



The Historic Metcalf Building

OFFICE SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

Contact: Jeré Matheny
Vice President of Brokerage Services

E: JMatheny@FCPG.com
P: 407.872.0177 ext. 132

Contact: Ben Kuykendall
Vice President of Brokerage Services

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

Lease Rate Starting At: \$24.00 / SF, MG

± 3,483 SF Full Floor Suites

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

Max. Contiguous: ± 13,932 SF



VIRTUAL TOUR VIA
MATTERPORT
[FCPG.COM/METCALF-OFFICE-LEASING](https://www.fcp.com/metcalf-office-leasing)

**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



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



FOURTH FLOORPLAN

SUITE FEATURES

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



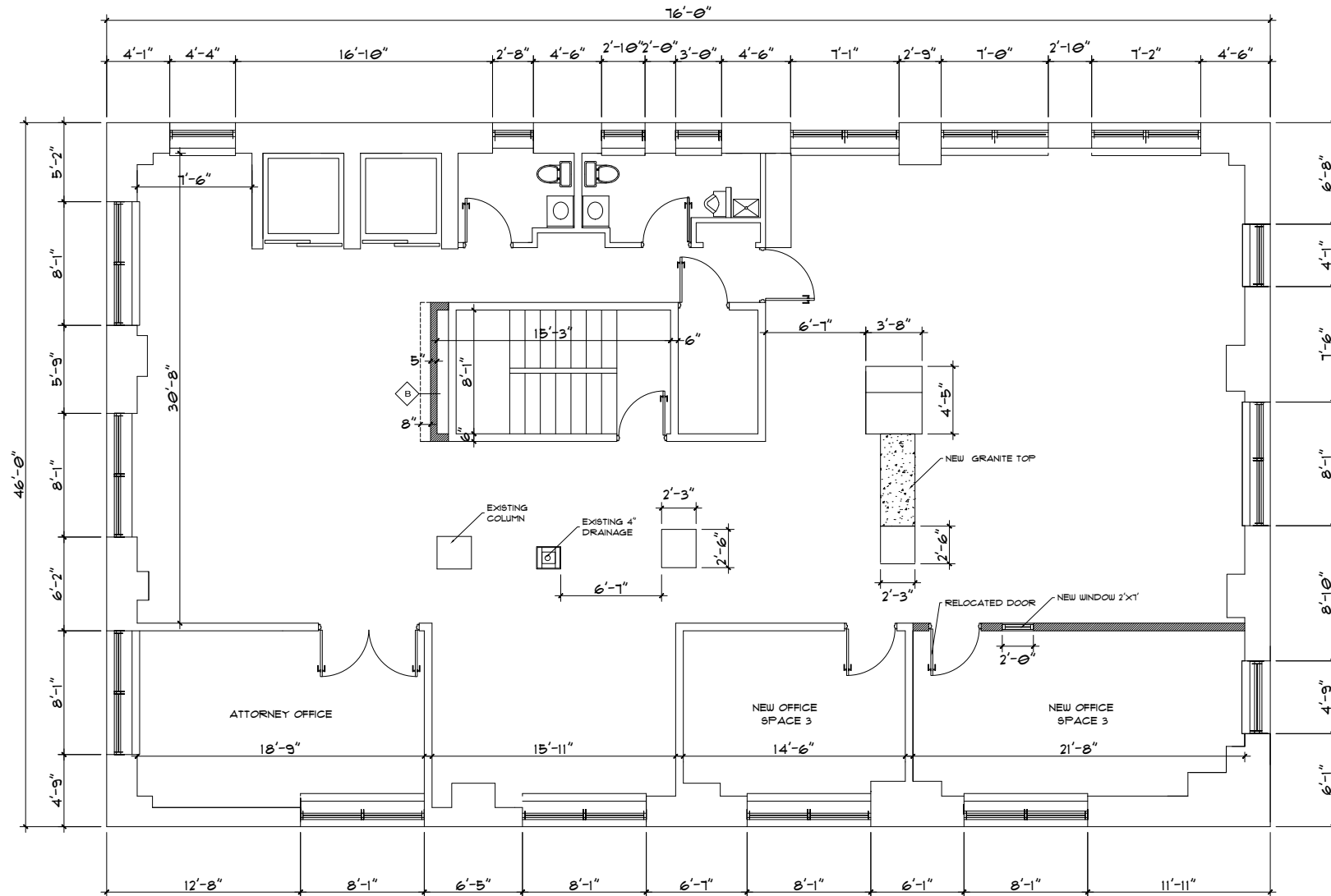
**SUITE AVAILABLE
IMMEDIATELY**



3 LARGE OFFICES



BREAK ROOM & KITCHEN AREA



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

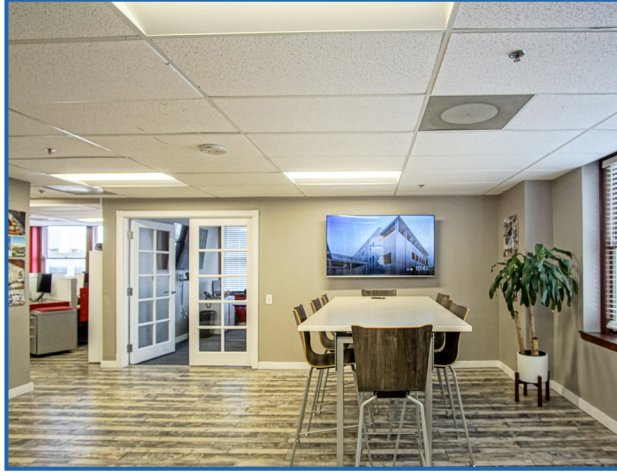
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



FIRST CAPITAL
Property Group

Commercial Real Estate Services

FOURTH FLOOR PHOTOS



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FIFTH FLOORPLAN

SUITE FEATURES

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



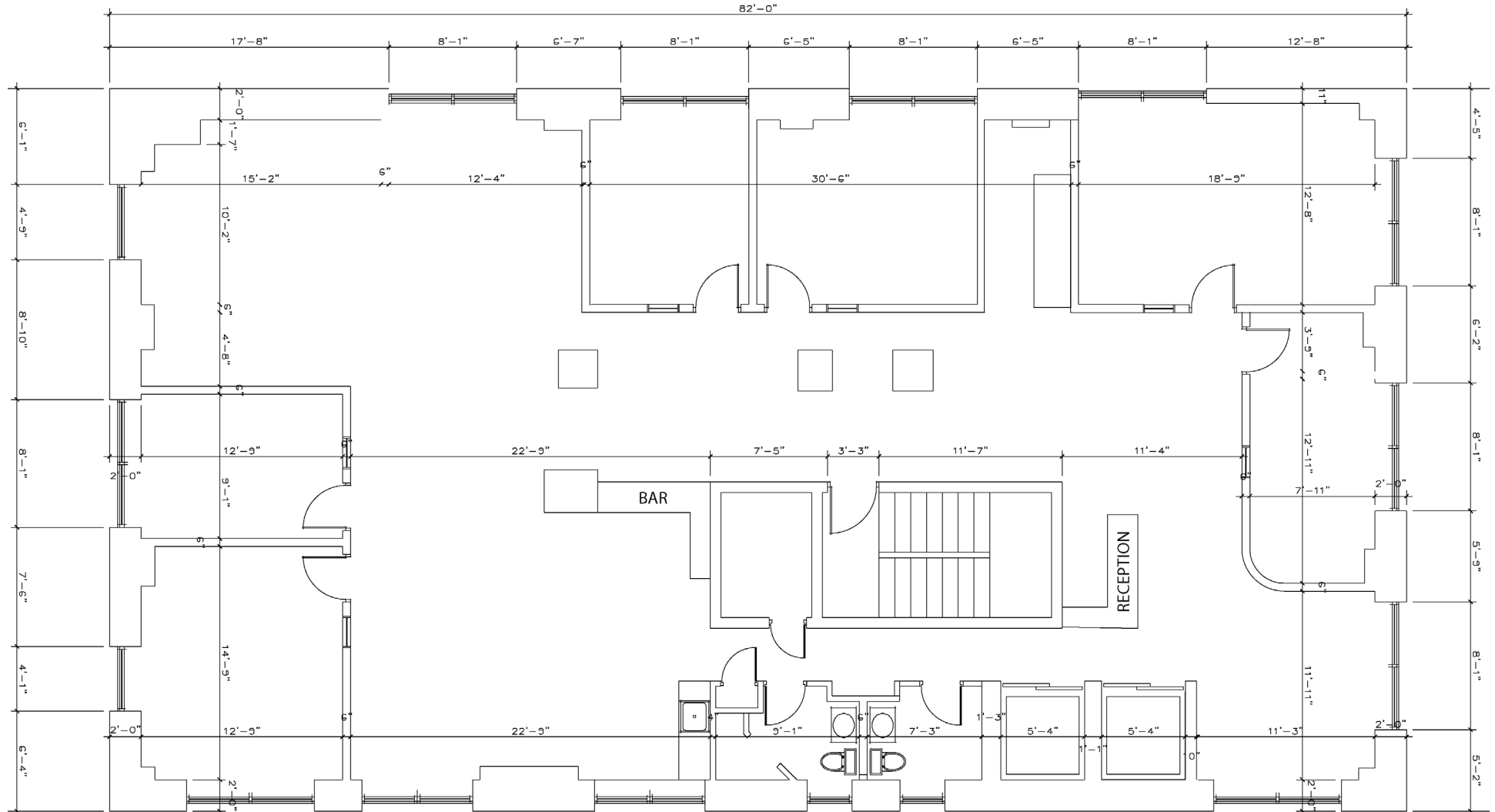
**SUITE AVAILABLE
IMMEDIATELY**



**5 LARGE
OFFICES**



**BREAK ROOM
& KITCHEN**



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



**FIRST CAPITAL
Property Group**

Commercial Real Estate Services

FIFTH FLOOR PHOTOS



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SIXTH FLOORPLAN

SUITE FEATURES

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



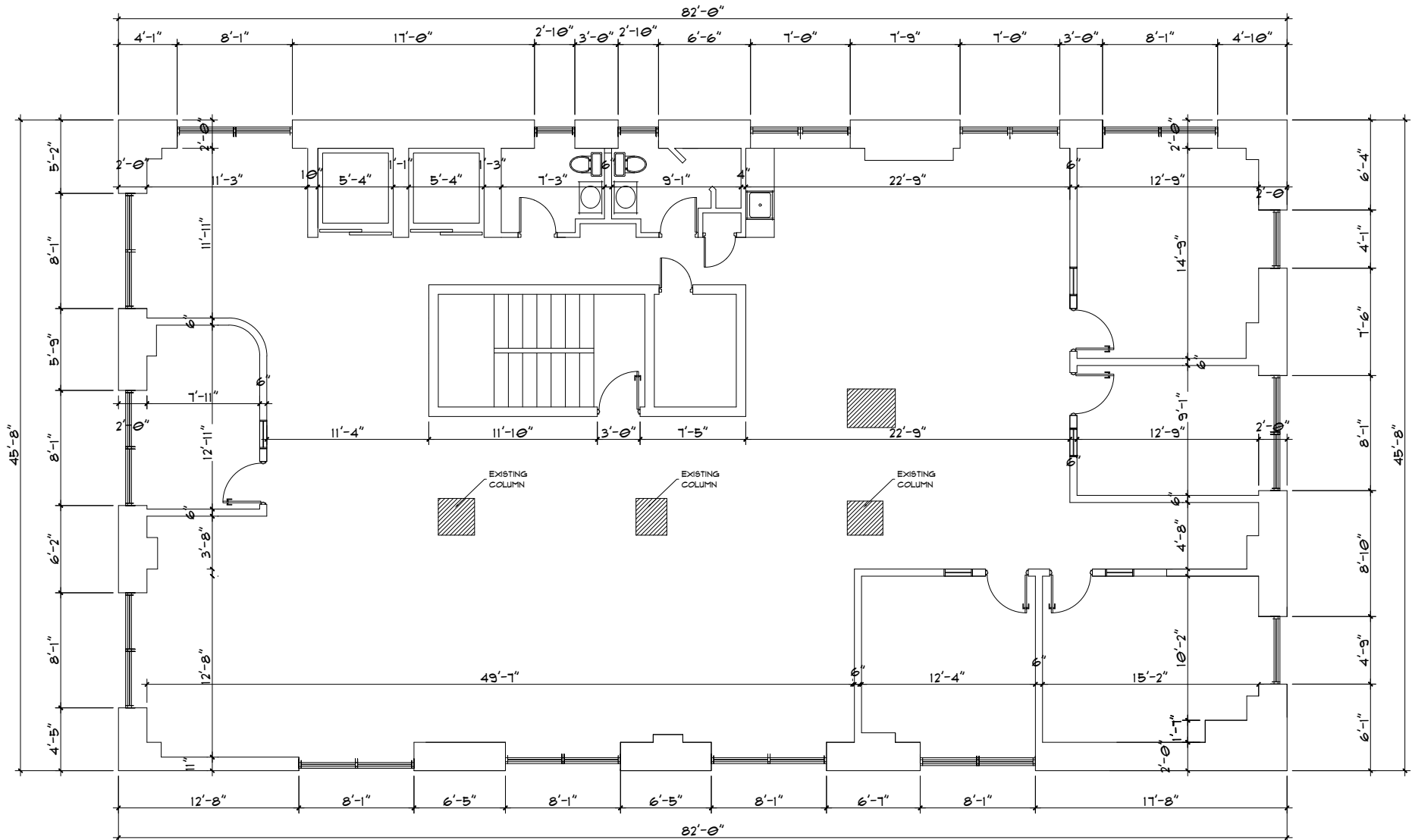
SUITE AVAILABLE
IMMEDIATELY



4 LARGE
OFFICES



BREAK ROOM
& KITCHEN



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

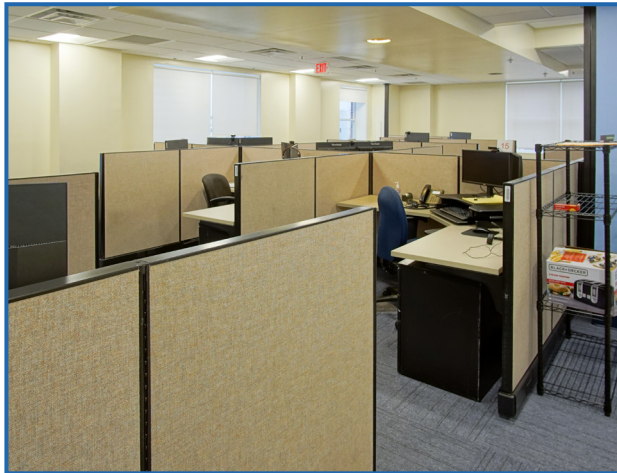
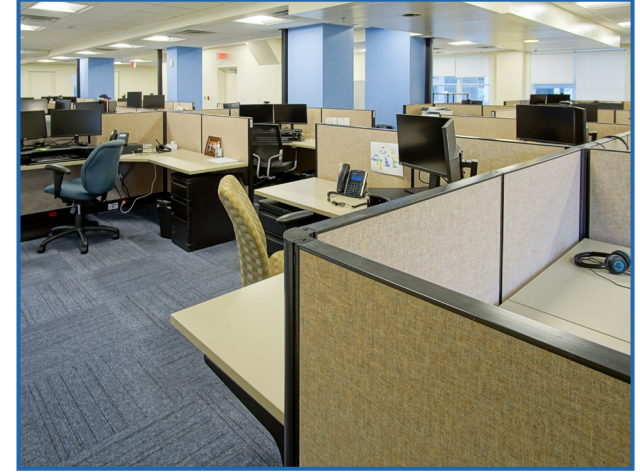
Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



FIRST CAPITAL
Property Group

Commercial Real Estate Services

SIXTH FLOOR PHOTOS



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

SEVENTH FLOORPLAN

SUITE FEATURES

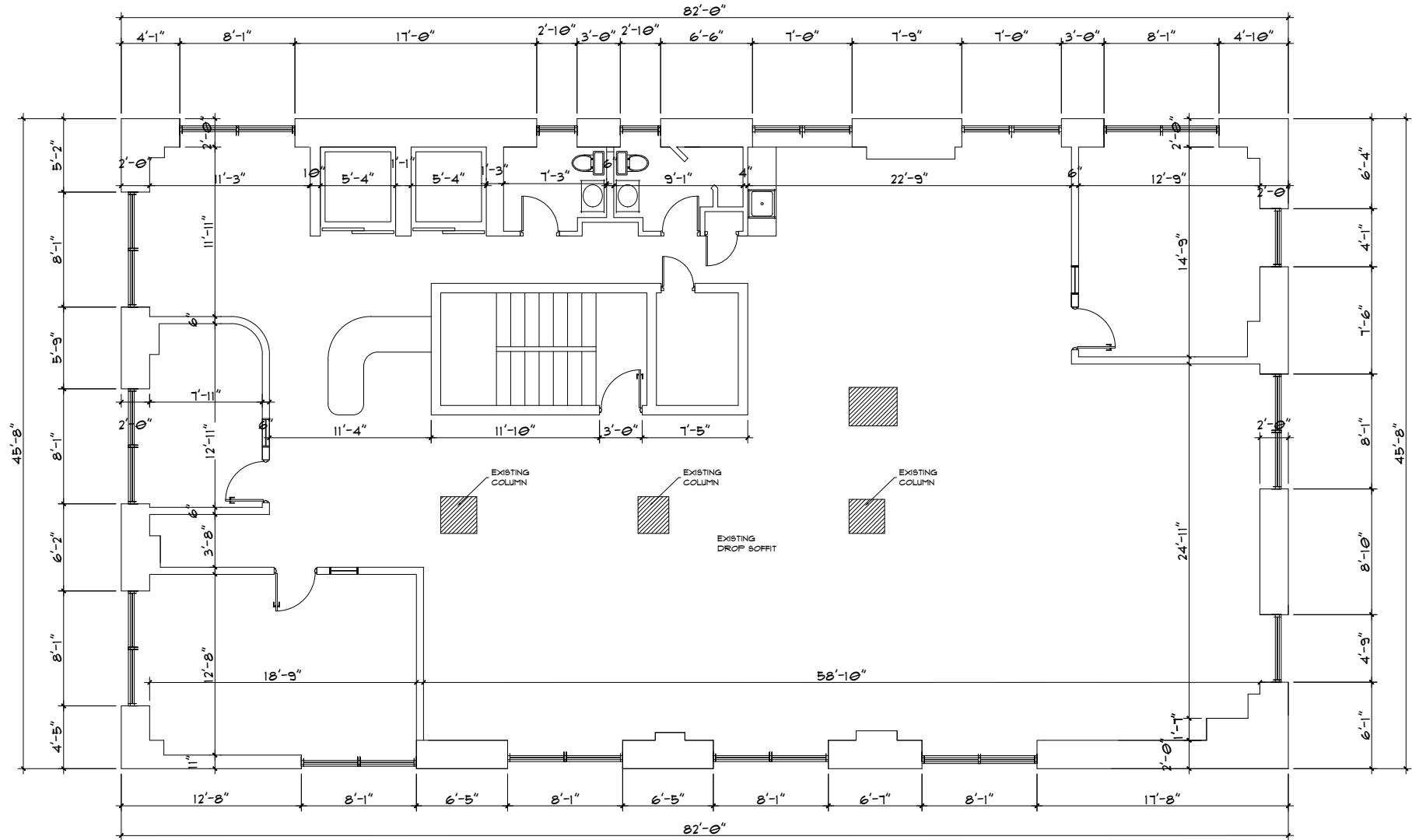
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- 10 Seat Conference Room



10 SEAT
CONFERENCE ROOM



SUITE AVAILABLE
IMMEDIATELY



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



FIRST CAPITAL
Property Group

Commercial Real Estate Services

SEVENTH FLOOR PHOTOS



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

NINTH FLOORPLAN

SUITE FEATURES

- Can be demised to $\pm 2,000$ SF
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space

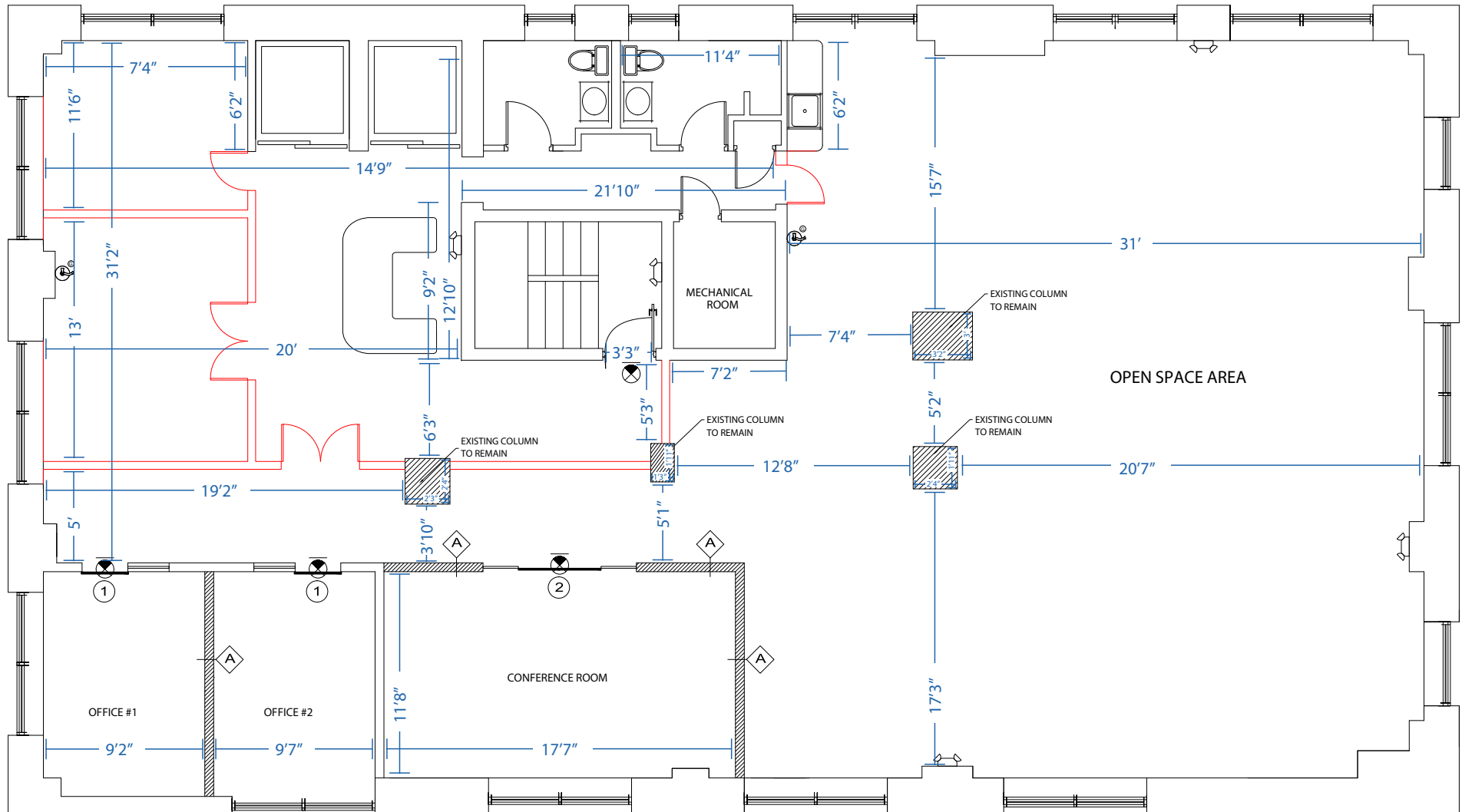


LARGE CONFERENCE ROOM



**SUITE AVAILABLE
IMMEDIATELY**

* Items shown in red indicate a proposed demising layout and are conceptual only.



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



FIRST CAPITAL
Property Group

Commercial Real Estate Services

NINTH FLOOR PHOTOS



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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.



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

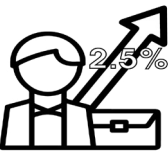


RESIDENTIAL

- | | | |
|-----------------------------|------------------------------------|----------------------|
| 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




**#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**

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

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. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

F C
P G
**FIRST CAPITAL
 Property Group**
 Commercial Real Estate Services