

LEASE AVAILABILITY

2026

OFFICE

KRESS

The Kress Building

A LANDMARK FOR MODERN BUSINESS

DOWNTOWN ORLANDO



BROKERAGE

First Capital Property Group /
CORFAC International

FCPG.COM
615 E. COLONIAL DR. ORLANDO, FL

Move-In Ready | Full Service | Parking Included

SECTION 01 - INTRODUCTION

Overview



ADDRESS: 15 W Church St
Orlando, FL 32801

AVAILABILITY: Suite 300: 2,179 SF
Suite 301: 5,818 SF
Penthouse: 766 SF
Max. Contig.: 8,763 SF

LEASE RATE: \$34.00 / SF

LEASE STRUCTURE: Full Service

PARKING: 6 spaces included in nearby
55 W Garage

BUILDOUT: Class A Move-In Ready
Office

DATE AVAILABLE: Immediately

LEASE TERM: Negotiable

BUILDING FRONTAGE: ± 51 ft on Church St
± 30 ft on Orange Ave



Visit Offering Webpage:
FCPG.com/Kress



Explore the Interactive
Aerial / Virtual Property Tours

SECTION 01 - INTRODUCTION

Leasing Highlights

Move-In Ready Space in a Landmark Building

8,763 SF of total space available. Suite 301 delivers 5,818 SF, with the option to also lease a 766 SF penthouse reached by its own stair, and Suite 300, a 2,179 SF office with private elevator access. All spaces are built out with two large conference rooms, private offices, break room, and storage.

Church Street Frontage & Signage

Suite 301 is accessed via a shared lobby directly off Church Street providing direct elevator access to the suite. Lobby and street-front window signage is available.

Daylight on Two Exposures

Large windows run the full length of the floor and across the Church Street frontage. Perimeter light reaches the interior private offices and conference rooms.

Historic Character That Cannot Be Replicated

An Orlando Historic Landmark completed in 1935 and designed by Edward F. Sibbert, architect of more than fifty Kress stores nationally, this building carries authentic Art Deco detailing and terra cotta work impossible to recreate in modern construction.

Landmark Character, Modern Building Systems

Extensively renovated in 2025 with upgraded common areas and finishes. Reception area, on-site property manager, 24-hour controlled access, fiber optic internet, and full accessibility.

Access & Control, On Your Schedule

24-hour secured access, app-based entry and remote visitor management give tenants greater control over their workplace. An integrated entrance camera allows tenants to see visitors through the app and grant access remotely, while independent after-hours and weekend HVAC control provides the flexibility to operate beyond conventional business hours.



SECTION 01 - INTRODUCTION

*First Floor Restaurant: Kres Chophouse***Where Business Meets Hospitality**

The third-floor office opportunity at the Kress Building offers more than a distinctive workplace. It creates the potential for a unique connection to Kres Chophouse, one of Downtown Orlando's leading fine-dining destinations, located within the building.

From client dinners and private dining to business lunches, team gatherings and special occasions, Kres provides an elevated hospitality setting just steps from the office.

As part of the third-floor tenant experience, ownership is exploring opportunities to integrate Kres through preferred reservation access, private dining opportunities, and tailored food and beverage programs.

Specific offerings will be further defined, providing the third-floor tenant with the potential for a level of hospitality, convenience and client entertainment that extends beyond the traditional office experience.

Your office upstairs. Kres Chophouse downstairs. A more connected way to work and entertain.



“

S.H. Kress & Co. used architecture as its brand and built storefronts meant to be looked at. Nine decades on, that's still what this address does, on a street the City is rebuilding around it.

”

**Downtown Orlando Market**

PUBLIC INVESTMENT IN DOWNTOWN STREETS, PARKS & PUBLIC SPACES
\$200 Million
(DTO Action Plan)



DAYTIME POPULATION
± 256,291
(3 mile radius)

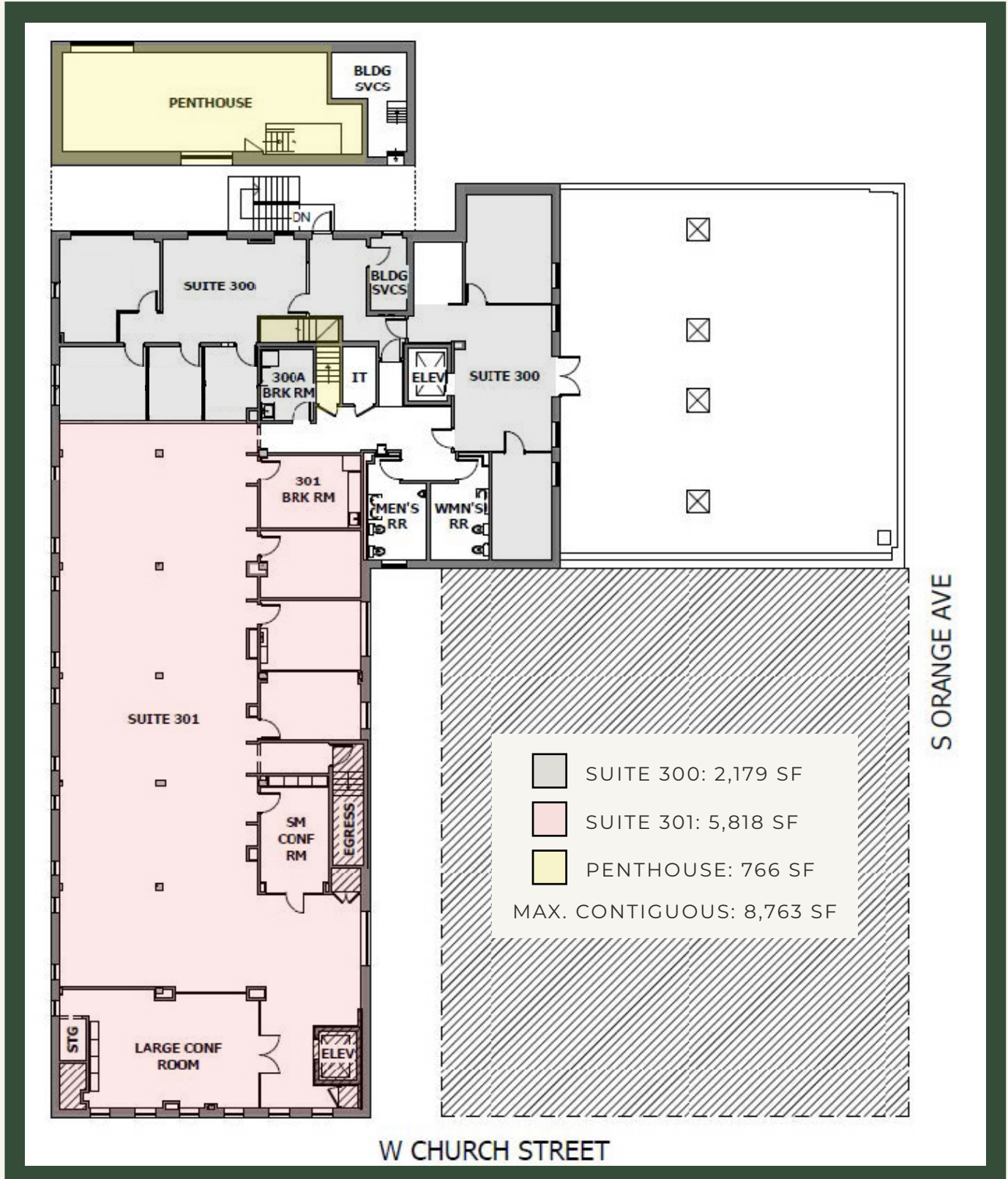


EMPLOYMENT POPULATION
± 156,298
(3 mile radius)



COLLEGE EDUCATED PROFESSIONALS
52.4%
(Within DTO CRA)

SECTION 02 - LEASE AVAILABILITY

Third Floor Floorplan

*Penthouse & Suite 300 only available
when leased with Suite 301

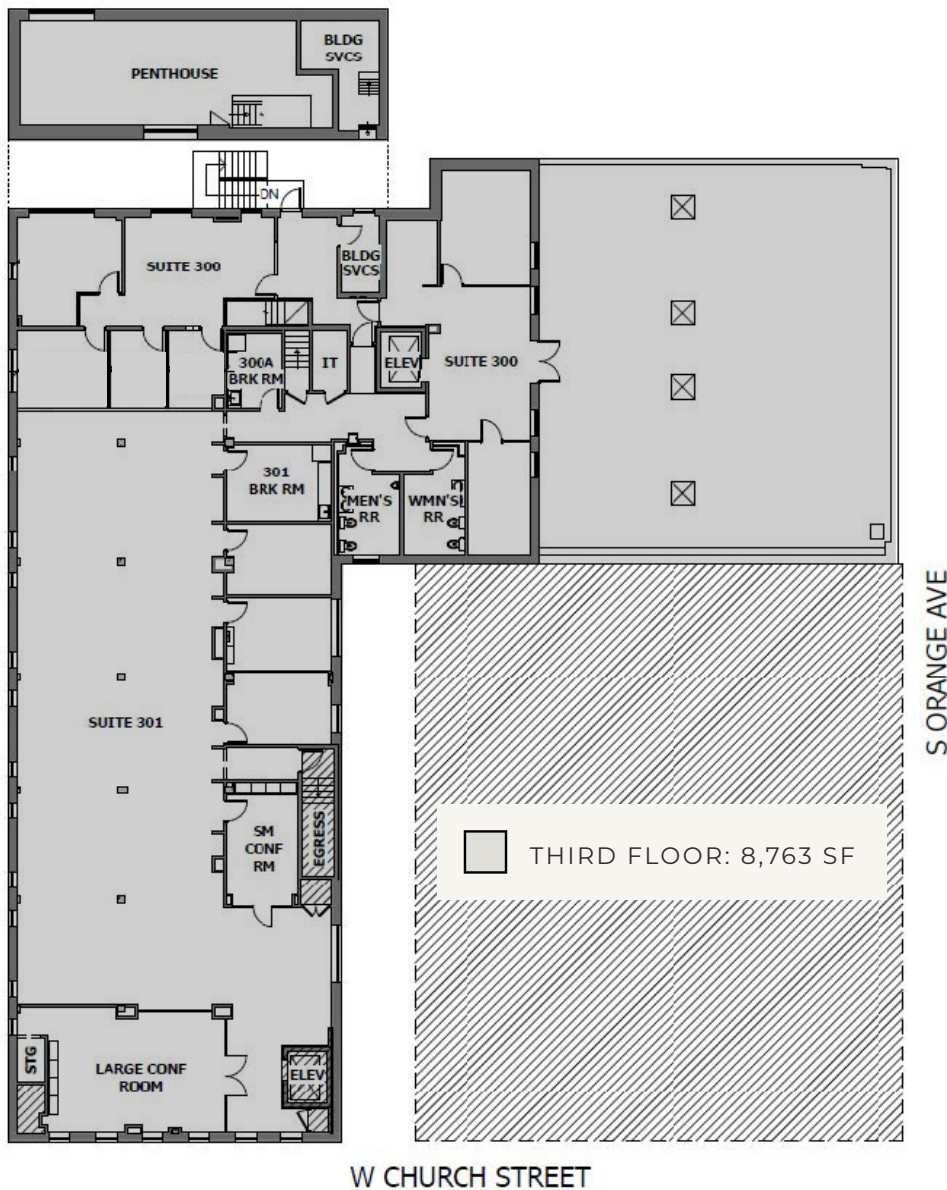
SECTION 02 - LEASE AVAILABILITY

Full Floor Opportunity

One Floor. One Identity. One Signature Tenant.

This is a chance to control an entire floor in the heart of downtown. Combine Suite 301, Suite 300, and the Penthouse and a single tenant can occupy approximately 8,763 RSF, anchor the building with signature canopy signage, and enjoy private access to a rooftop balcony. It's a bigger footprint, a stronger statement, and a rare opportunity to make this address your own.

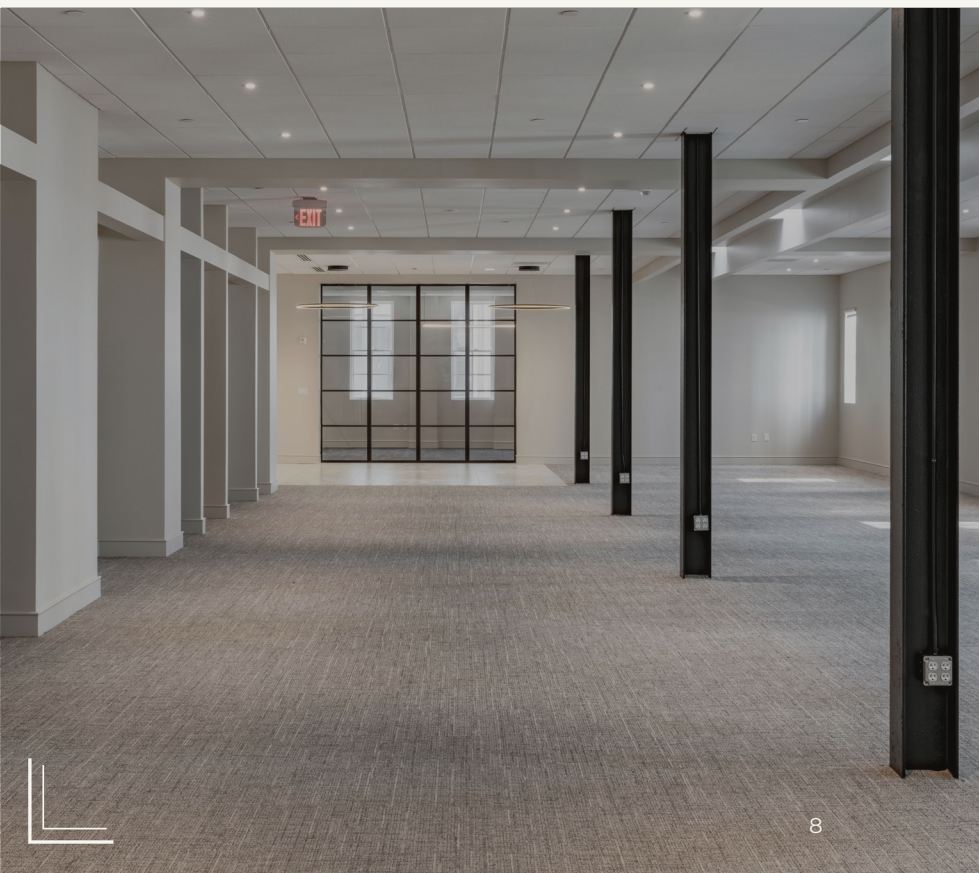
- **± 8,763 SF of total potential occupancy**, combining Suite 301 (5,818 RSF), Suite 300 (2,179 RSF), and the 766 RSF Penthouse
- **Control of the entire floor** for a single anchor tenant
- **Dual elevator access** from both the Church Street and Orange Avenue sides
- **Anchor-tenant signage** on the red center band of the Church Street canopy



SECTION 02 - LEASE AVAILABILITY

Suite 301: Interior







SECTION 02 - LEASE AVAILABILITY

The Penthouse: Interior



SECTION 03 - LOCATION

Distinctive Character. Institutional Surroundings.

Positioned directly across Church Street from the Piedmont Building, Kress sits within the heart of Downtown Orlando's established office core. The relationship places Kress immediately alongside one of downtown's leading Class A office environments, while offering something distinctly different: the identity, architectural character and presence of a historic landmark.

From inside Piedmont's contemporary lobby, the Kress façade is directly framed across Church Street, visually reinforcing just how closely the two properties share the same business environment. For Kress tenants, the result is a distinctive boutique office experience situated squarely within Downtown Orlando's institutional center.



*Move-In Ready Office
Space in the heart of where
downtown Orlando's growth
keeps concentrating*

SECTION 03 - LOCATION

Downtown Within a 15-Minute Walk

Kress is positioned at the center of one of Downtown Orlando's most walkable environments, placing many of the city's principal business, civic, cultural, dining and entertainment destinations within approximately a 15-minute walk.

From the Kia Center and Dr. Phillips Center for the Performing Arts to City Hall, SunRail, Inter&Co Stadium and the surrounding Church Street and Orange Avenue corridors, tenants are connected to the places that define the downtown experience without getting into a car. Lake Eola, one of Downtown Orlando's signature public spaces, is also immediately accessible just beyond the 15-minute walking radius.

For employers, that connectivity extends beyond convenience. It creates a workplace environment where employees can move easily between the office, restaurants, entertainment, transit, civic destinations and public spaces throughout the day



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LOCALLY OWNED. GLOBALLY CONNECTED.

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