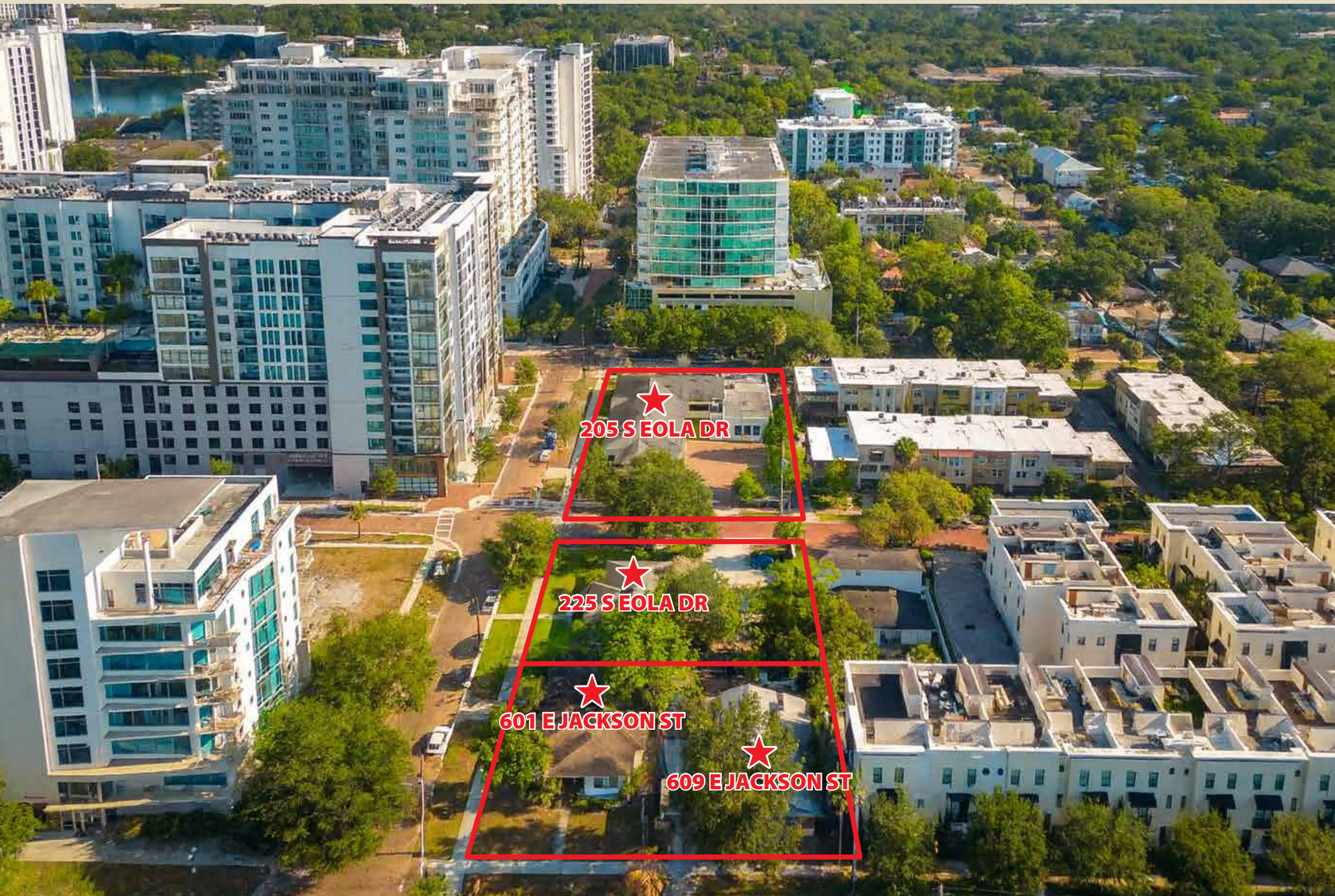
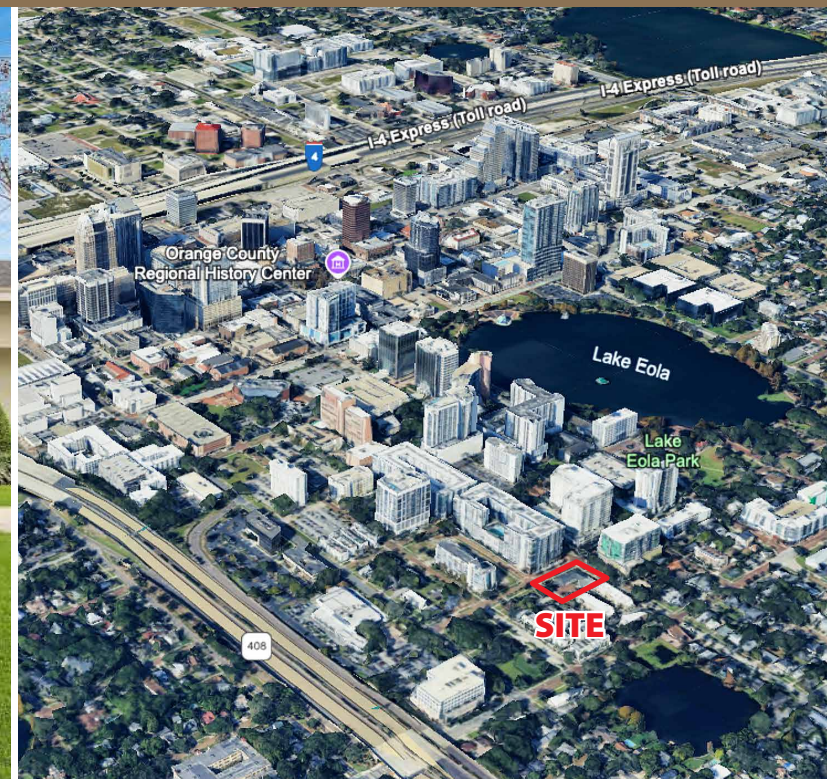


OFFICE PORTFOLIO FOR SALE - Available as a Portfolio or Individually





OFFERING SUMMARY

Sale Price:	\$4,495,000
Building Size:	8,163 SF
Lot Size:	0.5 Acres
Price / SF:	\$550.66
Year Built:	1945
Zoning:	PD/T
Market:	Orlando

205 S EOLA DR

PROPERTY OVERVIEW

Discover a rare investment opportunity in the heart of Orlando with this impeccably crafted 8,163 SF office building at 205 S Eola Dr. Built in 1945 and upgraded to meet modern demands, this property stands as a unique gem in a vibrant commercial landscape. Zoned PD/T, it offers versatile potential for office space or adaptive reuse opportunities.

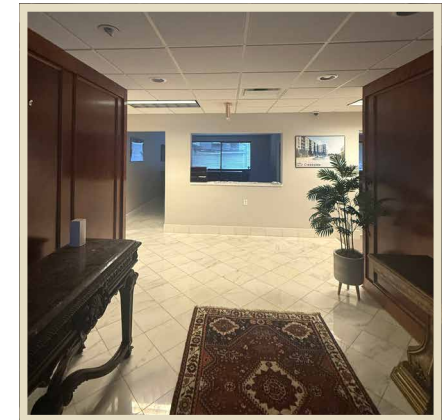
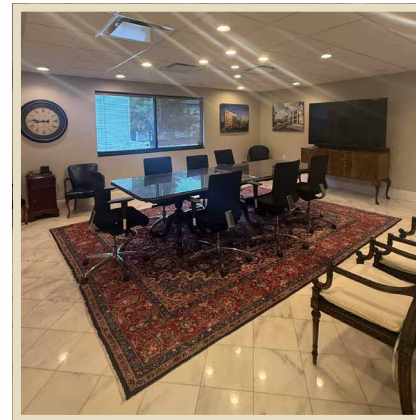
Boasting a prime location in the heart of Orlando, this property provides convenient access to major thoroughfares, ensuring unparalleled connectivity. With its rich history and impressive architecture, this distinguished building presents an ideal canvas for establishing a signature office presence in the thriving Orlando market.



205 S EOLA DR

PROPERTY HIGHLIGHTS

- Prime Thornton Park / South Eola location surrounded by luxury residential towers, walkable retail, and Lake Eola Park
- Large 8,163 SF freestanding commercial building (single-story) with flexible layouts for office, medical, or mixed professional use
- Half-acre lot (21,563 SF) offering excellent parking, outdoor usability, and future site potential
- Strong visibility and frontage along S Eola Dr in one of Orlando's most affluent and highly sought-after urban neighborhoods



225 S EOLA DR | 601 E JACKSON ST | 609 E JACKSON ST

PROPERTY OVERVIEW

This offering presents a rare opportunity to acquire a three-building freestanding commercial portfolio in the heart of Downtown Orlando and the South Eola / Thornton Park district. Located within a two-block radius, 225 S Eola Dr, 601 E Jackson St, and 609 E Jackson St combine to deliver unmatched walkability, visibility, and longterm positioning in one of Orlando's most sought-after urban environments.

The portfolio features flexible layouts suited for professional office, medical, legal, wellness, creative uses, and boutique retail. Each building offers strong street presence and direct access to the district's strongest demand drivers — Lake Eola Park, the Orange County Courthouse, City Hall, high-density residential towers, and the Central Business District. Freestanding buildings in this corridor are extremely limited, making this collection especially attractive for owner-users seeking multiple locations or investors looking to hold high-performing urban assets.

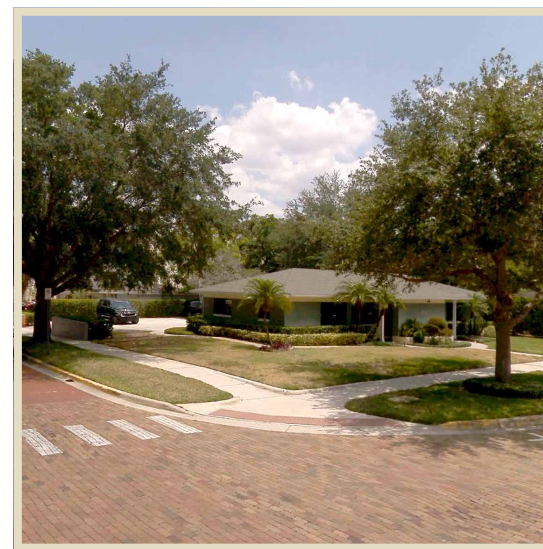
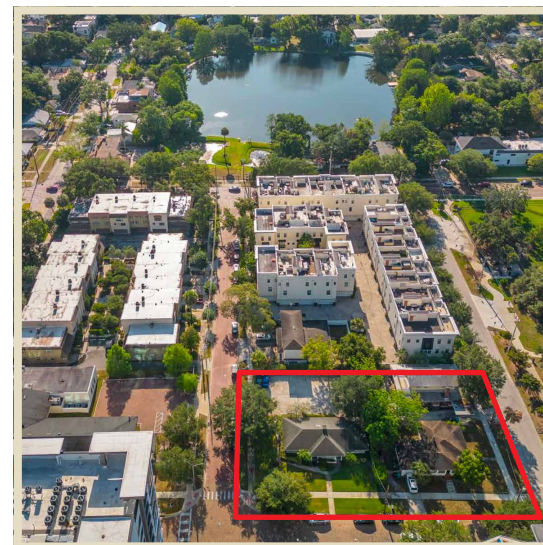
With steady foot traffic, high-income demographics, proximity to restaurants and lifestyle amenities, and exceptional visibility along Eola Dr and Jackson St, this portfolio delivers a strategic blend of stability, usability, and future upside. Few opportunities of this scale and proximity come to market in the Lake Eola area, making this an exceptional acquisition in Orlando's most supply-constrained submarket.

OFFERING SUMMARY

Sale Price:	\$2,800,000
Total Building SF:	6,353 SF
Lot Size:	10,781 SF
Price / SF:	\$440.74
Market:	Orlando

PROPERTY HIGHLIGHTS

- Three freestanding commercial buildings within a two-block radius in Downtown Orlando & South Eola
- Prime urban location steps from Lake Eola, the Courthouse, City Hall, and major residential towers
- Flexible layouts ideal for office, medical, legal, wellness, or boutique professional use
- High-visibility frontage along S Eola Dr and E Jackson St with strong pedestrian and vehicle traffic





225 S EOLA DR

Sale Price \$1,450,000

PROPERTY INFORMATION

Building Size:	1,680 SF
Year Built:	1952
Free Standing:	Yes
Property Type:	Office
Zoning:	MXD-2/T
Lot Size:	10,781 SF
APN #:	25-22-29-9320-04-060



601 E JACKSON ST

Sale Price \$675,000

PROPERTY INFORMATION

Building Size:	1,520 SF
Year Built:	1946
Free Standing:	Yes
Property Type:	Office
Zoning:	MXD-2/T/AN
Lot Size:	5,391 SF
APN #:	25-22-29-9320-04-080



609 E JACKSON ST

Sale Price \$675,000

PROPERTY INFORMATION

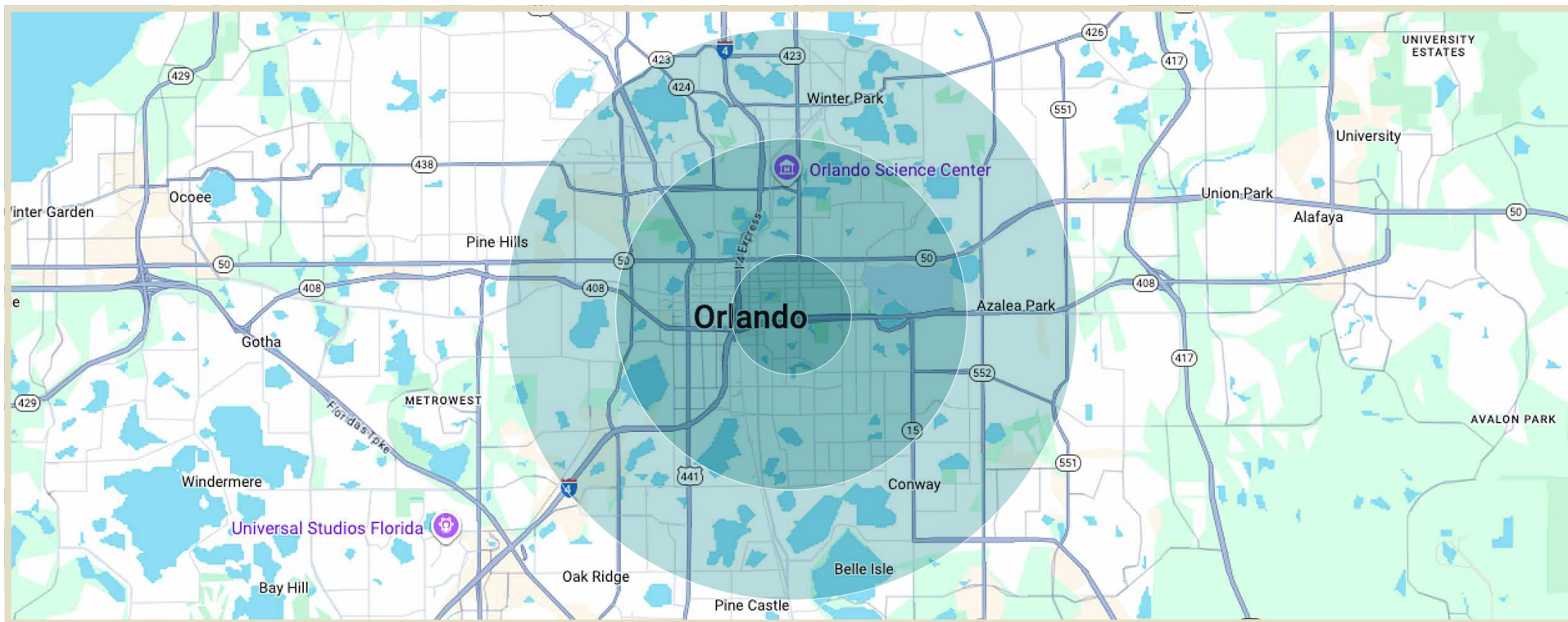
Building Size:	3,153 SF
Year Built:	1925
Free Standing:	Yes
Property Type:	Office
Zoning:	MXD-2/T/AN
Lot Size:	5,391 SF
APN #:	25-22-29-9320-04-090

FOR SALE

205 S Eola Dr | 225 S Eola Dr | 601 E Jackson St | 609 E Jackson St | Orlando, FL 32801



DEMOGRAPHIC DATA



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	19,457	114,226	304,735
Average Age	44	41	40
Average Age (Male)	43	41	39
Average Age (Female)	46	42	41

	1 MILE	3 MILES	5 MILES
HOUSEHOLD & INCOME			
Total Households	11,741	54,192	127,842
Persons per HH	1.7	2.1	2.4
Average HH Income	\$125,562	\$113,011	\$97,198
Average House Value	\$616,453	\$507,706	\$427,752

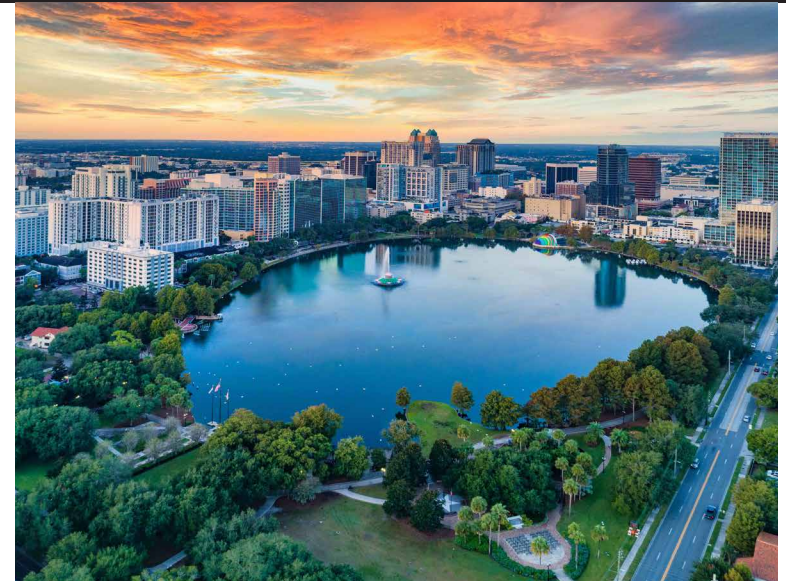
Demographics data derived from AlphaMap

DOWNTOWN ORLANDO & SOUTH EOLA

– A Hub of Growth and Investment Momentum

MAJOR NEW DEVELOPMENTS BOOSTING THE URBAN CORE

- **High-Rise Residential & Mixed-Use:** *Society Orlando* recently opened as a 27-story, 464-unit tower – downtown's largest residential development to date, complete with a massive resort-style pool and state-of-the-art fitness center. In the pipeline is *X Orlando*, an unprecedented three-tower project (17–28 floors) bringing nearly **900 apartments** and a 1,600-space garage with an 85,000 sq ft open marketplace, set to break ground in phases. The long-awaited **Westcourt** mixed-use district – an 8-acre, **\$500 million** joint venture by the Orlando Magic's owners and partners – is nearing construction. It will deliver new hotels, a **270-unit** residential high-rise, office space, retail, and a live entertainment venue just north of the Amway Center, with groundbreaking expected by late 2025 and completion by 2027.
- **New Hotels and Hospitality:** Downtown's hotel scene is expanding. Plans are underway for a 10-story, **253-room** boutique hotel at 47 W. Jefferson St. (near the new Art² Park), featuring ground-floor retail and a rooftop amenity deck. In addition, a flagship *JW Marriott Hotel & Residences* (33 stories) is slated for E. Church Street, with **228 hotel rooms**, 129 luxury condos, a convention center, sky club lounge, and rooftop pool – poised to be a new landmark anchoring the Church St. corridor. These join other projects like *Mariposa Grove*, a 12-story senior housing development with 138 affordable apartments set to rise near Lake Eola, and ongoing investments in Creative Village (e.g. "Parcel X" planning a 185,000 sq ft office and 180-room hotel) – all underscoring the construction boom in the urban core.

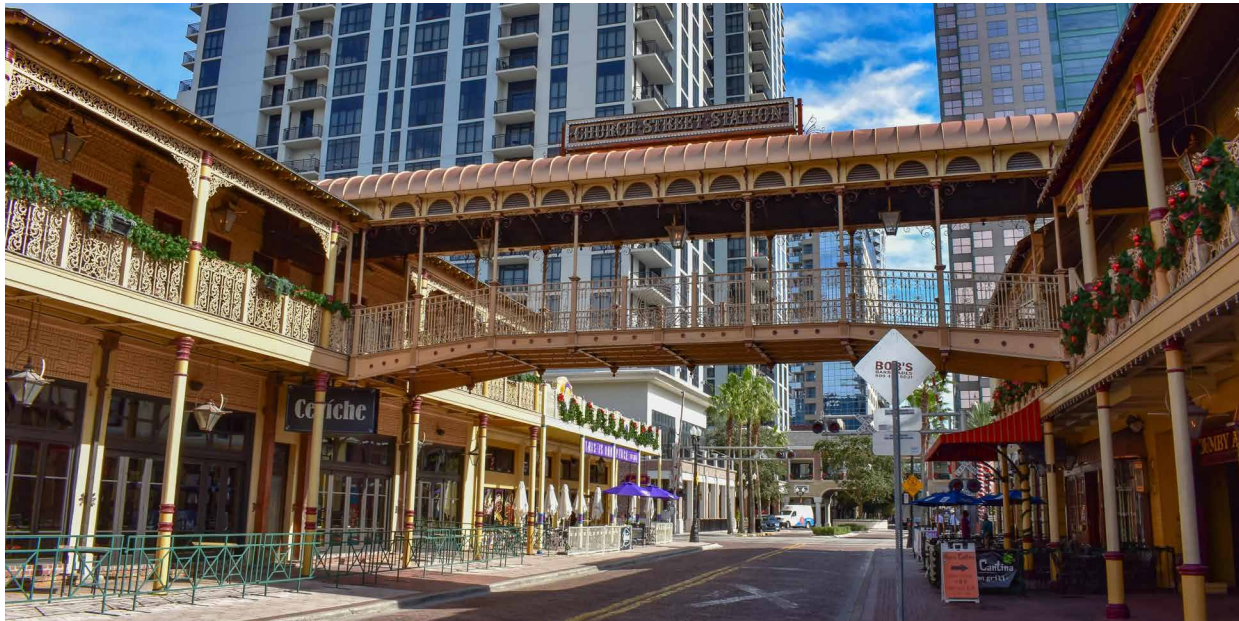


RECENT COMMERCIAL SALES (OFFICE & LAND COMPS – LAST 6 MONTHS)

- **36 & 42 E. Jackson St. – Downtown Land:** The Dr. Phillips Center for the Performing Arts acquired two key parcels (totaling ~44,000 sq ft) at Jackson Street for **\$10.39 million**, as part of its expansion strategy. These sites will initially serve as office space and parking, with long-term plans for arts, wellness, and community use to support the thriving arts district.
- **320 E. South St. (Boyle Building) – Office:** A mid-sized downtown office property (approx. 35,000 sq ft) on South Street in the South Eola area traded in August 2025 for **\$15 million** (roughly \$426/sq ft), reflecting strong investor interest in well-located infill assets.
- **1001 N. Orange Ave. – Office:** A one-story, 19,344 sq ft office building on N. Orange (north of downtown's core) **sold for \$2 million** in a recent transaction, indicating continued demand for redevelopment sites and smaller office properties near downtown.

NEW BUSINESSES & EXPANSIONS ENERGIZING THE AREA

- **Travel + Leisure Co. Headquarters:** In a major win for downtown, Travel + Leisure Co. (formerly Wyndham Destinations) announced the relocation of its global HQ from the tourist corridor to 501 W. Church Street downtown. Over **1,000 employees** will move into the downtown core, with 100+ new high-wage jobs created and a capital investment of \$29 million. This Fortune-listed hospitality firm's move (expected by 2025) solidifies downtown Orlando as a magnet for corporate headquarters and talent.
- **Tech & Creative Industry Growth:** Downtown is attracting high-tech and creative firms. **Temenos**, a Swiss fintech leader, opened its new U.S. Innovation Hub at 150 N. Orange Ave, bringing 50 skilled tech jobs now (and up to 200 in the next phases) focused on developing AI-driven banking software. In the entertainment-tech sphere, **Vekoma Rides** – a Dutch roller coaster design company famed for rides like Disney's *Tron* – established its Americas headquarters in downtown Orlando, citing the region's talent pool and innovation goals. These moves, facilitated by the Orlando Economic Partnership, underscore downtown's rise as an innovation hub.
- **Other Notable Entrants:** Several firms have expanded into the urban core over the past year. For example, global architecture/engineering firms like **McAdams** (design/engineering) and **TLC Engineering** have grown their downtown offices, and fintech company **Temenos** (mentioned above) chose downtown for its U.S. base, reinforcing confidence in the city center. From finance and software (e.g. **Charles Schwab** opening a regional campus) to creative industries (the Orlando Center for Architecture & Design opening in Spring 2026 at the Fulcrum Building), the South Eola/Downtown district has seen a steady influx of businesses that are diversifying the employment base. This wave of relocations and expansions is fueling a **live-work-play** ecosystem, adding jobs and daytime activity to complement downtown's residential growth.



KEY INVESTMENTS IN HEALTHCARE & INFRASTRUCTURE

- **AdventHealth Orlando Campus Expansion:** Just north of South Eola, AdventHealth is undertaking the region's largest-ever healthcare investment – over **\$1 billion** into its downtown Orlando campus. Central to this is a new **14-story advanced surgical and patient care tower** with 440 beds and 24 operating rooms (the “surgical innovation tower”) slated to open by 2030. This expansion will add cutting-edge transplant and oncology services, new training facilities at AdventHealth University, and hundreds of medical jobs, ensuring downtown remains a hub for world-class healthcare. AdventHealth's investment underscores confidence in the urban district's growth – effectively making the campus “a vibrant civic center” and innovation magnet in medicine.
- **Orlando Health & Life Sciences:** Not to be outdone, Orlando Health has also expanded its main campus just south of downtown. It recently opened the **Jewett Orthopedic Institute**, Florida's first dedicated orthopedic hospital, bringing specialized surgical care and research to the city's core. Construction is underway on a new six-story, 189,000 sq ft **Children's Pavilion** at Lake Beauty, which will consolidate over 30 pediatric specialties by 2026, enhancing the region's pediatric care (and freeing up space at Arnold Palmer Children's Hospital). Together, these healthcare investments by AdventHealth and Orlando Health cement the downtown area – including South Eola – as a burgeoning “Medical City” in its own right.
- **Infrastructure & Public Realm Upgrades:** Public investment is keeping pace with private development. The City of Orlando is moving forward with “**The Canopy**,” a \$25–30 million project to create a 10-acre signature park **under the I-4 highway** downtown. Spanning from Church St. to Washington St. beneath the interstate (adjacent to the federal courthouse and Amway Center), The Canopy will transform barren underpass land into a vibrant public space with art installations, event plazas, recreational amenities and

shaded promenades for residents and visitors. Construction begins in early 2025 and is on track for completion by late 2027. This follows other improvements like streetscape enhancements, expansion of the downtown Lymmo circulator, and upcoming SunRail connectivity upgrades – all geared toward a more walkable, transit-friendly downtown. Additionally, the city and state have invested in road diets and bike lane projects in the South Eola area, and the ongoing revitalization of historic Lake Eola Park (with new park amenities and programming) continues to enhance quality of life.

Downtown Orlando and the South Eola district are experiencing an **unprecedented wave of growth and momentum**. From gleaming new towers and record-breaking property deals to an influx of major employers and transformative public projects, the urban core is thriving. This convergence of **multifaceted development** – residential, commercial, medical, and cultural – underscores investor confidence and signals a bright future for Orlando's center as a dynamic, 24/7 hub of activity. **The skyline is rising, businesses are investing, and the community is reaping the benefits of a more vibrant, connected Downtown Orlando.**

