioned directly across from Orlando Health's main campus, 138 E Gore Street offers a vacant, move-in ready office or medical opportunity in the heart of Orlando's SoDo (South Downtown) district. Current ownership has invested capital into the property, completing interior upgrades including new flooring and fresh paint, allowing a buyer to take immediate possession.

The building is well-suited for medical or professional office use, featuring on-site parking, ADA-compliant access, and a functional layout. Located just south of Downtown Orlando, the property provides convenient access to Interstate 4 and State Road 408, offering strong regional connectivity throughout Central Florida. The combination of immediate usability, strategic location, and medical-capable infrastructure positions the property well for both owner-users and investors.



 VIEW VIRTUAL TOUR  Matterport™

PROPERTY DESCRIPTION

<b>Address:</b>	138 E Gore Street Orlando, FL 32806
<b>Asking Price:</b>	\$669,000
<b>Price Per Square Foot:</b>	\$332/SF
<b>Property Type:</b>	Professional Office/Medical
<b>Building Size</b>	2,014 SF
<b>Floors:</b>	Two (2) - Separate Entrances
<b>Parking:</b>	13 On-Site Spaces (+6.5/1,000 SF)
<b>Zoning:</b>	ORL-O-1/T/AR/AN
<b>Vacancy:</b>	100% Vacant - Move-In Ready An ideal opportunity for a medical or professional office owner-user



## Ready for Medical or Office User Occupancy

- Well-suited for medical or professional office users, with a layout that supports both immediate occupancy and flexibility for reconfiguration
- Existing ADA-compliant access and ramps in place, reducing upfront capital requirements and accelerating time to occupancy
- On-site parking that supports medical and professional use, an uncommon feature for properties in the surrounding SoDo and Downtown area. (6.65 Spaces per 1,000 SF Leased)

## Prime SoDo

- Directly across from Orlando Health's main campus, one of Central Florida's largest and most established healthcare systems
- Situated just south of Downtown Orlando, providing proximity to the CBD without the congestion or pricing pressures of the core
- Surrounded by a strong concentration of medical, professional, and institutional users, driving consistent long-term demand

## Owner-User & Investment Appeal

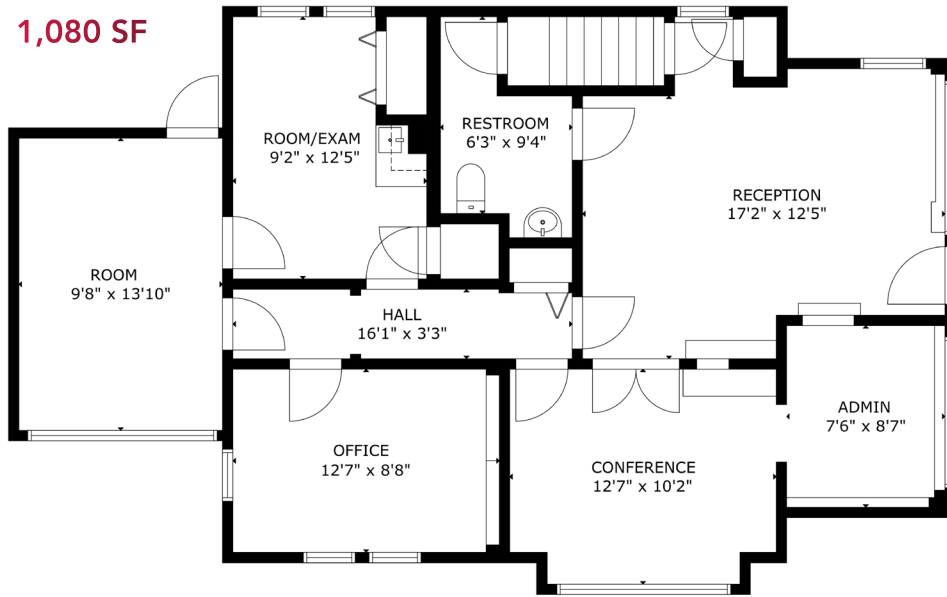
- Ideal opportunity for an owner-occupant seeking long-term control, offering the potential to own and occupy at a cost competitive with leasing in a supply-constrained medical submarket
- Ability to lease the property to medical or professional office tenants, supporting stabilized income or future exit optionality
- Located within a stable, institutionally anchored submarket with continued healthcare and residential investment

## Regional Connectivity & Access

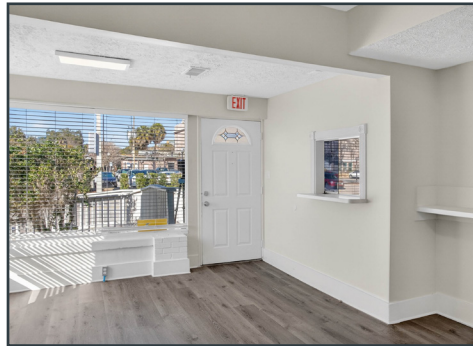
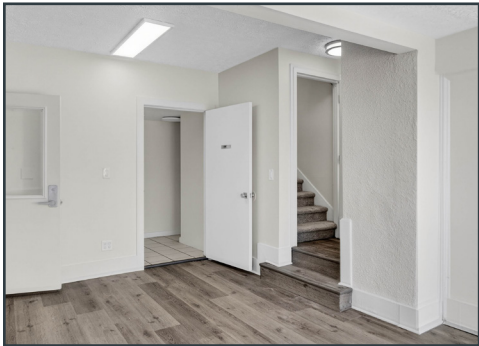
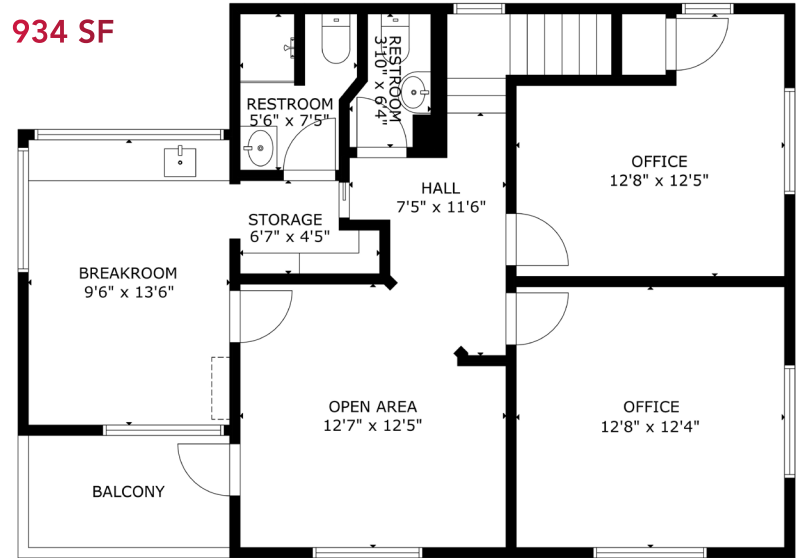
- Immediate access to Interstate 4 and State Road 408, providing efficient regional connectivity throughout Central Florida
- Central location serving Downtown Orlando, SoDo, and surrounding neighborhoods, enhancing accessibility for patients, employees, and clients
- Convenient ingress and egress supporting both daily office use and patient-driven traffic



**1ST FLOOR**  
**1,080 SF**



**2ND FLOOR**  
**934 SF**



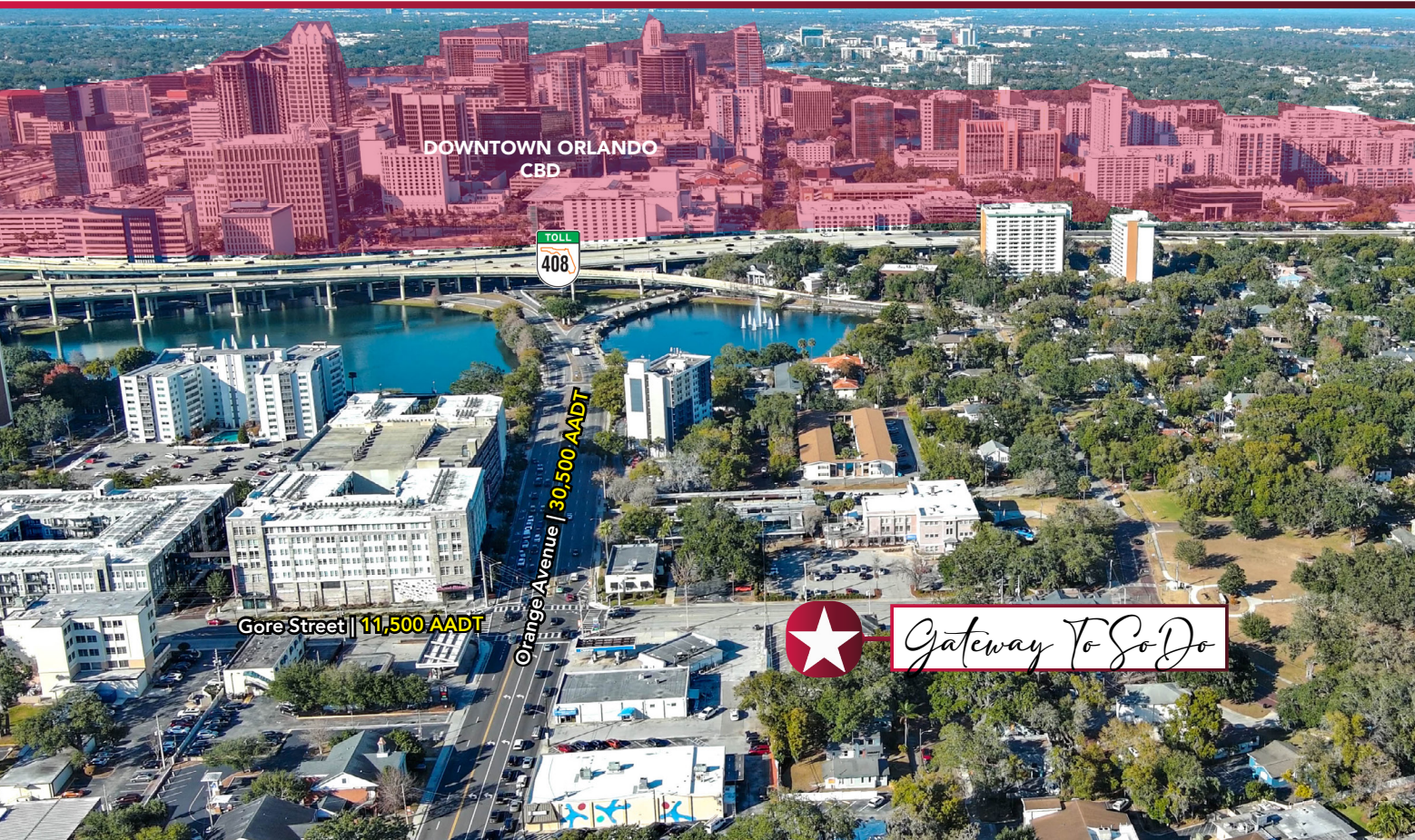
138 E Gore Street is strategically positioned in Orlando's South Downtown district, directly across from Orlando Health's main campus, one of Central Florida's largest and most established healthcare hubs. The campus is anchored by Orlando Regional Medical Center, an approximately 800-bed, full-service hospital, and includes nationally recognized specialty facilities such as Winnie Palmer Hospital for Women & Babies and Arnold Palmer Hospital for Children.

This concentration of medical services drives a strong and consistent daytime population and supports long-term demand for surrounding medical and professional office space. Located just south of Downtown Orlando, the property benefits from immediate access to Interstate 4 and State Road 408, providing efficient regional connectivity while remaining adjacent to the city's core.



SoDo has established itself as one of Orlando’s most desirable submarkets for medical, office, and professional services, anchored by the Orlando Health campus and supported by ongoing institutional investment. The district’s proximity to Downtown Orlando, combined with strong healthcare-driven demand, has created a stable, supply-constrained environment for medical and professional office users.

The area continues to benefit from surrounding residential growth, improving infrastructure, and long-term investment tied to Orlando Health’s expansion. This combination of institutional stability, urban accessibility, and sustained demand has positioned SoDo as a preferred location for healthcare providers and professional users seeking long-term occupancy just outside the Downtown core.



**Population**

1 Mile: 18,858  
 3 Mile: 114,326  
 5 Mile: 309,633



**Households**

1 Mile: 10,308  
 3 Mile: 53,007  
 5 Mile: 129,954



**Avg Household Income**

1 Mile: \$105,681  
 3 Mile: \$92,582  
 5 Mile: \$84,768



*Gateway To So Do*

*For more information, please contact one of the following individuals:*

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