THE METCALF

100 S. ORANGE AVE, ORLANDO, FL 32801

EXECUTIVE OFFICES FOR LEASE



Lease Rate Starting At: $500 / Month

Flexible SF Ranges : ± 100 SF - 3,483 SF

Executive Office Suites on the 5th floor overlooking downtown Orlando with shared restrooms, breakroom, kitchen and lobby area

Janitorial, Electric, Water and Internet included. Each office is equipped with keypad entry. Furnished suites available.

Positioned at the **most pedestrian trafficked intersection** of Downtown Orlando, Pine St. and Orange Ave.

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
For More Information

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AVAILABILITY

Water Included

Electric Included

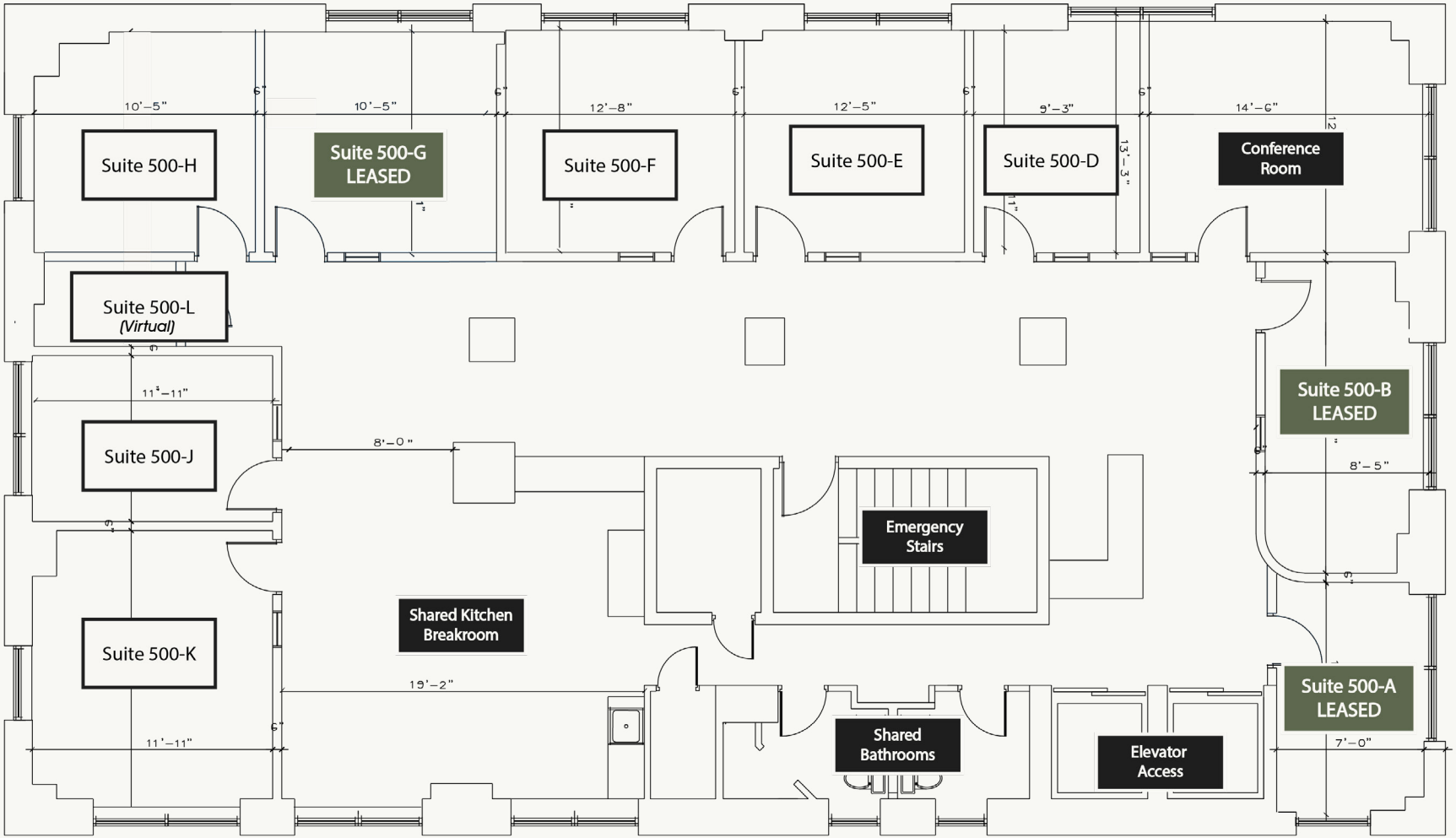
Janitorial Included

Wi-Fi Included

Conference Room Access*

SUITE	Monthly Rate
500-D	$700 / mo
500-E	$950 / mo
500-F	$950 / mo
500-H	$900 / mo
500-J	$750 / mo
500-K	$1,100 / mo
500-L	$500 / mo

*Shared Conference Room available for an additional fee & subject to availability.



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PARKING

BUILDING PARKING AVAILABILITY

Reserved spaces are available for an additional monthly fee starting at $100 / month located in the parking garage at 18 W Central located one block north of the building.



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DEMOGRAPHICS

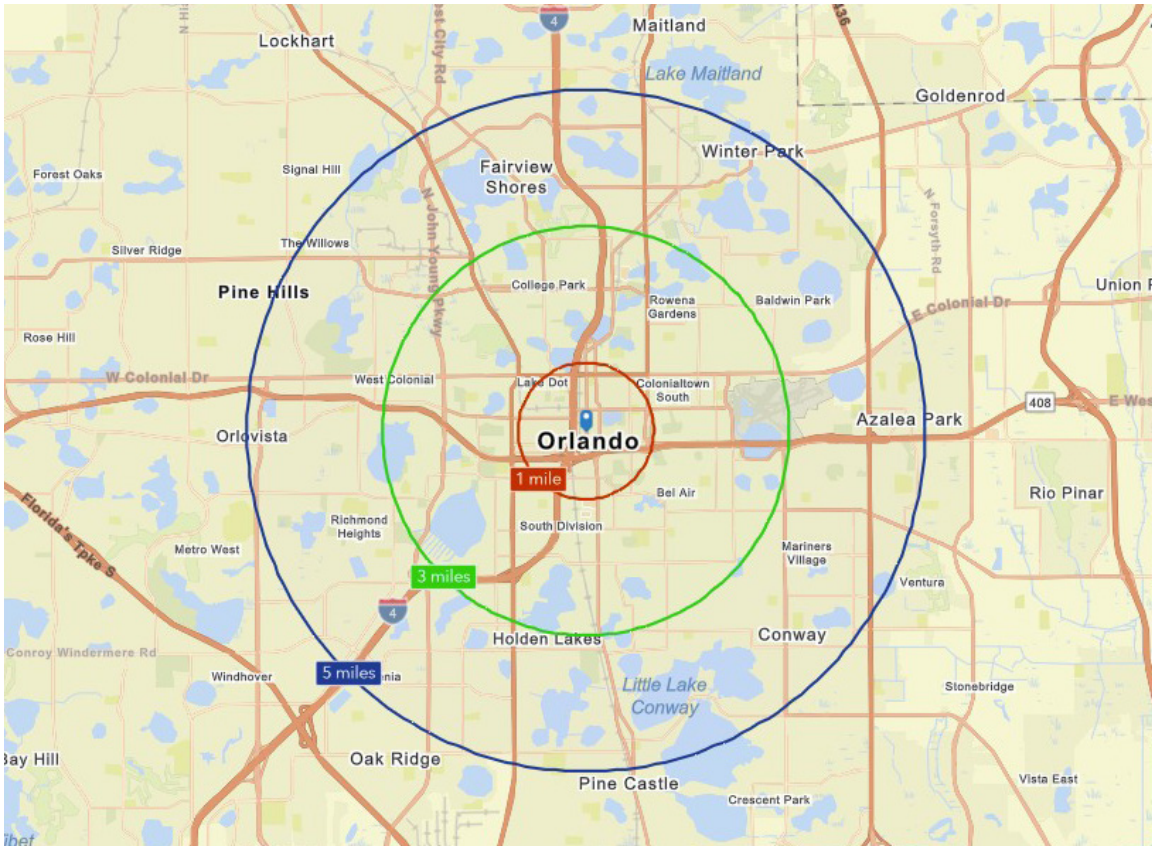
#2 BEST CITY TO START A CAREER
Orlando, WalletHub 2026

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



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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.

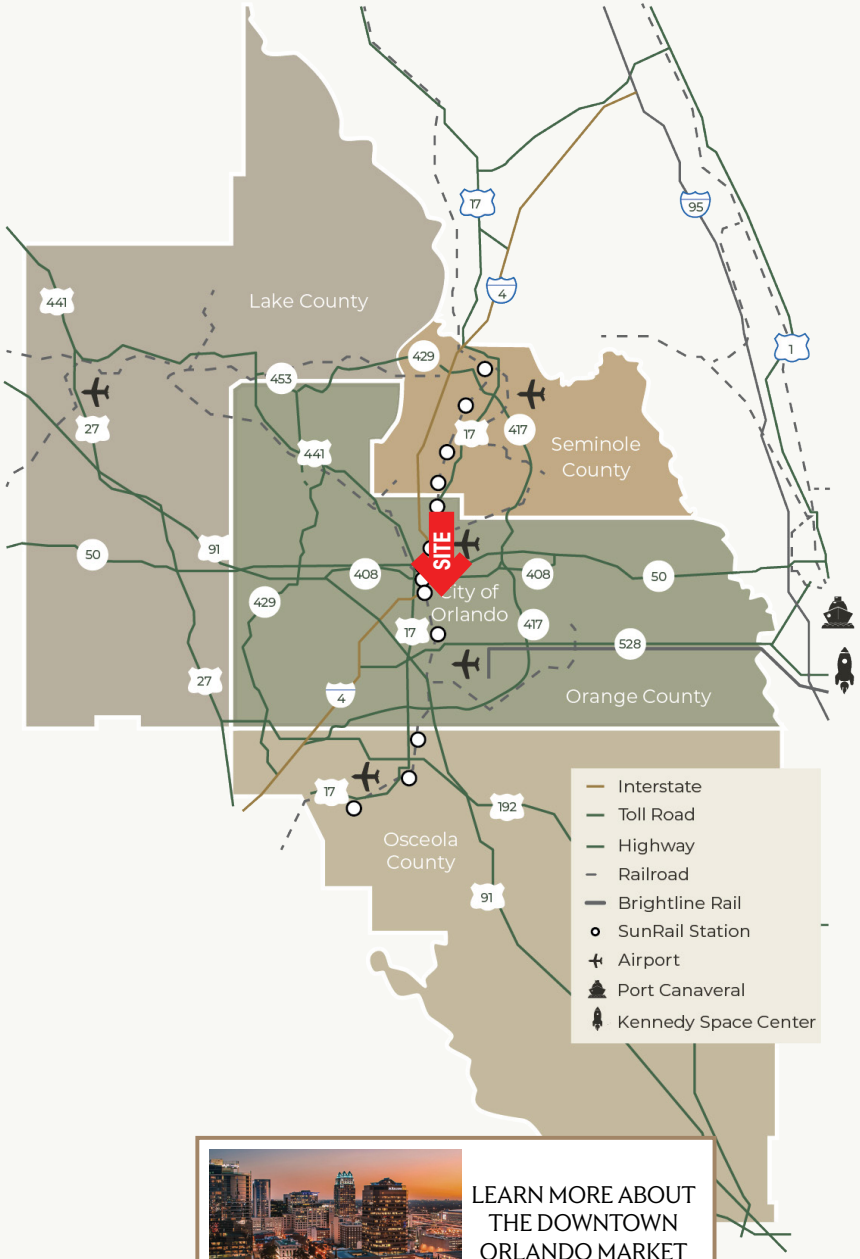
Connected to the Region's Future: The proximity to the SunRail Station, I-4, and SR 408 positions The Metcalf at a convergence of major regional mobility routes, offering unmatched accessibility for both urban and suburban users. While billions in surrounding development continue to transform the skyline, 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



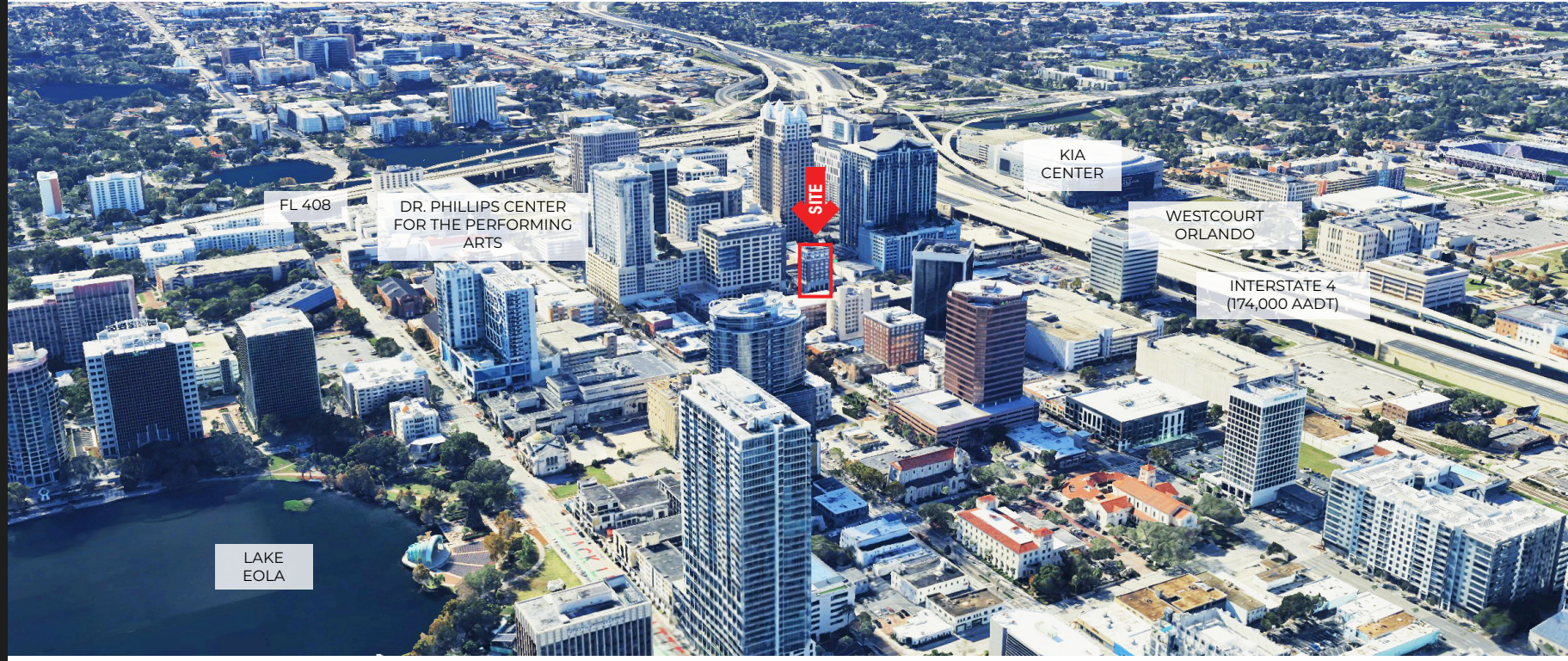
LEARN MORE ABOUT THE DOWNTOWN ORLANDO MARKET

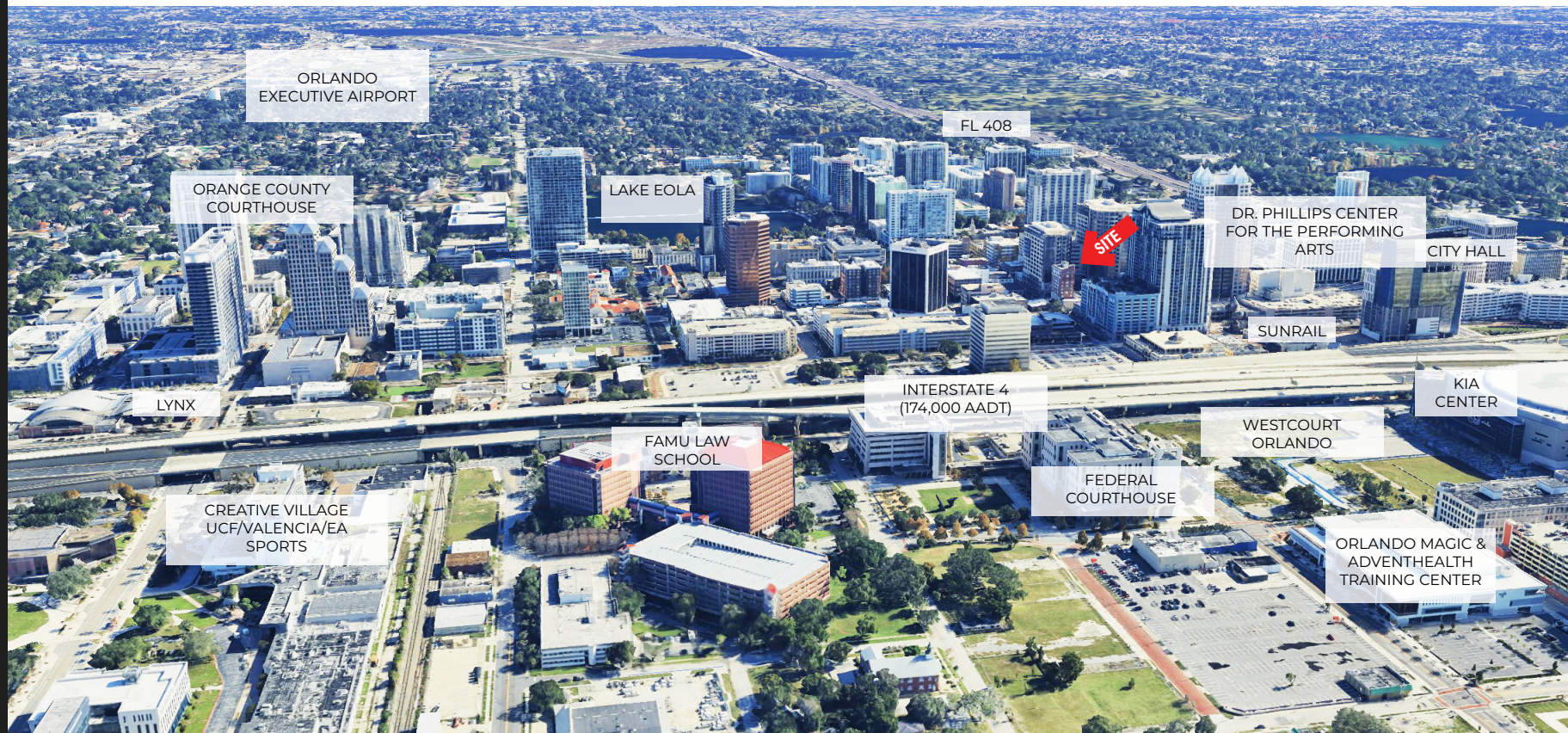
www.FCPG.com/Why-Downtown-Orlando

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LOCATION





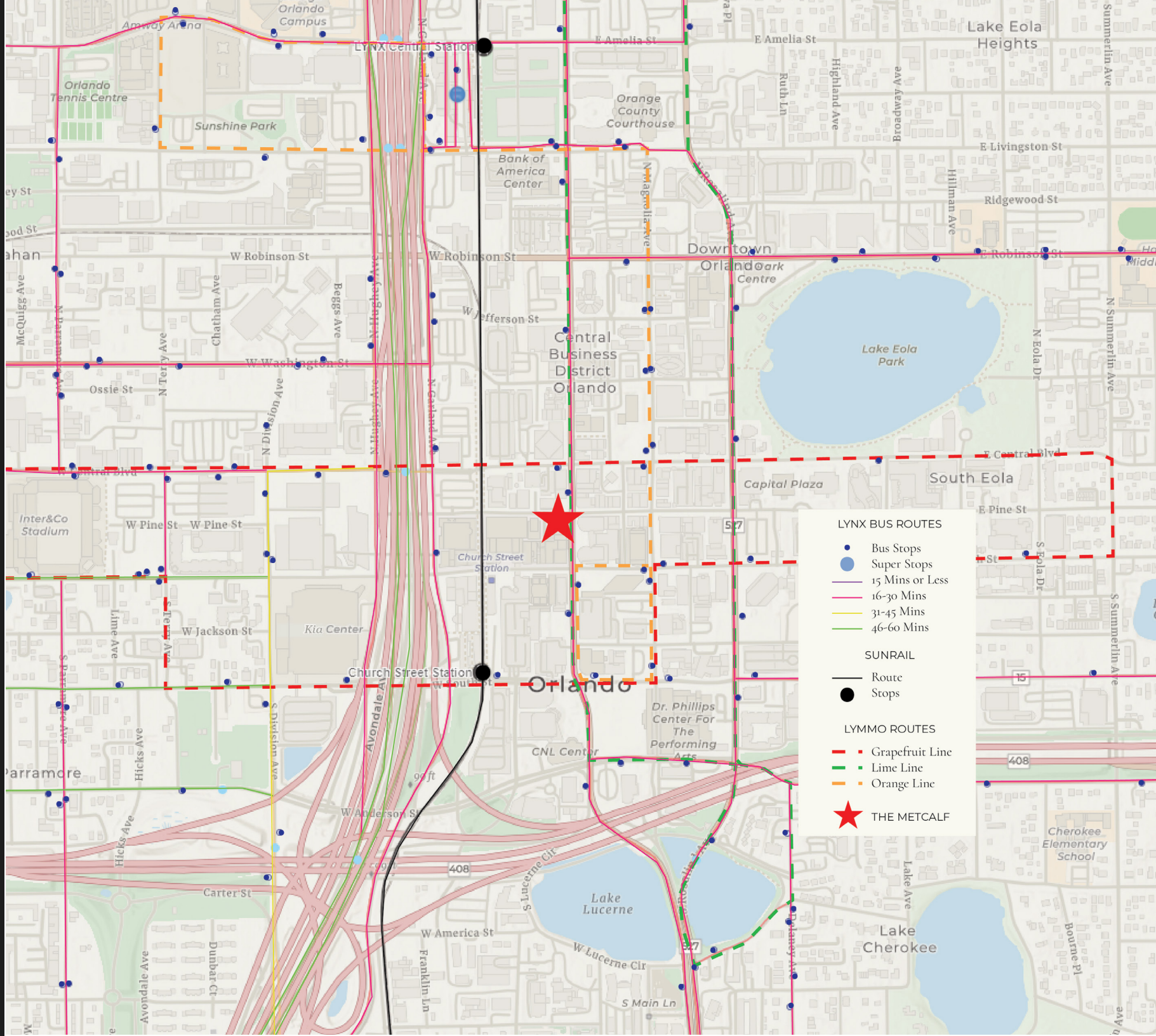
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TRANSPORTATION



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CONTACT INFORMATION

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CONTACT

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