

501 EAST CHURCH STREET

DOWNTOWN ORLANDO

Strategic Corner Parcel with Immediate Office Use
+ Long-Term Assemblage Upside

Orlando, FL 32801 • Near Lake Eola, Church Street,
Thornton Park / South Eola and the downtown core



PRIME CORNER

High-visibility frontage
in a supply-constrained
downtown corridor.



IMMEDIATE OFFICE USE

Existing professional office
building ready for occupancy
or lease.



ASSEMBLAGE UPSIDE

Potential anchor position
for future assemblage
with adjacent parcels.



MIXED-USE GROWTH

Zoned for high-density
mixed use in the heart of
Downtown Orlando.



THE OPPORTUNITY

A rare downtown Orlando corner asset offering practical near-term office use and meaningful long-term redevelopment positioning. The existing building can be refreshed and leased while a buyer evaluates future vertical redevelopment, land banking, or assemblage opportunities with surrounding parcels.



EXISTING BUILDING / INTERIM USE

- Former professional law office with 3 private offices, 2 reception/admin areas, kitchen, 2 bathrooms, copy/file room and large conference room.
- Suitable for attorney, accountant, family office, consulting, real estate, title, professional services or boutique investor/user.
- Immediate occupancy or income-producing lease strategy while preserving future site optionality.



STRATEGIC UPSIDE

- High-visibility corner position in a supply-constrained downtown / Lake Eola growth corridor.
- Public listing materials describe the property as zoned for high-density mixed use, with potential multifamily, hotel, retail, restaurant and urban commercial uses, subject to buyer due diligence.
- Potential anchor position for a future rectangular assemblage with adjacent parcels, subject to separate owner negotiations.

WHY THIS SITE MATTERS



CORNER CONTROL

Corner frontage can improve access, visibility, identity and future site planning flexibility.



HOLD + INCOME LOGIC

The building can serve as a leaseable professional office while a buyer waits for stronger market timing or assemblage opportunities.



LAKE EOLA / CHURCH STREET MOMENTUM

Downtown Orlando is actively investing in more walkable streets, civic spaces and public realm improvements.



REDEVELOPMENT NARRATIVE

Nearby high-rise, mixed-use, residential and hotel activity supports a long-term urban infill story.

STRATEGIC DOWNTOWN LOCATION



DOWNTOWN ORLANDO GROWTH INDICATORS



DTO ACTION PLAN

City investment in smarter streets, safer sidewalks, transit access and vibrant public spaces.



CHURCH STREET UPGRADES

Phase I includes curbside flexible-use street design, semi-pervious paving, loading zones, landscaping, outdoor dining and event-supportive space.



NEARBY MIXED-USE PIPELINE

Pine and Lake at 319 E. Church Street is proposed as a 33-story tower with hotel, residential, parking and retail components.



BEST-FIT BUYERS

- Downtown developer / land banker
- Professional office investor or owner-user
- Boutique mixed-use, multifamily or hospitality group
- Family office seeking urban infill upside



POSITIONING STATEMENT

**Acquire the corner first.
Use the building now.
Preserve the option to redevelop
or assemble later.**

