

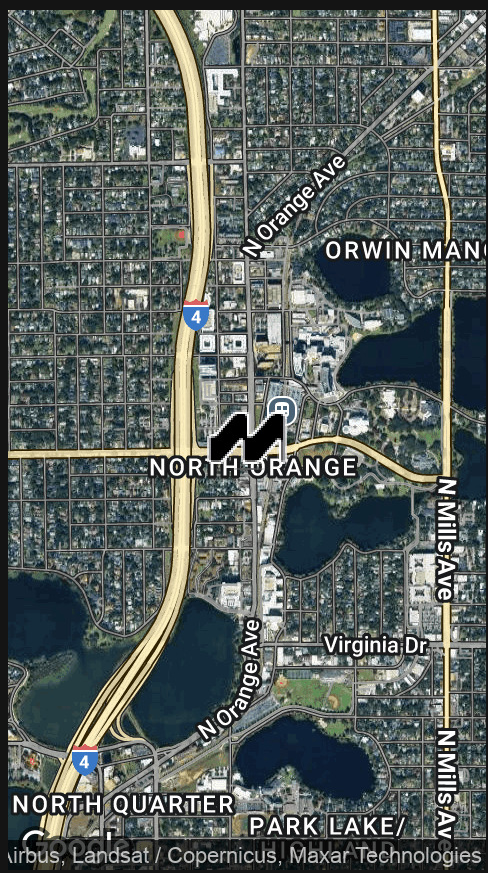


Ivanhoe Medical Office

2100 N ORANGE AVE, ORLANDO, FL 32804

Location Overview

2100 N Orange Avenue is strategically located in Orlando's highly sought-after Ivanhoe Village district, nestled between Downtown Orlando and Winter Park. This vibrant corridor offers exceptional visibility, walkability, and accessibility to I-4 and SR-50, making it a prime destination for office, medical, and professional users. The building sits directly across from AdventHealth DTO Campus and is surrounded by a mix of residential communities, boutique retail, and destination dining. With proximity to major business and medical hubs, this location offers the perfect blend of exposure and convenience.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY
MICHAEL CURTIS

689.254.5716
mcurtis@millenia-partners.com



EXECUTIVE SUMMARY

2100 N ORANGE AVE, ORLANDO, FL 32804

Ivanhoe Medical Office



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,650 SF
Floor:	Ground Floor
Zoning:	AC-2/T
Dedicated Parking:	3 Spaces

LOCATION OVERVIEW

2100 N Orange Avenue is strategically located in Orlando's highly sought-after Ivanhoe Village district, nestled between Downtown Orlando and Winter Park. This vibrant corridor offers exceptional visibility, walkability, and accessibility to I-4 and SR-50, making it a prime destination for office, medical, and professional users. The building sits directly across from AdventHealth DTO Campus and is surrounded by a mix of residential communities, boutique retail, and destination dining. With proximity to major business and medical hubs, this location offers the perfect blend of exposure and convenience.

PROPERTY HIGHLIGHTS

- NNN Lease
- Close Proximity To Advent Health DTO Campus
- Located in Ivanhoe Park
- ****CONTACT FOR VIDEO WALKTHROUGH OF THE SUITE****

PRESENTED BY
MICHAEL CURTIS
689.254.5716
mcurtis@millenia-partners.com

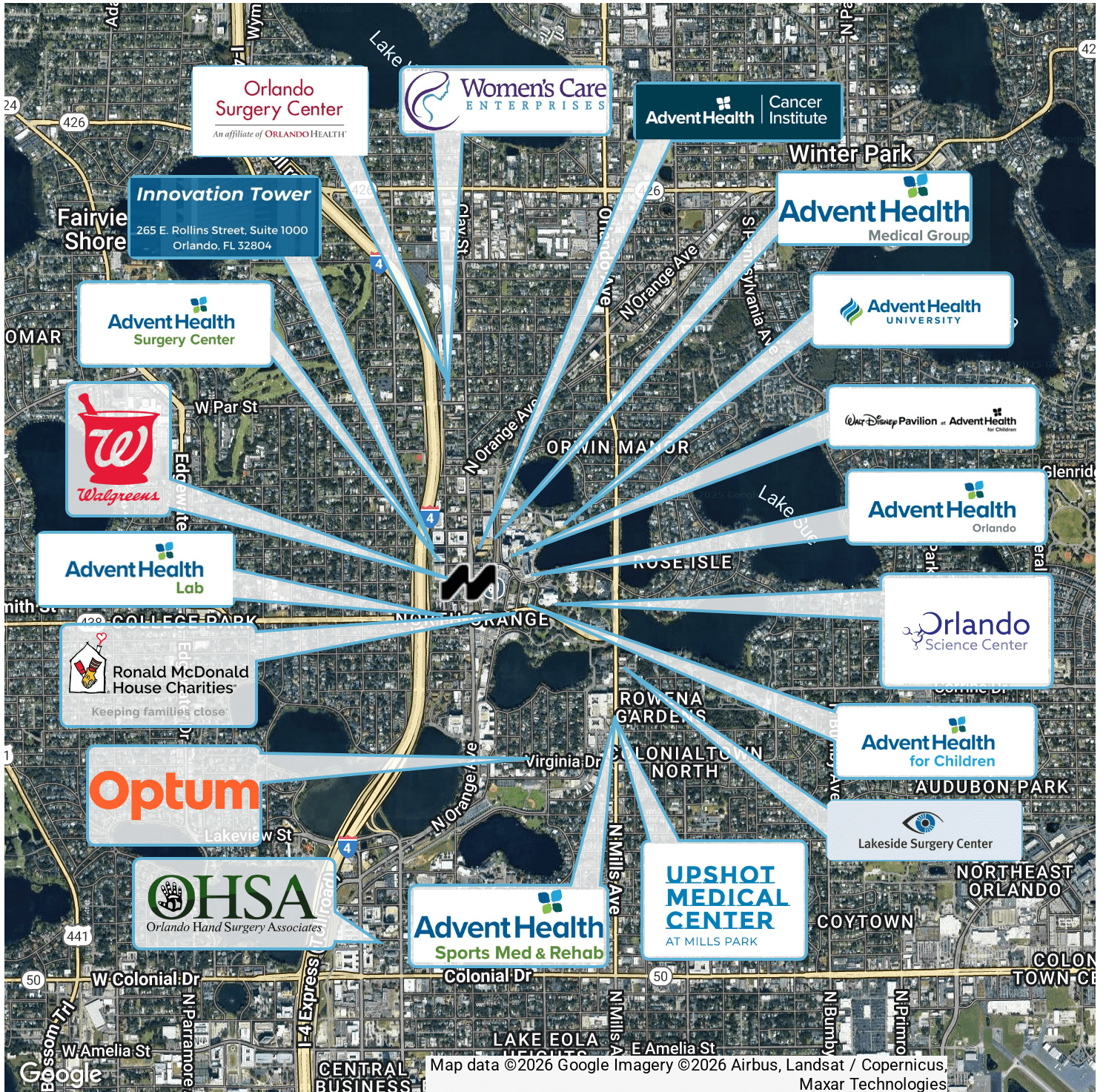
OFFICE BUILDING

For Lease

LOCATION MAP

2100 N ORANGE AVE, ORLANDO, FL 32804

Ivanhoe Medical Office



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

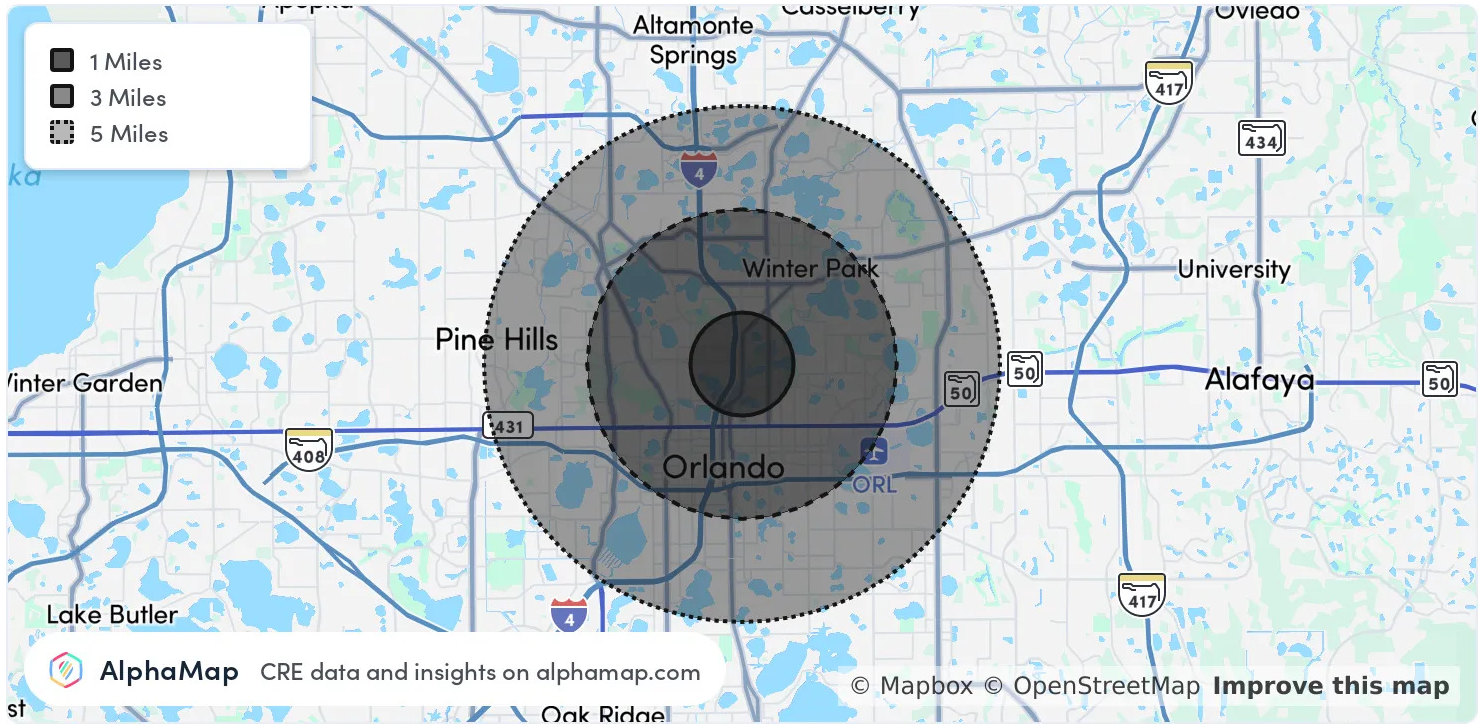
PRESENTED BY
MICHAEL CURTIS
689.254.5716
mcurtis@millenia-partners.com

OFFICE BUILDING
For Lease

AREA ANALYTICS

2100 N ORANGE AVE, ORLANDO, FL 32804

Ivanhoe Medical Office



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,138	97,945	269,324
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	41	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,715	47,978	116,191
Persons per HH	1.9	2	2.3
Average HH Income	\$140,077	\$132,664	\$104,302
Average House Value	\$597,943	\$629,158	\$477,551
Per Capita Income	\$73,724	\$66,332	\$45,348

Map and demographics data derived from AlphaMap

PRESENTED BY
MICHAEL CURTIS
689.254.5716
mcurtis@millenia-partners.com

OFFICE BUILDING
For Lease