



**PANTHER**  
CAPITAL GROUP



For Sale -  
118 E Jefferson St, Orlando, FL 32801

# INVESTMENT SUMMARY

This property, situated in the heart of Downtown Orlando, offers flexibility for owner-users or investors seeking a high-quality asset. Its central location, zoning and modernized infrastructure (with a new roof and efficient HVAC systems) make it a compelling option for a variety of uses, such as office, coworking, or boutique businesses.

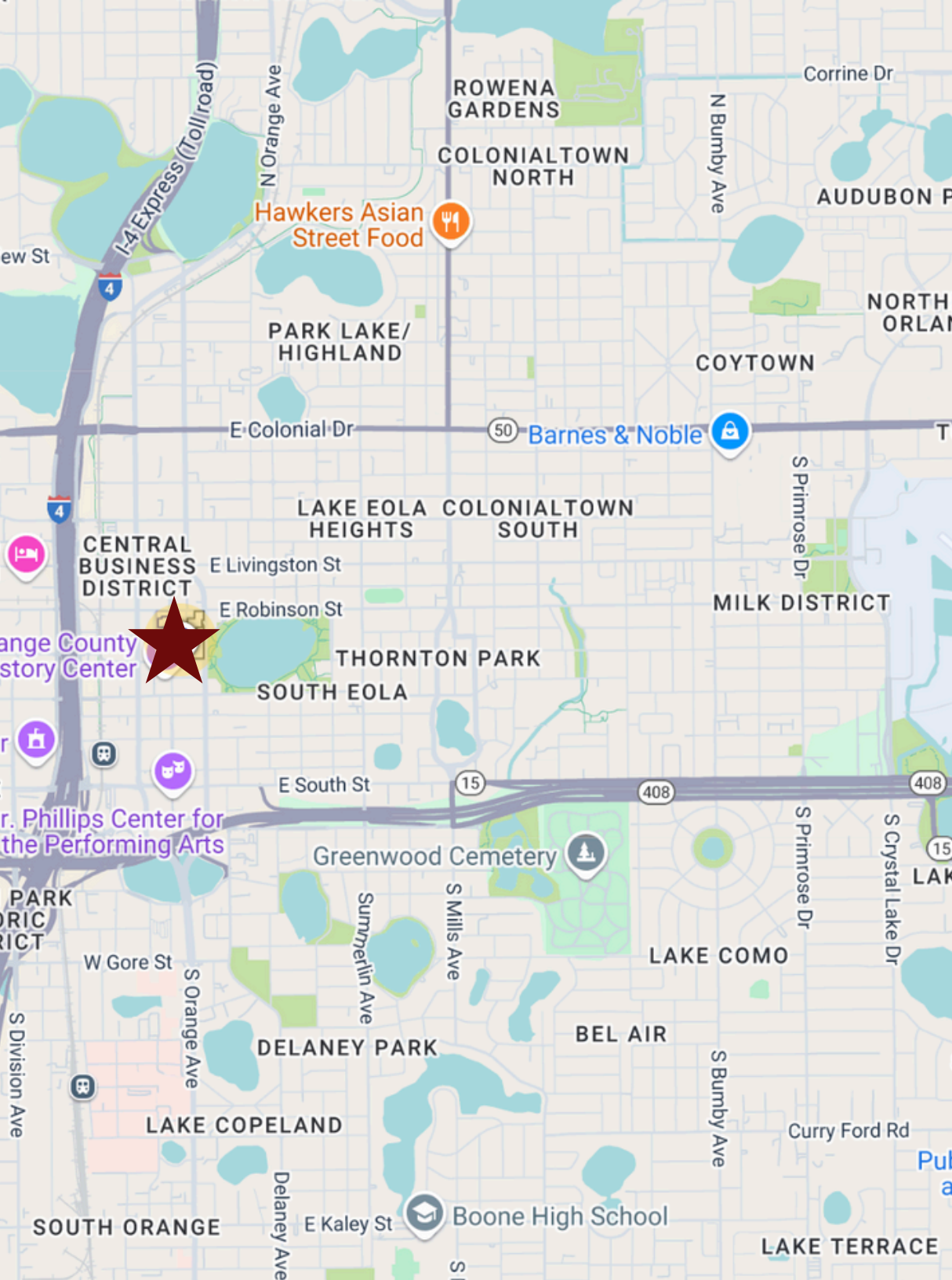
The delivered vacant occupancy provides immediate potential for customization or tenant placement to optimize returns.

For further details or to schedule a tour, please reach out.

# PROPERTY SUMMARY

Offering Price	\$2,100,000.00
Building SF	7,941 SF
Floors	3
Lot Size	0.09 AC
Occupancy	Delivered Vacant
Zoning	AC-3A/T
Bathrooms	6 Total (2 per Floor)
Offices	24 Total (8 per Floor)
HVAC Units	6 Total (2 per Floor)
Age of Roof	1 Year





# LOCATION SUMMARY

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## Transportation and Connectivity:

Orlando Lynx Central Station: ~0.4 miles (a major transportation hub for buses and SunRail trains)

Interstate 4 (I-4): ~1 mile, offering convenient access to regional highways

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## Parking Nearby:

E Jefferson St - Street Parking: \$1/hour

Platinum Parking - 314 N Magnolia Ave: \$125/mo

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## Business and Government Hubs:

Orange County Courthouse: ~0.3 miles, providing proximity to legal services

City Hall and Central Business District: ~0.4 miles, making it a strategic location for professionals

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## Restaurants and Dining:

The Rusty Spoon: ~0.3 miles, a popular spot for upscale American cuisine.

Artisan's Table: ~0.4 miles, known for its locally sourced and innovative dishes.

Gringos Locos: ~0.2 miles, a casual spot for Mexican-inspired fare



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Panther Capital Group and it should not be made available to any other person or entity without the written consent of Panther Capital Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Panther Capital Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Panther Capital Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Panther Capital Group has not verified, and will not verify, any of the information contained herein, nor has Panther Capital Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT GUILLERMO DE NICOLAS FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:



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