



## The Historic Metcalf Building

# OFFICE SPACE FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

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Vice President of Brokerage Services

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Contact: Ben Kuykendall  
Vice President of Brokerage Services

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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



**GARAGE & SURFACE  
LEVEL PARKING  
AVAILABLE**

**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**



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# FOURTH FLOORPLAN

## SUITE FEATURES

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



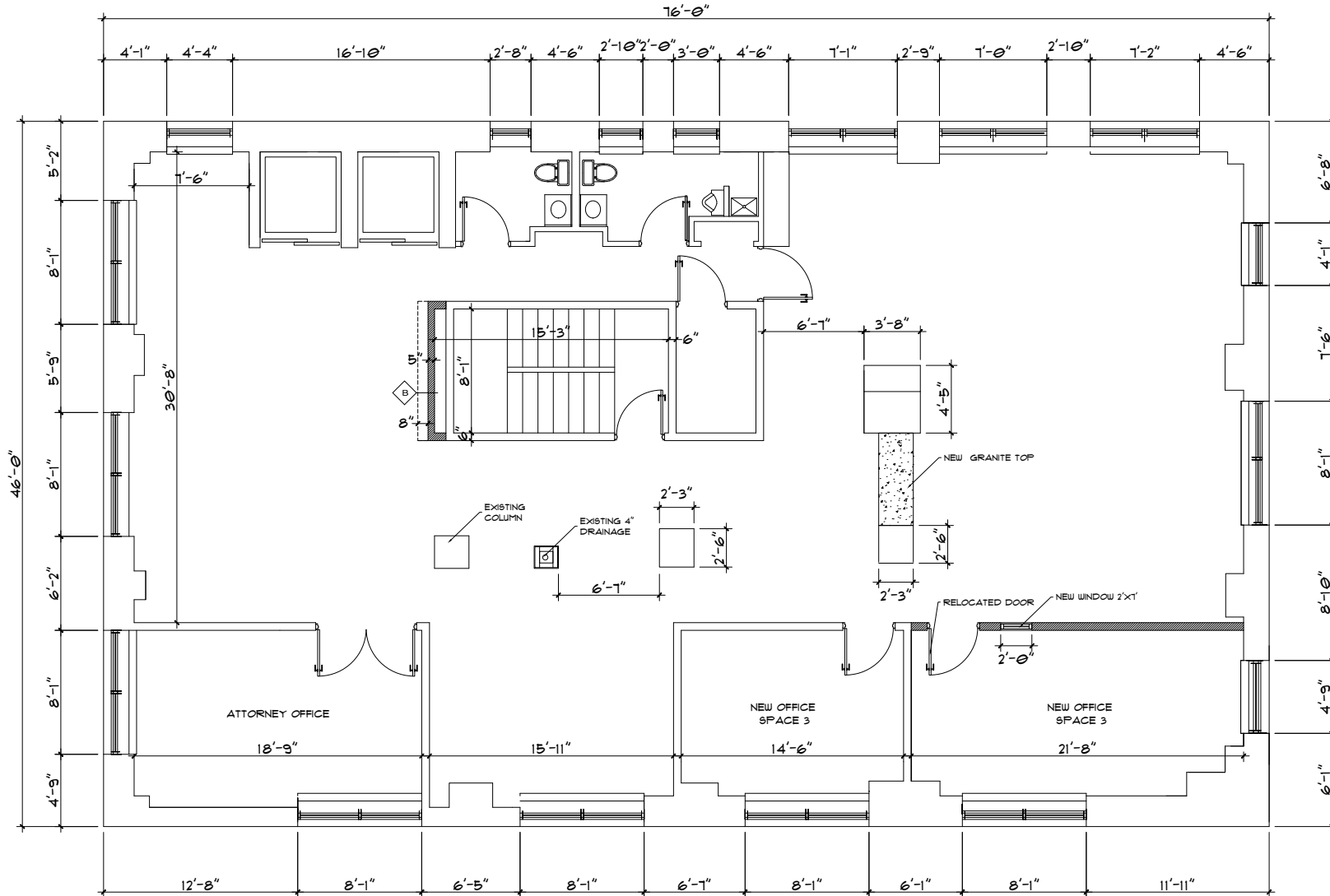
SUITE AVAILABLE  
IMMEDIATELY



3 LARGE  
OFFICES



BREAK ROOM  
& KITCHEN AREA



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## FOURTH FLOOR PHOTOS



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# FIFTH FLOORPLAN

## SUITE FEATURES

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



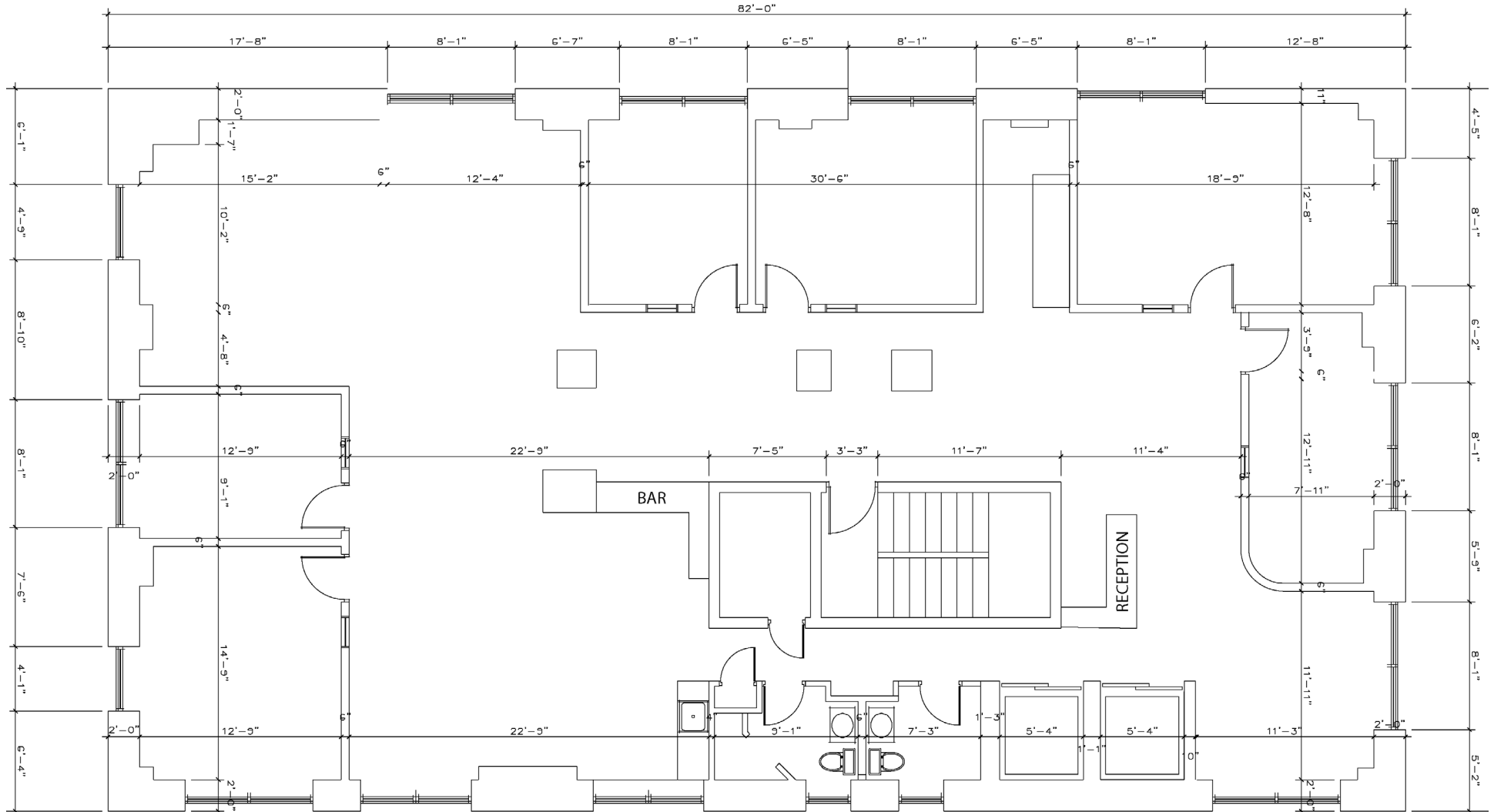
**SUITE AVAILABLE  
IMMEDIATELY**



**5 LARGE  
OFFICES**



**BREAK ROOM  
& KITCHEN**



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# SIXTH FLOORPLAN

## SUITE FEATURES

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



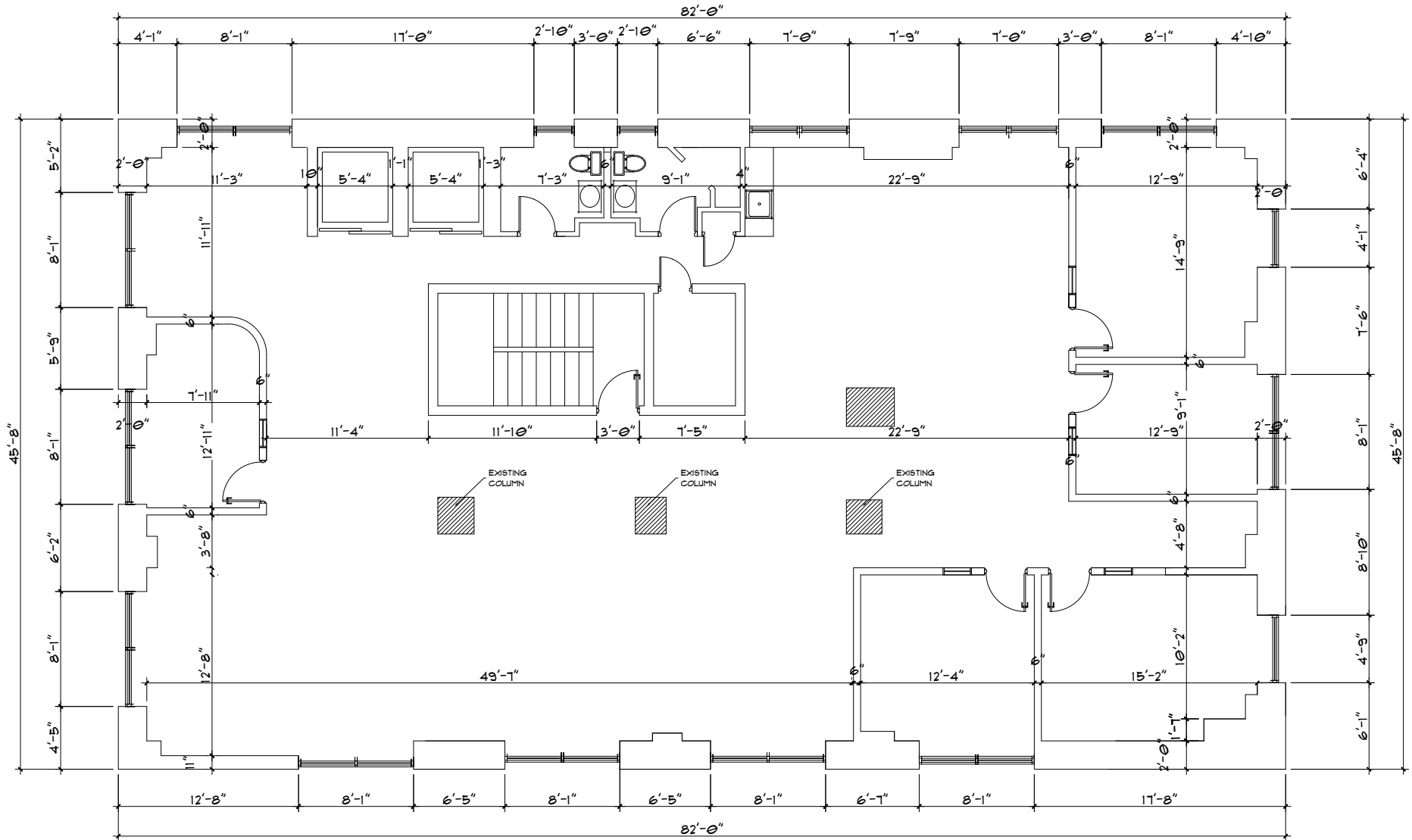
SUITE AVAILABLE  
IMMEDIATELY



4 LARGE  
OFFICES



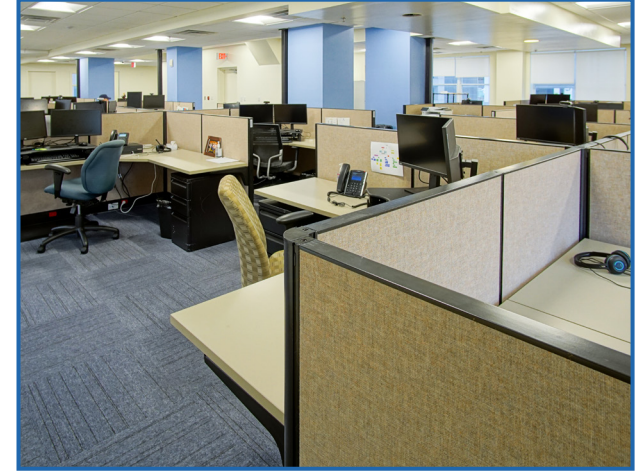
BREAK ROOM  
& KITCHEN



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# 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**

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# NINTH FLOORPLAN

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

## SUITE FEATURES

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



LARGE  
CONFERENCE ROOM



SUITE AVAILABLE  
IMMEDIATELY

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# NINTH FLOOR PHOTOS



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**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




**LEARN MORE ABOUT THE DOWNTOWN ORLANDO MARKET IN OUR "WHY DOWNTOWN ORLANDO" PACKET**

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



**#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**

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