



**FOR SALE**

# METROCENTER OFFICE @ METROWEST

133,914 SF | TWO SINGLE STORY CLASS A BUILDINGS ON 15 ACRES  
6355 METROWEST BLVD - 1800 METROCENTER BLVD

**FOUNDRY**  
COMMERCIAL

**OT**

**EXECUTIVE  
SUMMARY**



# OFFERING AT A GLANCE

	<b>METROWEST COMMERCE CENTER</b>	<b>CAMBRIDGE</b>
<b>Address</b>	6355 Metrowest Blvd, Orlando, FL 32835	1800 MetroCenter Blvd, Orlando, FL 32835
<b>Site Size</b>	11.01 Acres	4.26 Acres
<b>Net Rentable Area</b>	102,019 SF	31,895 SF
<b>Year Built / Renovated</b>	1988/2011	2000/2011
<b>Parking Ratio</b>	4.1/1,000	6.4/1,000

**HILTON GRAND VACATION'S LEASE EXPIRES 11/30/26 AND BUILDINGS WILL BE VACANT AND AVAILABLE THEREAFTER**

**\*PROPERTIES CAN BE SOLD INDIVIDUALLY OR TOGETHER.**



### METRO POINT SHOPPING CENTER

- Walmart
- Planet Fitness
- Stonington's Fried Shrimp
- Bubbakoo's Burritos

KIRKMAN ROAD

VALENCIA COLLEGE DR

VALENCIA COLLEGE

6355 METROWEST BLVD

METROWEST BLVD

METROCENTER BLVD

1800 METROCENTER BLVD

HIAWASSEE RD



# LOCATION

### METROWEST GOLF CLUB

- Public Golf Course
- 18-hole, par-72

### METROWEST SHOPPES

- Florida Tap Room
- Mikado Sushi and Grill
- Josie's Pizza & Wings

### VALENCIA COLLEGE

- West campus
- 184 acres
- 25,000 students annually

### METRO POINT SHOPPING CENTER

- Walmart
- Planet Fitness
- Stonington's Fried Shrimp
- Bubbakoo's Burritos

### DOWNTOWN ORLANDO (CBD)

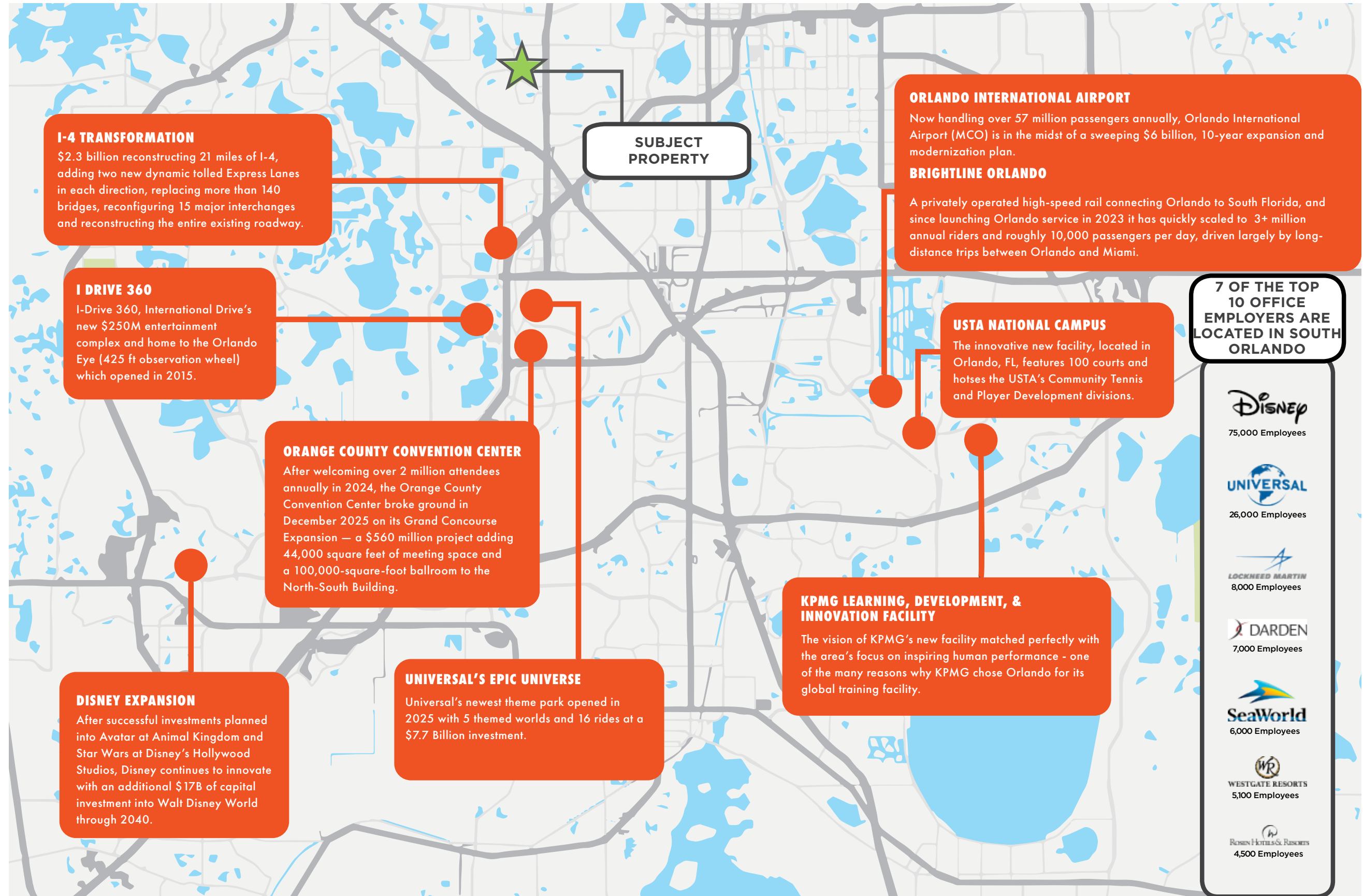
- 15-minute drivetime





02

**MARKET  
HIGHLIGHTS**



# FLORIDA

## SURGING GROWTH

#1

BEST STATE ECONOMY RANKING - U.S.

#1

FASTEST GROWING STATE IN AMERICA

#1

STATE FOR FUTURE JOB CREATION

#3

LARGEST WORKFORCE AMONG ALL STATES

## TOP STATES BY NET MIGRATION (2024)

<b>Florida</b>	<b>372,870</b>	<b>2.0%</b>
<b>Texas</b>	315,301	1.8%
<b>North Carolina</b>	126,712	1.5%
<b>South Carolina</b>	91,853	1.7%
<b>Georgia</b>	88,325	1.1%

## ORLANDO MSA

The Orlando MSA has built one of the most structurally sound economic bases of any major Sun Belt metro — with 80% of employment concentrated outside of tourism. Defense, simulation, aerospace, healthcare, and technology now form the productive core of a 2.9-million-person market that has grown 37% in population since 2010. Among the nation’s 30 largest metros, Orlando led all markets in year-over-year job creation, adding 37,500 positions at a 2.50% growth rate.

2.9M

METRO RESIDENTS

37.4%

POPULATION GROWTH SINCE 2010

#1

YOY JOB GROWTH AMONG TOP 30 MSAS

TOP 10

FASTEST GROWING U.S. METRO BY GDP

## YOY JOB GROWTH - TOP U.S. METROS

Rank	MSA	% Change	Jobs Added
<b>1</b>	<b>Orlando</b>	<b>2.50%</b>	<b>37,500</b>
<b>2</b>	Austin	2.11%	28,500
<b>3</b>	San Antonio	1.99%	23,400
<b>4</b>	Washington	1.86%	62,400
<b>5</b>	Seattle	1.75%	37,300

# OWNER-USER OFFICE SALE COMPARABLES



Property:	2601 Westhall Ln	1901 Summit Tower Blvd	600 Colonial Center Pkwy	13705 International Dr	1390 Celebration Blvd	1950/1958/2001 Summit Park Dr	1991 Summit Park Dr	1768 Park Center Dr
Submarket:	Maitland	Maitland	Lake Mary	South Orlando	South Orlando	Maitland	Maitland	South Orlando
Sale Date:	Dec-25	Dec-25	Mar-26	Jul-25	Mar-25	Dec-24	Dec-24	Dec-23
Building Size:	33,118	126,188	203,960	37,485	106,196	468,410	31,087	52,236
Sale Price:	\$6,702,000	\$13,500,000	\$56,000,000	\$10,250,000	\$19,400,000	\$122,000,000	\$5,250,000	\$10,300,000
Price PSF:	\$202.37	\$107.00	\$274.56	\$273.44	\$182.00	\$260.46	\$168.88	\$197.18
Buyer	Hollis Consulting	ThreatLocker	BNY Mellon	AAU	Disney	Charles Schwab	Charles Schwab	Falcon's Creative

**OVERALL AVERAGES**  
**SIZE: 132,335 SF    PPSF: \$208 PSF**

**SOUTH ORLANDO AVERAGES**  
**SIZE: 65,305 SF    PPSF: \$212 PSF**

# GREAT WEALTH MIGRATION TO FLORIDA

NET INCOME MIGRATION - FLOW MAP (IRS DATA)

## TOP WEALTH SENDERS - FLORIDA

<b>New York</b>	<b>-\$9.0B</b>
<b>California</b>	<b>-\$5.5B</b>
<b>Illinois</b>	<b>-\$3.2B</b>
<b>New Jersey</b>	<b>-\$2.8B</b>
<b>Massachusetts</b>	<b>-\$1.1B</b>

**\$20.6B NET INCOME  
INFLOW - 2023**

## BOTTOM LINE

Florida is experiencing a structural - not cyclical - shift in both population and capital. Driven by zero state income tax, business-friendly policy, and lifestyle advantages, this north-to-south wealth pipeline is reshaping demand for real estate and infrastructure.



03

**PROPERTY  
DESCRIPTION**



# PROPERTY DESCRIPTION

## METROWEST COMMERCE CENTER

<b>Address</b>	6355 Metrowest Blvd, Orlando, FL 32835
<b>Site Size</b>	11.01 Acres
<b>Net Rentable Area</b>	102,019 SF
<b>Year Built</b>	1988/R 2011
<b>Parking</b>	422 onsite spaces per survey
<b>Parking Ratio</b>	4.1/1,000
<b>Location</b>	This property is bordered by Metrocenter Blvd to the West, Metrowest Blvd to the South, and Valencia College Drive to the northeast.
<b>Zoning</b>	AC-2 Urban Activity Center (Orange County)
<b>Access</b>	Three drives provide access to the property from the adjacent road frontage
<b>Amenities</b>	Nature's Table Cafe Outdoor seating area for employees



## BUILDING DESCRIPTION

<b>Foundation</b>	Cast-in-place, reinforced, concrete, foundation and cast-in-place, concrete footings supporting the load-bearing, walls and/or columns
<b>Construction</b>	Interior steel columns and steel beams supporting open-web steel, roof joists. Roof structure consists of rigid board insulation on steel decking supported by the open-web, steel, roof joists.
<b>Exterior Walls</b>	Red brick veneer with painted concrete columns
<b>Roof</b>	New Roof in 2020. Low-slope, three-ply with a mineral cap sheet. The roof is flashed with metal flashing.
<b>Roof Warranty</b>	A Johns Manville (JM) 20 year warranty starting May 18, 2020; transferable within 30 days of sale, subject to a fee and JM approval (buyer expense)
<b>HVAC</b>	The building is heated and cooled by 83, varying size, split system, electric HVAC units.
<b>Life Safety</b>	Multiple zone fire alarm control panel; full-coverage wetpipe, sprinkler system with check valves and tamper and flow switches.
<b>Plumbing</b>	Supply piping is copper and the waste lines are PVC and cast iron; fixtures are vitrous china with chrome fixtures
<b>Electrical</b>	The main distribution panel is rated as a 1,600-Amp, three-phase, four-wire, 277/480-volt main.
<b>Generator</b>	A diesel fired emergency generator with a self-contained fuel tank
<b>Data Center</b>	Four (4) mission-critical data rooms with special fire supression, leak detection, and Liebert HVAC Systems.

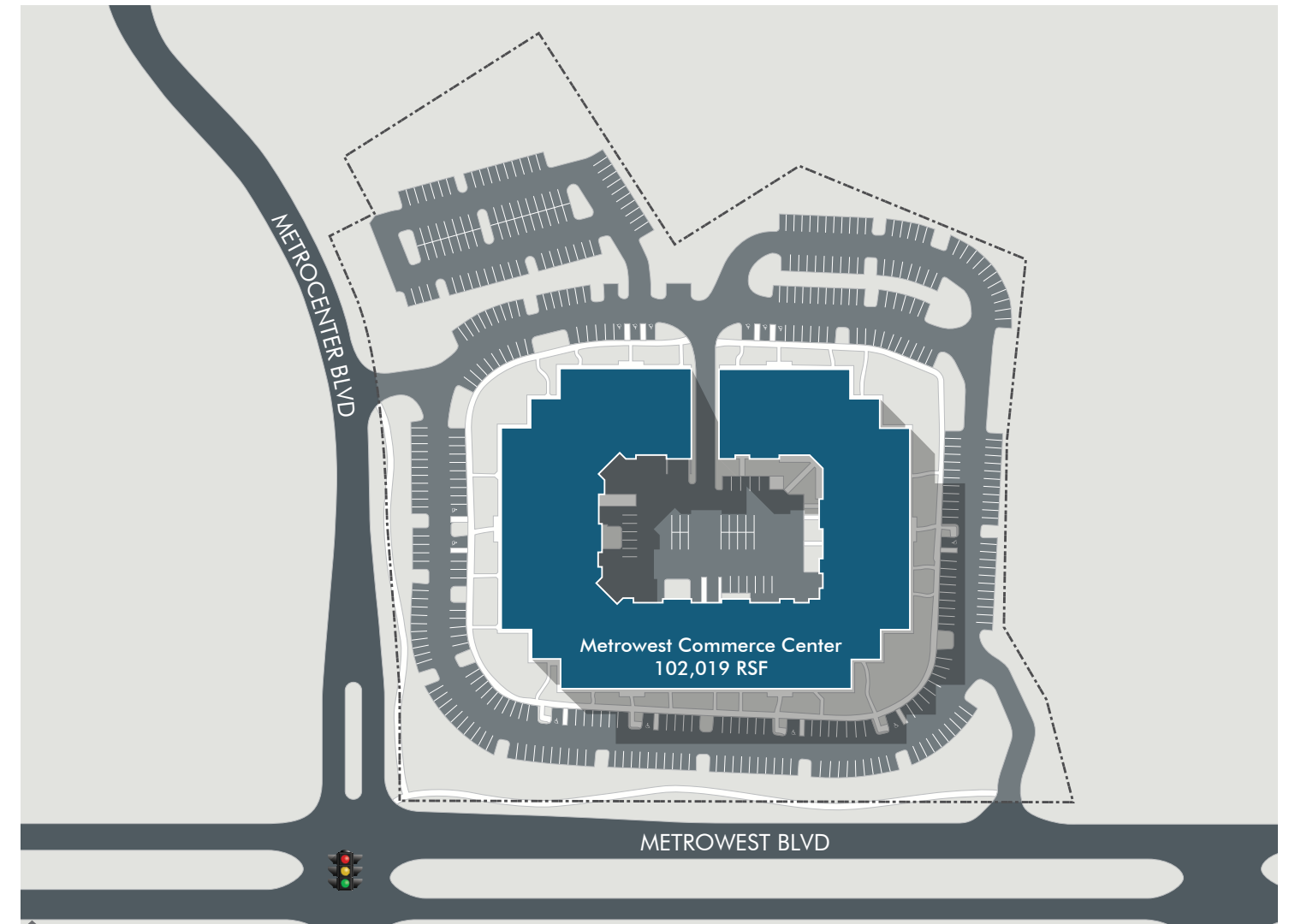
## INTERIOR FINISHES

AREA OR ROOM	FLOORING TYPE	WALLS	CEILING
<b>Lobby</b>	Carpeting & ceramic tile	Painted GWB	Suspended Acoustic Tile
<b>Offices</b>	Carpet	Painted GWB	Suspended Acoustic Tile
<b>Restrooms</b>	Ceramic tile	Ceramic Tile	Painted GWB
<b>High Traffic Areas</b>	Vinyl floor tile	Painted GWB	Suspended Acoustic Tile
<b>Mechanical Rooms</b>	Exposed concrete	Painted GWB	Exposed Structure

## UTILITY PROVIDERS

- Orlando Utilities Commission (OUC)

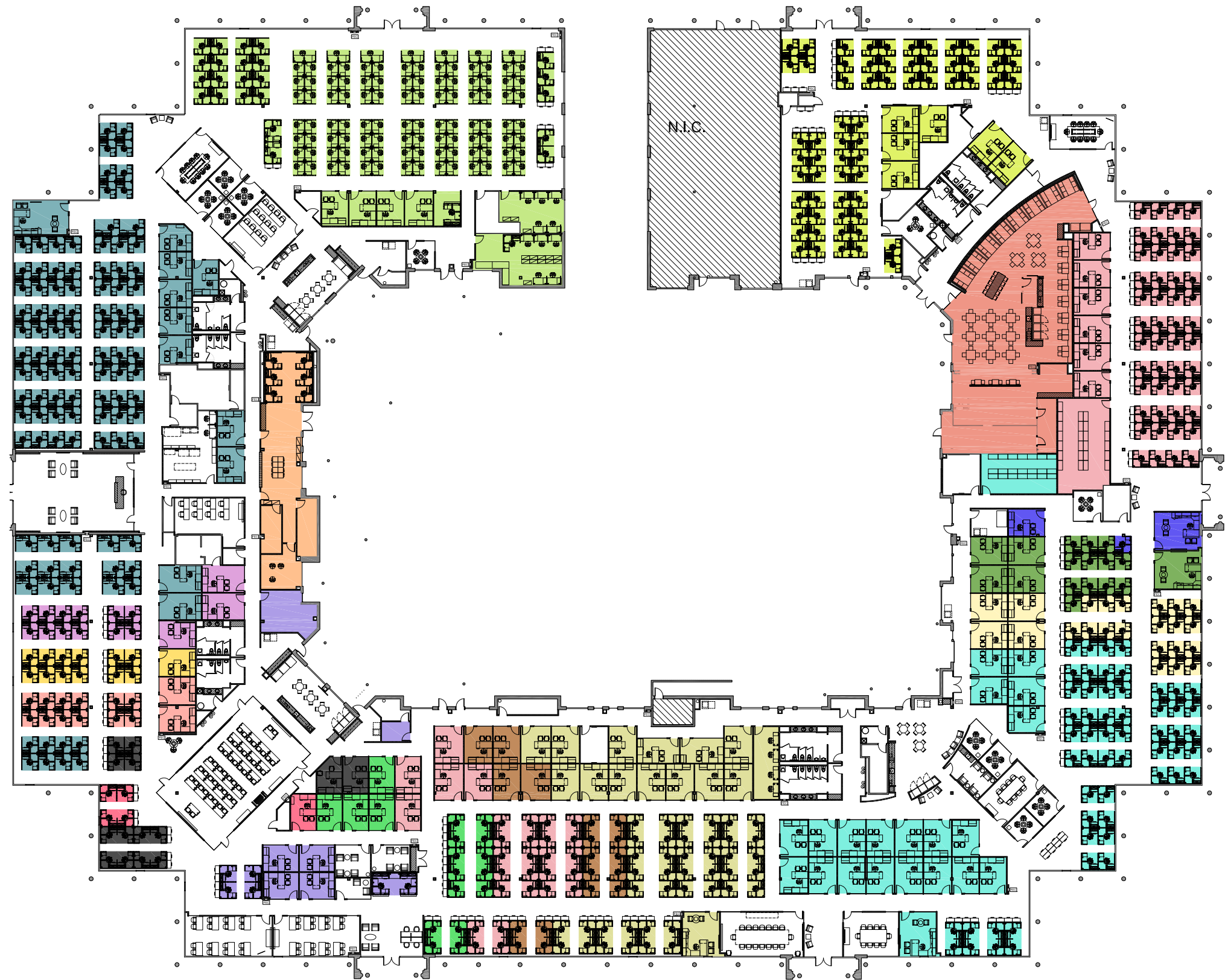
## SITE PLAN



## RECENT CAPITAL

YEAR	COST	DESCRIPTION
<b>2020</b>	\$760,320	New Roof
<b>2023</b>	\$40,908	Parking lot seal & stripe
<b>2025</b>	\$51,963	BDA Emergency Radio Coverage Upgrade
<b>Total</b>	<b>\$853,191</b>	

# FLOOR PLAN



# PROPERTY DESCRIPTION

## CAMBRIDGE BUILDING

<b>Address</b>	1800 MetroCenter Blvd, Orlando, FL 32835
<b>Site Size</b>	4.26 Acres
<b>Net Rentable Area</b>	31,895 SF
<b>Year Built</b>	2000/R 2011
<b>Parking</b>	203 onsite spaces per survey plus 50 offsite
<b>Parking Ratio</b>	6.4/1,000
<b>Location</b>	This property is bordered by Metrocenter Blvd to the east.
<b>Zoning</b>	AC-2 Urban Activity Center (Orange County)
<b>Access</b>	Three drives provide access to the property from the main roadway
<b>Amenities</b>	Nature's Table Cafe



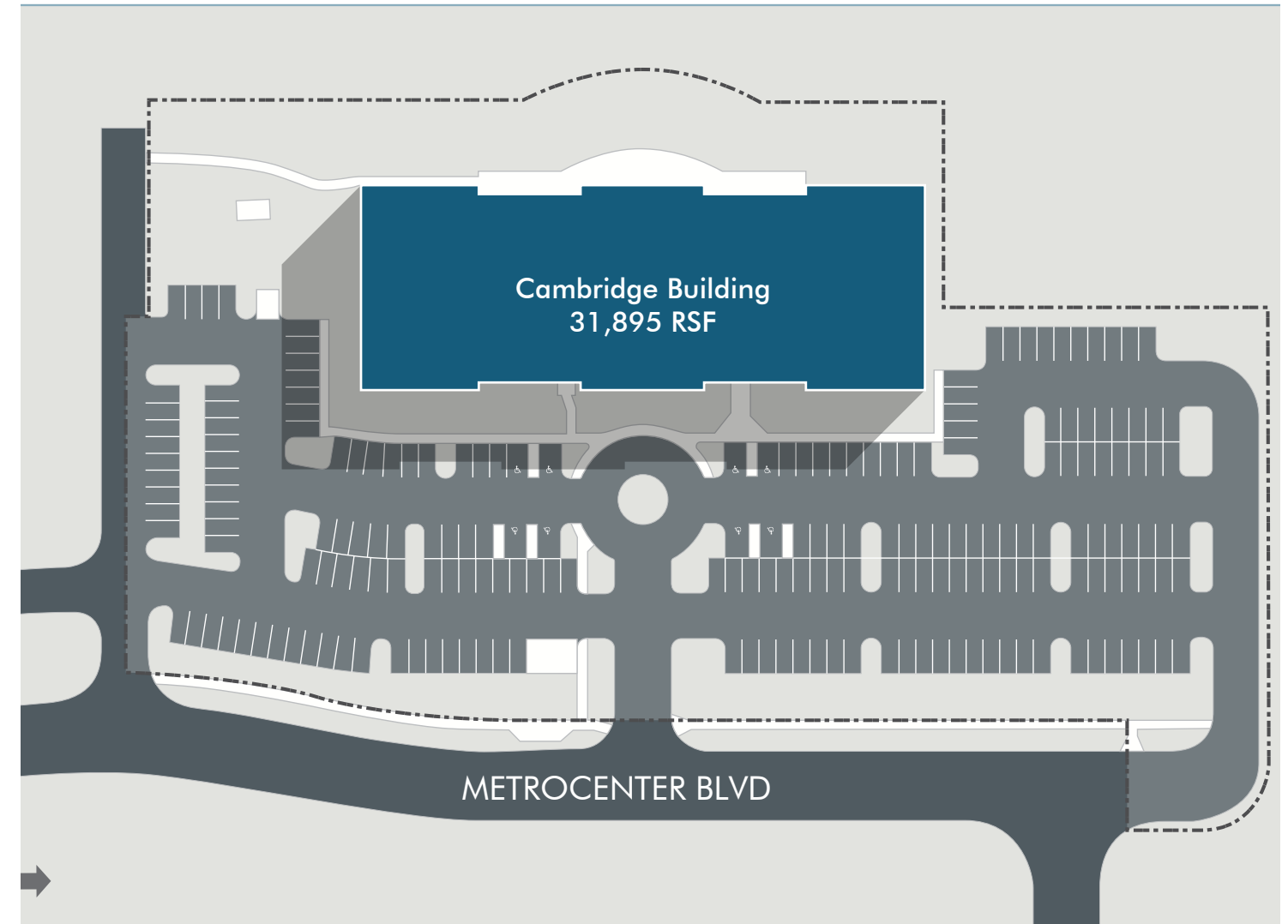
## BUILDING DESCRIPTION

<b>Foundation</b>	Cast-in-place, reinforced, concrete, foundation and cast-in-place, concrete footings supporting the load-bearing, walls and/or columns
<b>Construction</b>	Structural, tilt-up concrete, wall panels with interior steel columns and steel beams supporting open-web, steel, roof joists. Roof structures consist of rigid board insulation on steel decking, supported by the open-web, steel, roof joists
<b>Exterior Walls</b>	Exterior wall materials consist of painted, texture over the tilt-up concrete wall panels. The facades have trim bands of contrasting-colored, paint.
<b>Exterior Doors &amp; Windows</b>	Exterior doors consist of high-quality, commercial-grade, aluminum and glass doors and insulated, metal doors accessing the lobbies at each building. Service and access doors are insulated metal.
<b>Roof</b>	New Roof in 2025. Low-slope, three-ply roof with a mineral cap sheet. The roof is flashed with metal flashing.
<b>HVAC</b>	The building is heated and cooled by one, 30-ton and two, 40-ton electric, rooftop-mounted, HVAC units with VAV boxes located above the suspended ceiling.
<b>Life Safety</b>	Multiple zone fire alarm control panel; full-coverage wetpipe, sprinkler system with check valves and tamper and flow switches.
<b>Plumbing</b>	Supply piping is copper and the waste lines are PVC and cast iron; fixtures are vitreous china with chrome fixtures
<b>Electrical</b>	The main distribution panel is rated as a 1,200-Amp, three-phase, four-wire, 277/480-volt main, feeding two switchgears.
<b>Generator</b>	A 250-kVA, diesel-fueled, emergency generator serves the Subject Property. The diesel fuel is stored in a skid-mounted aboveground storage tank located under the generator.
<b>Data Center</b>	Two (2) mission-critical data rooms with special fire suppression, leak detection, and Liebert HVAC Systems.

## INTERIOR FINISHES

AREA OR ROOM	FLOORING TYPE	WALLS	CEILING
<b>Lobby</b>	Carpeting & ceramic tile	Painted GWB	Suspended Acoustic Tile
<b>Offices</b>	Carpet	Painted GWB	Suspended Acoustic Tile
<b>Restrooms</b>	Ceramic Tile	Ceramic Tile/painted GWB	Painted GWB
<b>Mechanical Rooms</b>	Vinyl floor tile	Painted GWB	Exposed Structure

## SITE PLAN



## UTILITY PROVIDERS

- Orlando Utilities Commission (OUC)

## RECENT CAPITAL

YEAR	COST	DESCRIPTION
<b>2023</b>	\$12,075	Parking lot seal & stripe
<b>2023</b>	\$11,235	Concrete patio sealing & crack repairs
<b>2025</b>	\$237,705	New roof
<b>2025</b>	\$39,712	BDA Emergency Radio Coverage Upgrades
<b>Total</b>	<b>\$300,727</b>	



04

**MARKET  
SNAPSHOT**



# SOUTHWEST ORLANDO

## OFFICE MARKET DRIVERS

- Orange County collected a record \$384.6 million in Tourist Development Tax revenue
- Multiple Disney and Universal-owned theme parks anchor the submarket, with Universal's Epic Universe — the first major new theme park in the U.S. in 25 years — opening in May 2025 as a \$7.7 billion investment
- The Orange County Convention Center is the second largest in the United States, driving over \$2.4 billion in annual economic impact
- Confluence of Interstate 4, the Florida Turnpike, the BeachLine Expressway, and the 408/417 Expressways provides exceptional local and statewide access
- Orlando International Airport (MCO), one of the busiest airports in the country, handled over 57 million passengers in the past year and undergoing a \$6 billion modernization program

## MARKET TRENDS

- Strong barriers to entry with available land predominantly geared toward retail, entertainment, and multifamily — limiting future office supply and supporting existing asset values
- Limited new construction has heightened demand for second-generation, move-in-ready space



**CLASS A SOUTHWEST SUBMARKET VACANCY IS ONE OF THE LOWEST IN ORLANDO.**

## NOTEWORTHY INSTITUTIONAL OFFICE OWNERSHIP

- PPF - 1,300,000 SF
- Starwood - 415,909 SF
- Innovatus Capital - 357,875 SF
- Sentinel - 630,000 SF
- Northridge Capital - 360,000 SF

# METROWEST

## OVERVIEW

Located in Central Florida, MetroWest is an 1,805-acre master-planned “live, work, play” community approximately ten minutes southwest of Orlando’s CBD offering residents and tenants alike a tranquil setting and the advantages of the meticulously planned community which includes many fitness trails, shops, services and events as well as several housing options and excellent access to Central Florida’s main thoroughfares. It is for these reasons many highly esteemed companies have chosen to locate their businesses in MetroWest including: AdventHealth, Falcon’s Creative, Pearson, Fairwinds Credit Union, and Florida Dept of Commerce.

## AN AWARD WINNING COMMUNITY

- City of Orlando’s Environmental Excellence Award
- Florida Communities of Excellence Safety & Security Award
- City of Orlando City Beautiful Award

## LIVE, WORK, PLAY

- Close to 28,000 residents
- Valencia College Main Campus
- 750,000+ SF of retail and restaurant space
- Award winning Golf Course
- Several fitness trails and neighborhood parks
- Superior access to I-4, SR 528, SR 408, SR 50, and Florida’s Turnpike
- In close proximity to Mall of Millenia, Restaurant Row, Universal, and Downtown



# CONTACT

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## METROCENTER OFFICE @ METROWEST

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*The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Foundry Commercial, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity as a Principal. The material is based in part upon information supplied by the Owner and in part upon information obtained by Foundry Commercial, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, Foundry Commercial, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.*

*The Owner and Foundry Commercial, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Foundry Commercial, LLC is not authorized to make any representations or agreements on behalf of the Owner.*

*The terms and conditions set forth apply to the Offering Memorandum in its entirety. Foundry Commercial, LLC is acting as the exclusive Agent for the Seller in this transaction.*

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