

# THE METCALF

100 S. ORANGE AVE, ORLANDO, FL 32801

## OFFICE SUITES FOR LEASE

± 3,483 SF Full Floor Suites



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

± 3,483 SF Full Floor Suites

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

Four ± **3,483 SF full-floor office suites** combinable for flexible SF options each with their own private restrooms, breakroom, kitchen and lobby area

Positioned at the **most pedestrian trafficked intersection of Downtown Orlando** 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, Bars, Restaurants, Entertainment, Hotels, Scenic Lake Eola, Creative Village, UCF's Downtown Campus, and more

Now under new ownership. Recent **capital improvements** include: modernization of both elevators, new roof system, lobby enhancements, and controlled by-suite elevator access

The Metcalf 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 restaurant** (Tropix, set to open late 2026) & reimagined basement concept

Visit [TheMetcalfBuilding.com](https://TheMetcalfBuilding.com)  
For More Information

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SUITE PHOTOS

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



VIRTUAL TOUR VIA  
MATTERPORT

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



## PARKING

### BUILDING PARKING AVAILABILITY

Adjacent to the building, a private surface lot provides direct, at-grade parking, an uncommon advantage in the Downtown Core.

Also available are reserved spaces within the Plaza Garage and the 18 W Central garage located one block north of The Metcalf. These designated spaces offer secure, dedicated parking in a structured facility.



## DEMOGRAPHICS



### #2 BEST CITY TO START A CAREER

Orlando, WalletHub 2026



### FASTEST GROWING LARGE REGION IN THE US

Orlando, 2024



### EMPLOYMENT POPULATION

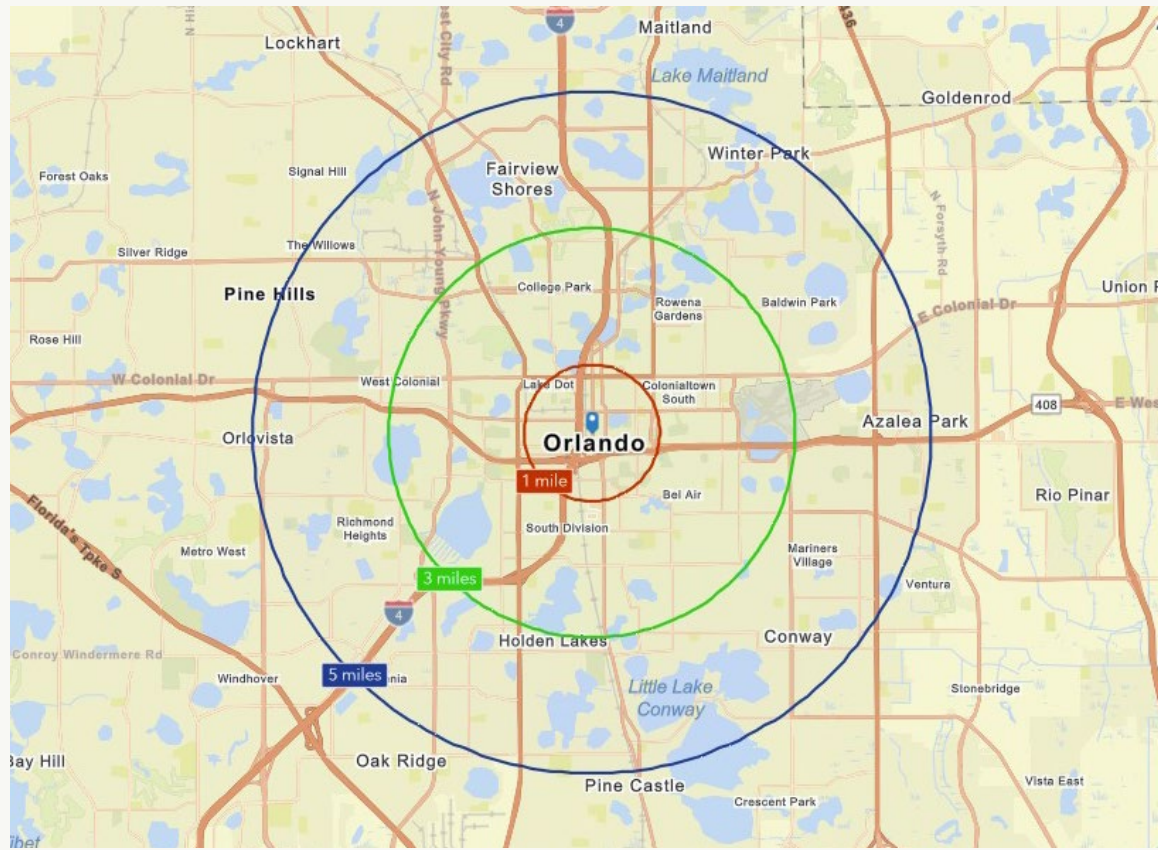
± 156,623  
(3 mile radius)



### DAYTIME POPULATION

± 255,936  
(3 mile radius)

|                             | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION            | 24,347    | 104,828   | 307,015   |
| DAYTIME POPULATION          | 91,467    | 255,793   | 466,719   |
| MEDIAN AGE                  | 36.2      | 38.4      | 37.3      |
| MALE POPULATION             | 51.2%     | 50.7%     | 50.0%     |
| FEMALE POPULATION           | 48.8%     | 49.3%     | 50.0%     |
| TOTAL HOUSEHOLDS            | 13,326    | 49,797    | 127,980   |
| AVERAGE # OF PERSONS PER HH | 1.68      | 2.03      | 2.33      |
| AVERAGE HH INCOME           | \$109,741 | \$122,291 | \$105,701 |
| AVERAGE HOUSE VALUE         | \$605,831 | \$561,033 | \$519,020 |
| TOTAL BUSINESSES            | 4,993     | 13,236    | 24,900    |
| TOTAL EMPLOYEES             | 73,894    | 180,201   | 283,181   |



## LOCATION

### Highlights

**A Corner That Commands Attention:** Positioned on Orange Avenue in downtown Orlando's core, this location captures consistent pedestrian and vehicle traffic. The surrounding area has sustained capital investment and maintains active street-level activity.

**Walkable to Power and Culture:** This stretch of Orange Avenue is no longer just a through way; it is a statement corridor. With walkable access to Orlando City Hall, the Kia Center, Dr. Phillips Center for the Performing Arts, and Lake Eola, tenants operate within a live, work, and play ecosystem that supports recruiting talent, attracting clients, and hosting meaningful experiences just steps from their front door.

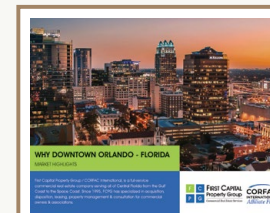
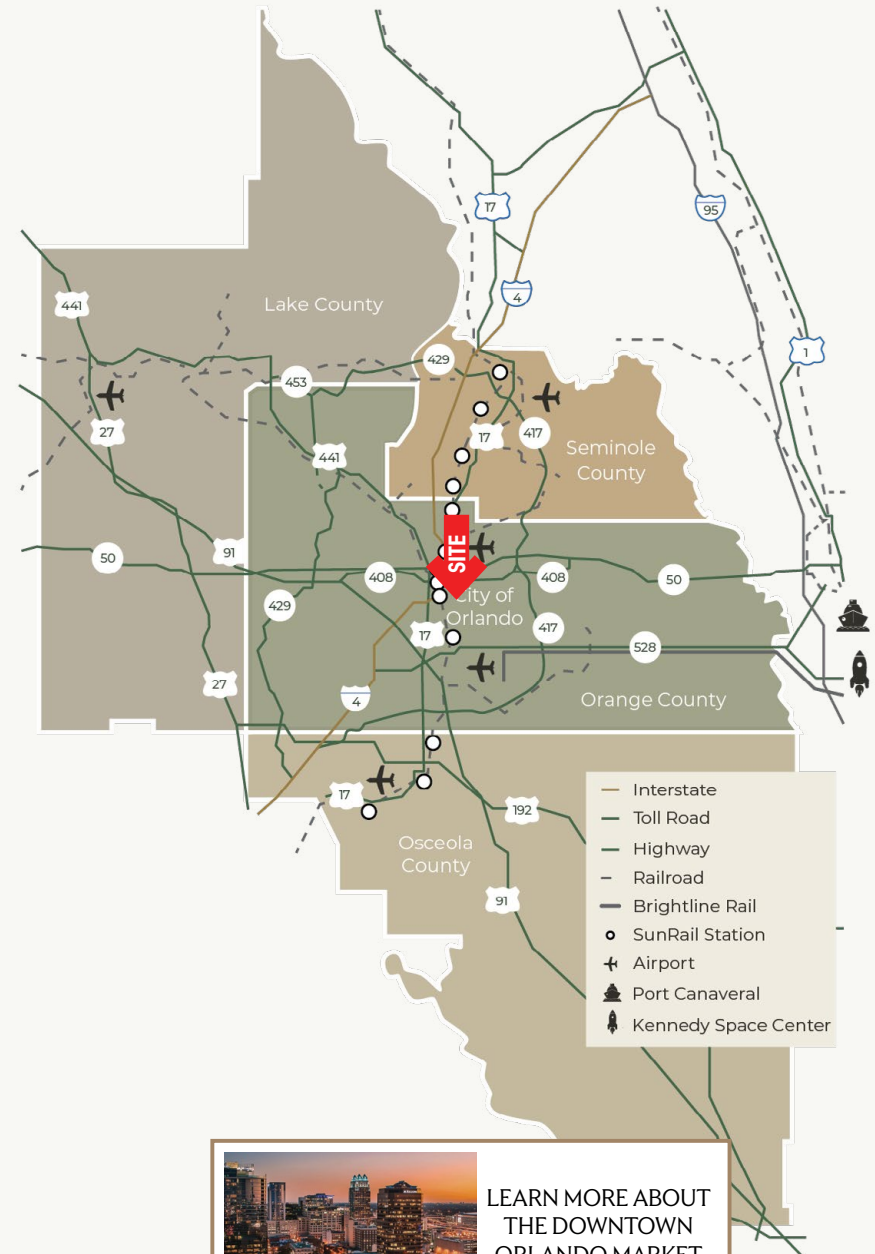
**Connected to the Region's Future:** The proximity to the SunRail Station, I-4, and SR 408 positions The Metcalf at a convergence of major regional mobility routes, offering unmatched accessibility for both urban and suburban users. While billions in surrounding development continue to transform the skyline, The Metcalf remains rooted as one of the few properties that offers a true sense of authenticity in a city embracing both its past and its future.

### Transit

- SunRail - .2 miles / 5 min. walk
- Orlando Executive Airport - 4.0 miles / 14 min. drive
- Orlando International Airport - 11.1 miles / 25 min. drive
- Port Canaveral - 52 miles / 54 min. drive

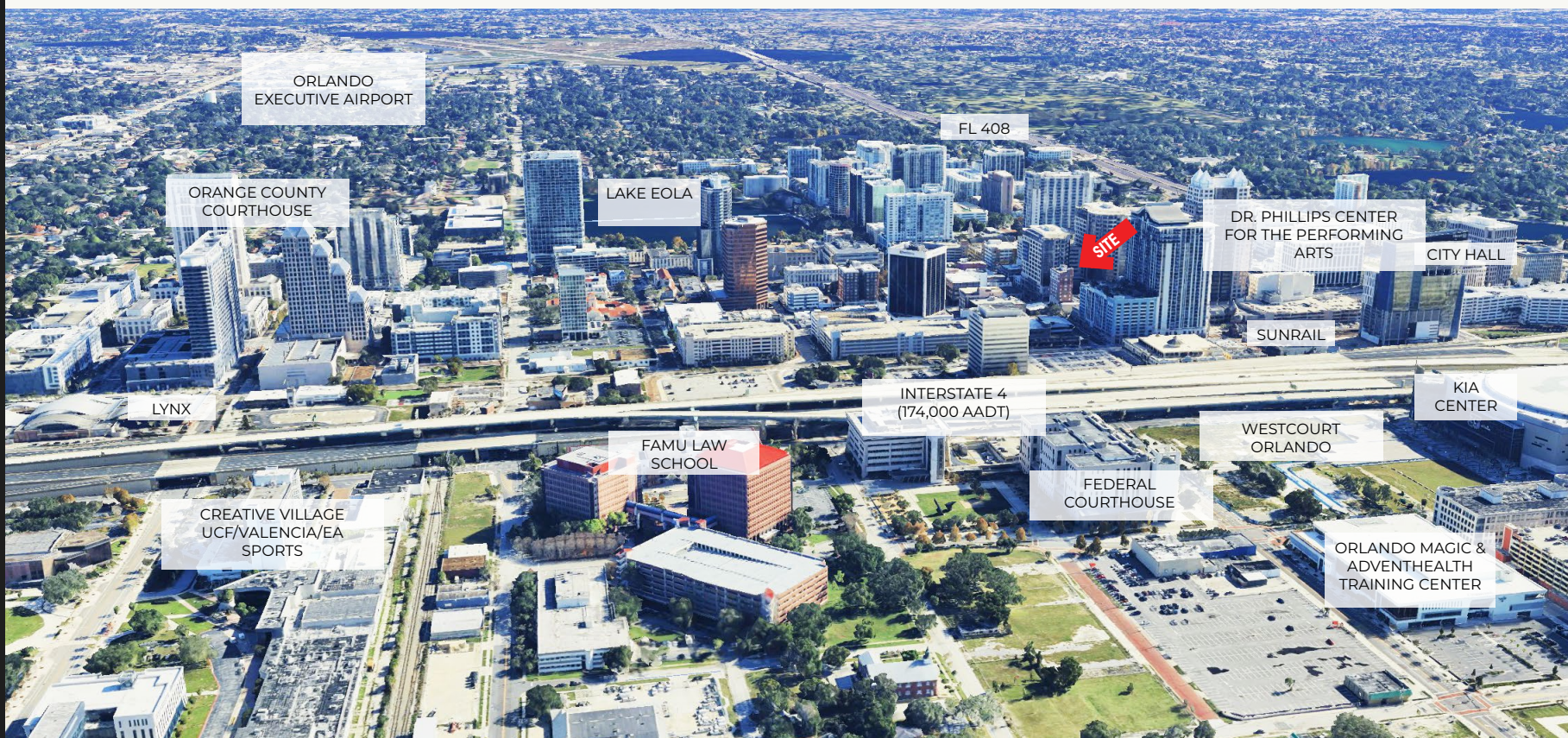
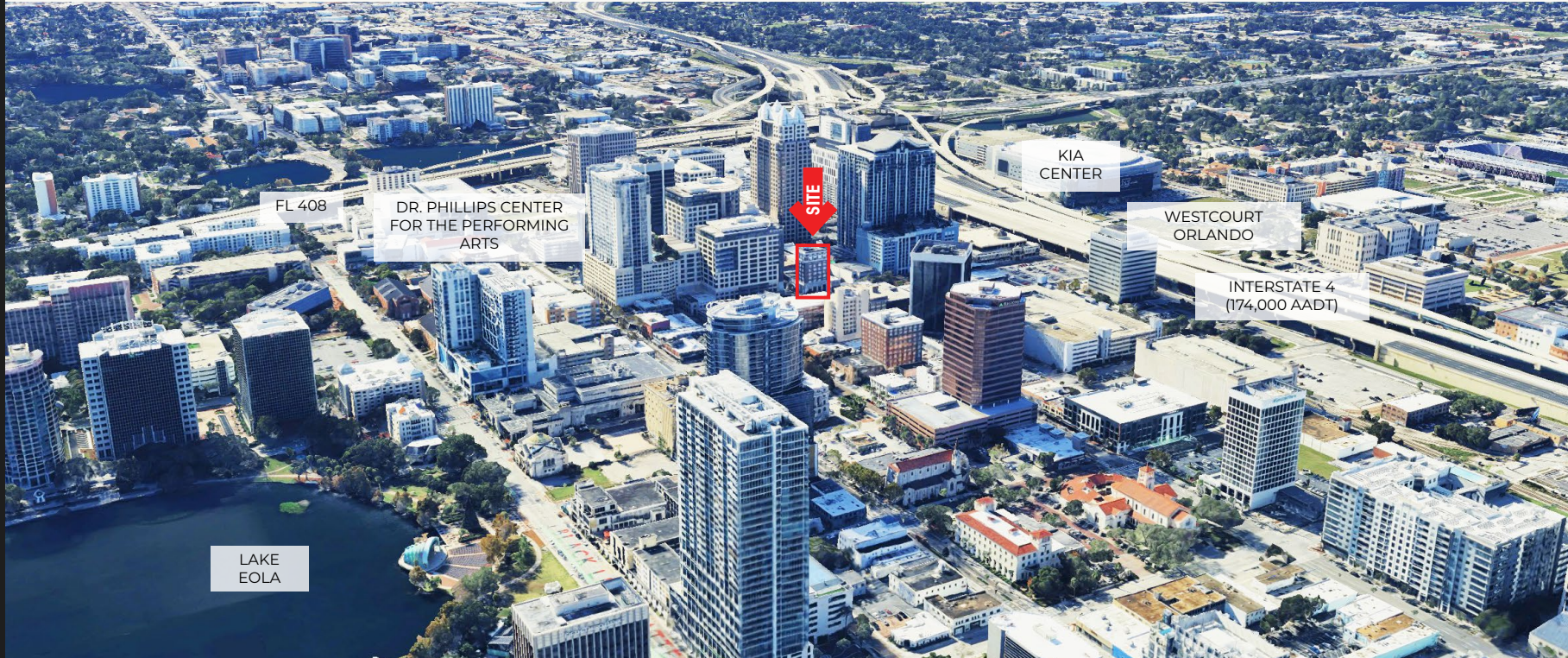
### Neighboring Attractions

- Dr. Phillips Center - .2 miles / 5 min. walk
- Lake Eola - .3 miles / 6 min. walk
- Kia Center - .3 miles / 6 min. walk
- Orlando City Hall - .5 miles / 5 min. walk
- Orange County Courthouse - .7 miles / 13 min. walk
- Inter & Co Stadium - .7 miles / 13 min. walk
- Creative Village / UCF Campus - .8 miles / 15 min. walk



LEARN MORE ABOUT  
THE DOWNTOWN  
ORLANDO MARKET

[www.FCPG.com/Why-Downtown-Orlando](http://www.FCPG.com/Why-Downtown-Orlando)

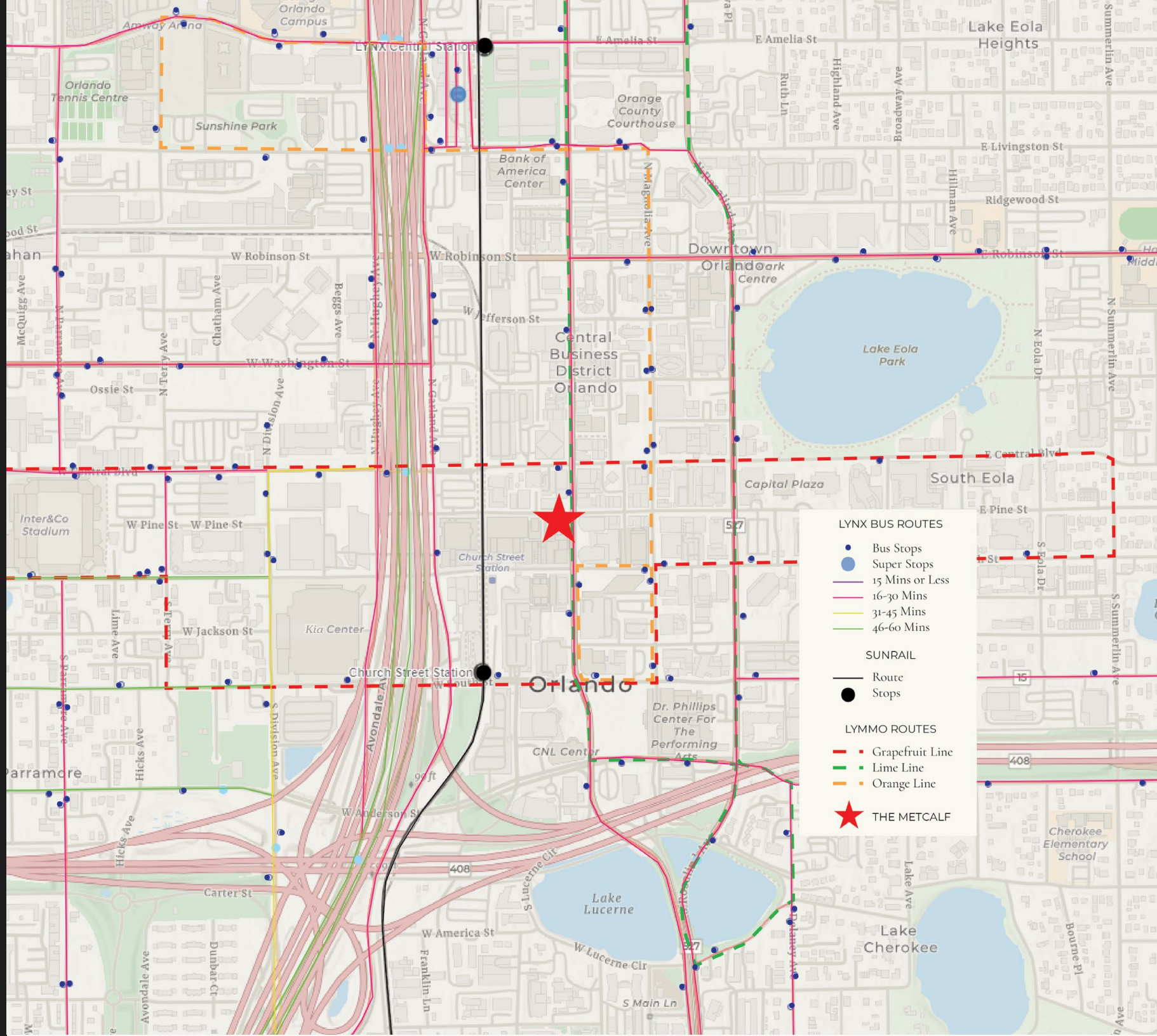


LOCATION

**CORFAC**  
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Property Group  
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**P G**



## SUITE FEATURES

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



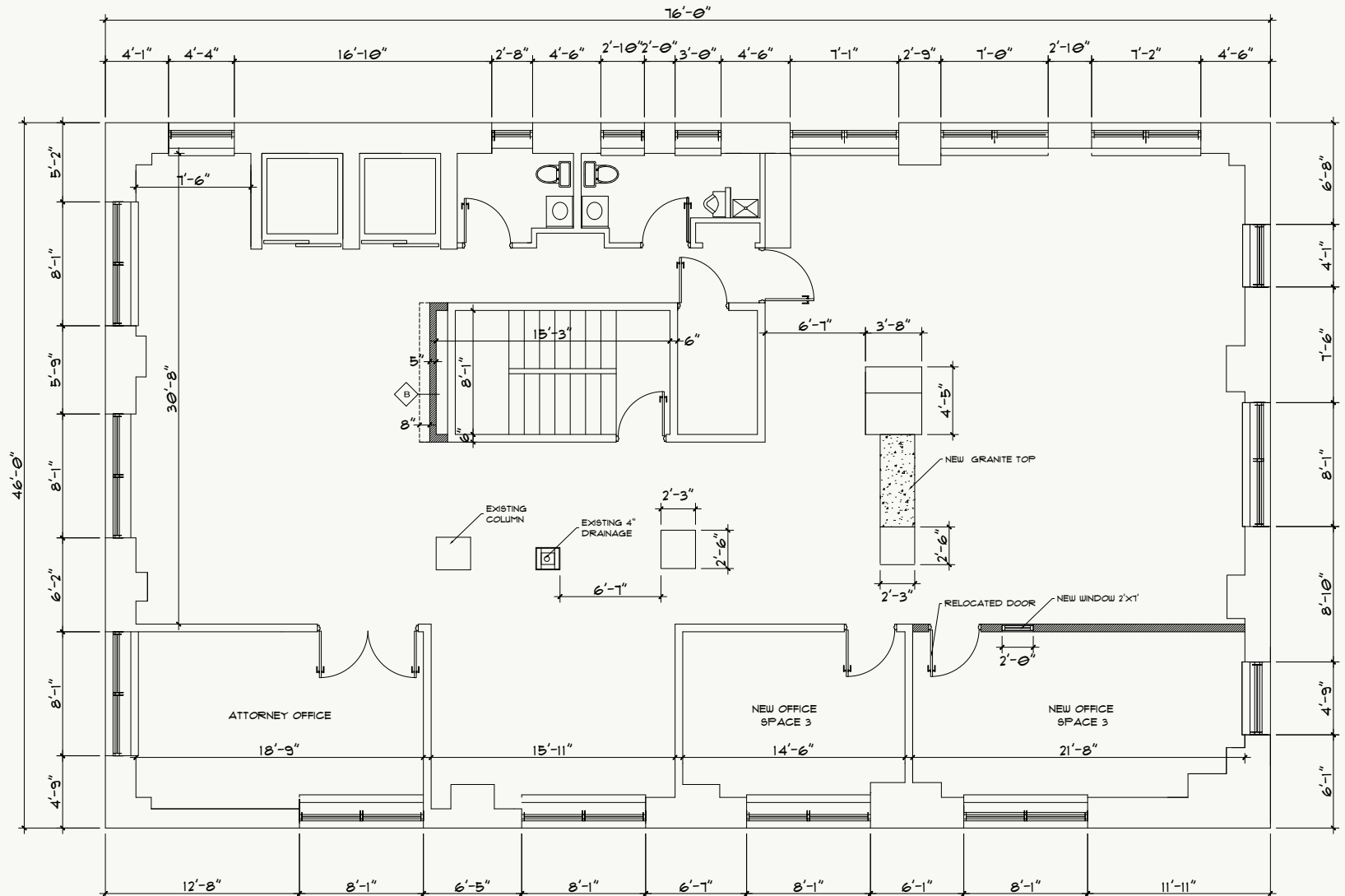
SUITE AVAILABLE  
IMMEDIATELY



3 LARGE  
OFFICES



BREAK ROOM  
& KITCHEN AREA



## SUITE FEATURES

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



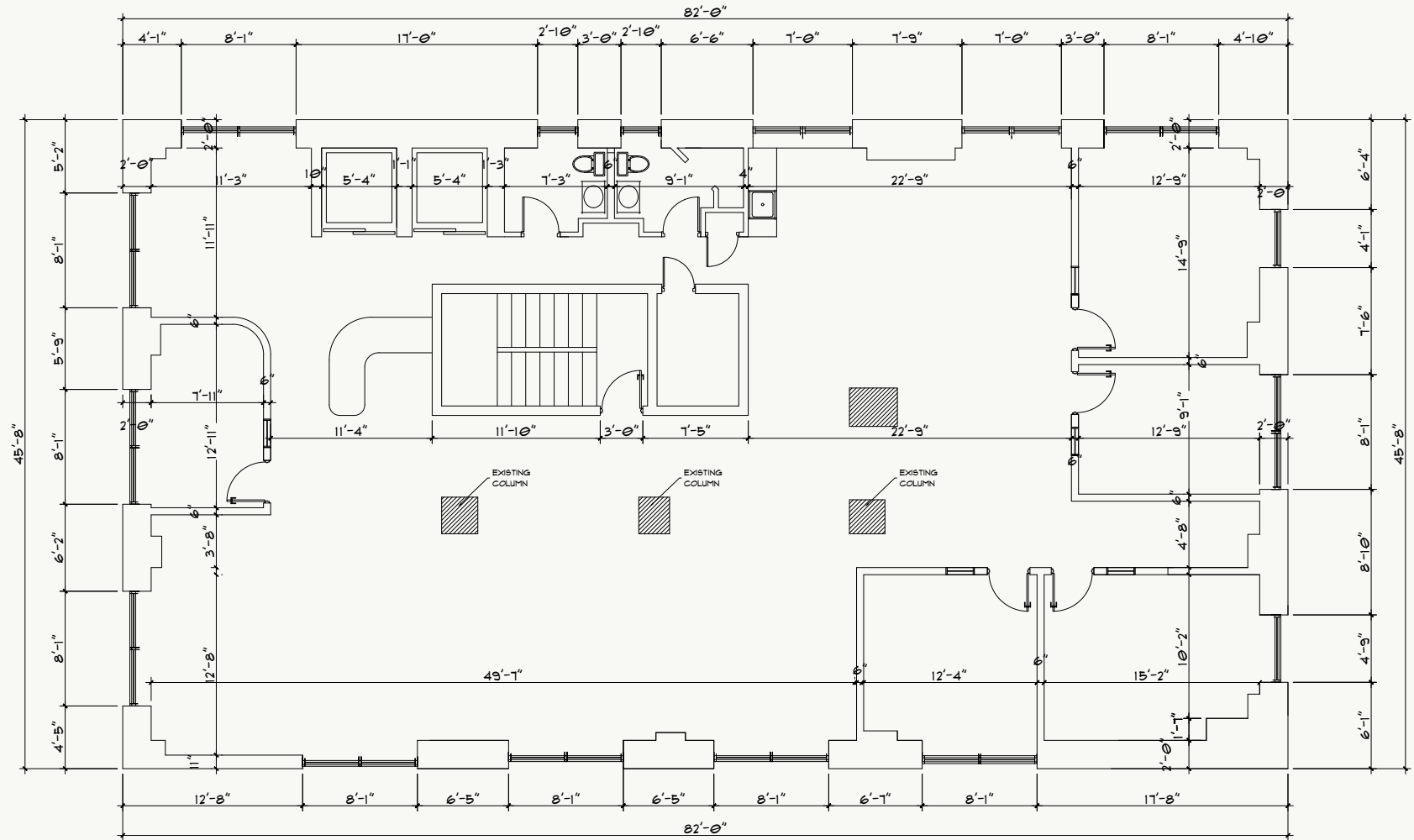
SUITE AVAILABLE  
IMMEDIATELY



4 LARGE  
OFFICES



BREAK ROOM  
& KITCHEN



SUITE FEATURES

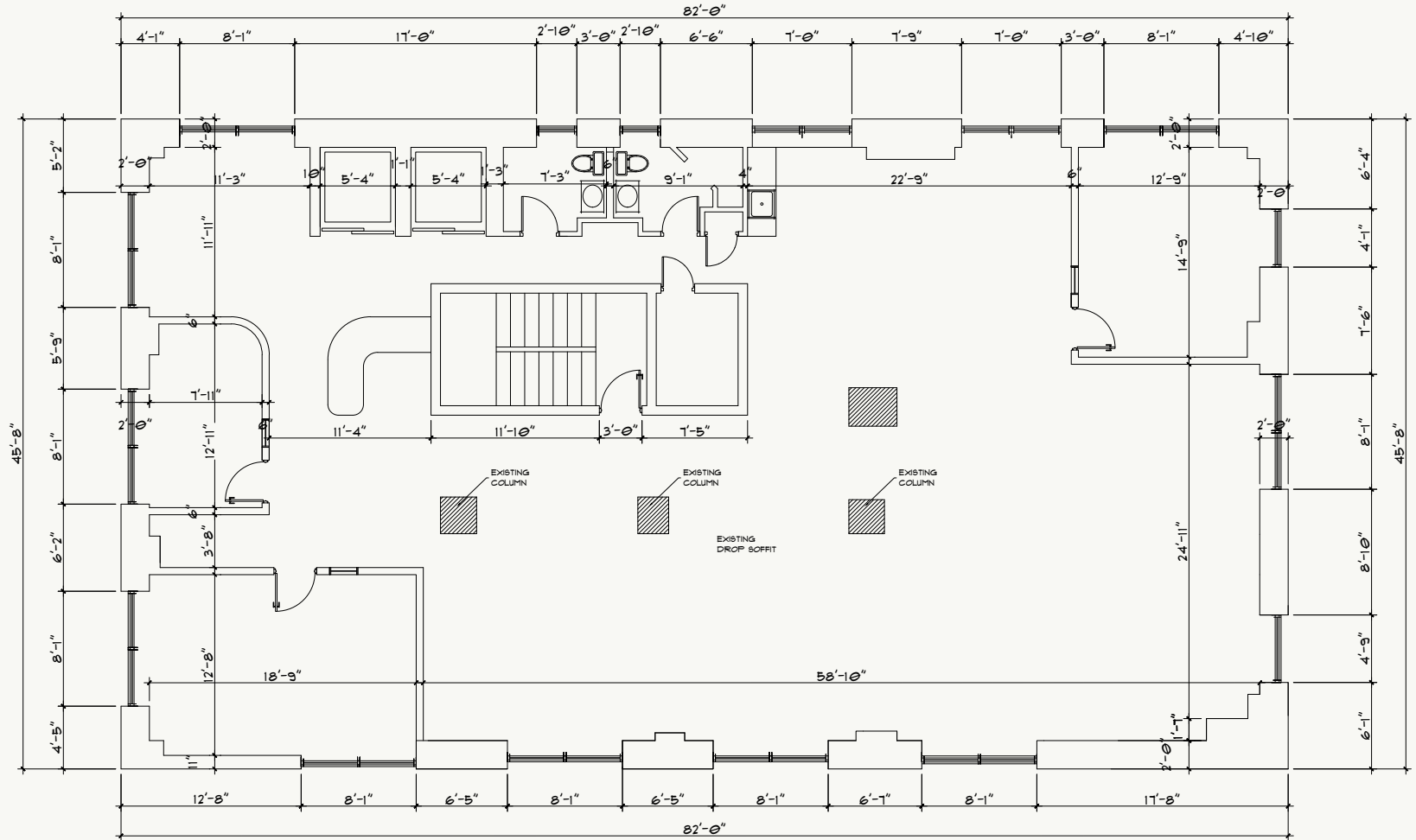
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space
- 10 Seat Conference Room



10 SEAT  
CONFERENCE ROOM



SUITE AVAILABLE  
IMMEDIATELY



SUITE FEATURES

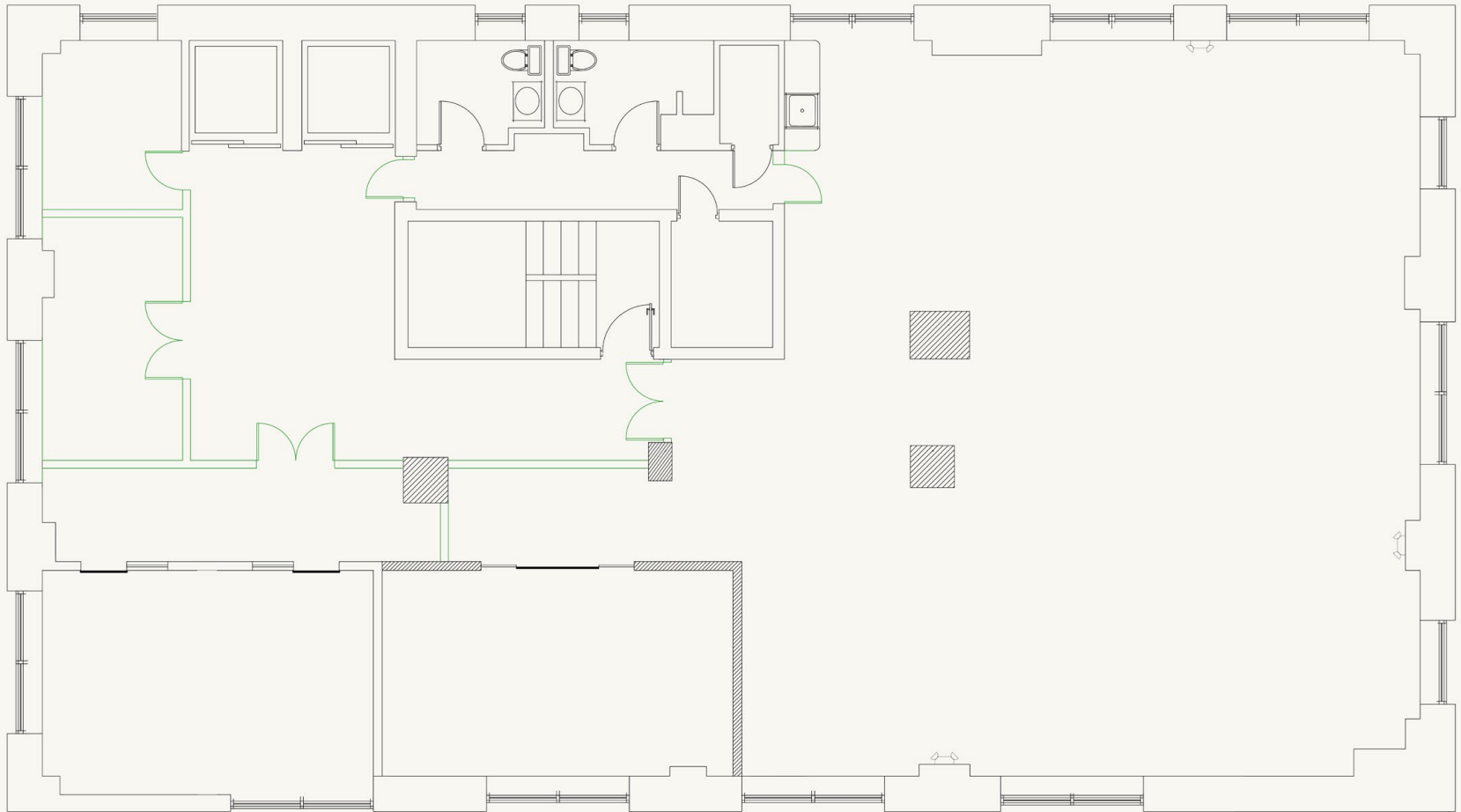
- Can be demised to  $\pm 2,000$  SF
- In Suite Lobby
- 2 Executive Offices
- In Suite Break Room Kitchen
- Large Open Collaborative Space



LARGE  
CONFERENCE ROOM



SUITE AVAILABLE  
IMMEDIATELY



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



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