

THE METCALF

100 S. ORANGE AVE, ORLANDO, FL 32801

RETAIL SPACE FOR LEASE

± 3,483 SF Full Floor Suites



Lease Rate Starting At: \$35.00 / SF, NNN

± 2,750 SF

Former Tanqueray's Bar

± 2,750 SF second-generation bar space in the historic Metcalf Building, formerly home to Tanqueray's, with existing bar buildout with hood and infrastructure in place in the heart of Downtown Orlando

Positioned at the **most pedestrian trafficked intersection of Downtown Orlando** surrounded by affluent downtown residents with an average income of \$134,259 (.5 miles radius)

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

Contact: Jeré Matheny
Vice President of Brokerage Services

E: JMatheny@FCPG.com
P: 407.872.0177 ext. 132

Contact: Ben Kuykendall
Vice President of Brokerage Services

E: Ben@FCPG.com
P: 407.872.0177 ext. 131



407.872.0177 | FCPG.com
615 E. Colonial Dr. Orlando, FL

SUITE FEATURES

- Large Kitchen & Bar Space
- Ample Space for Seating
- Designated Stage Area
- Men & Women's Restrooms



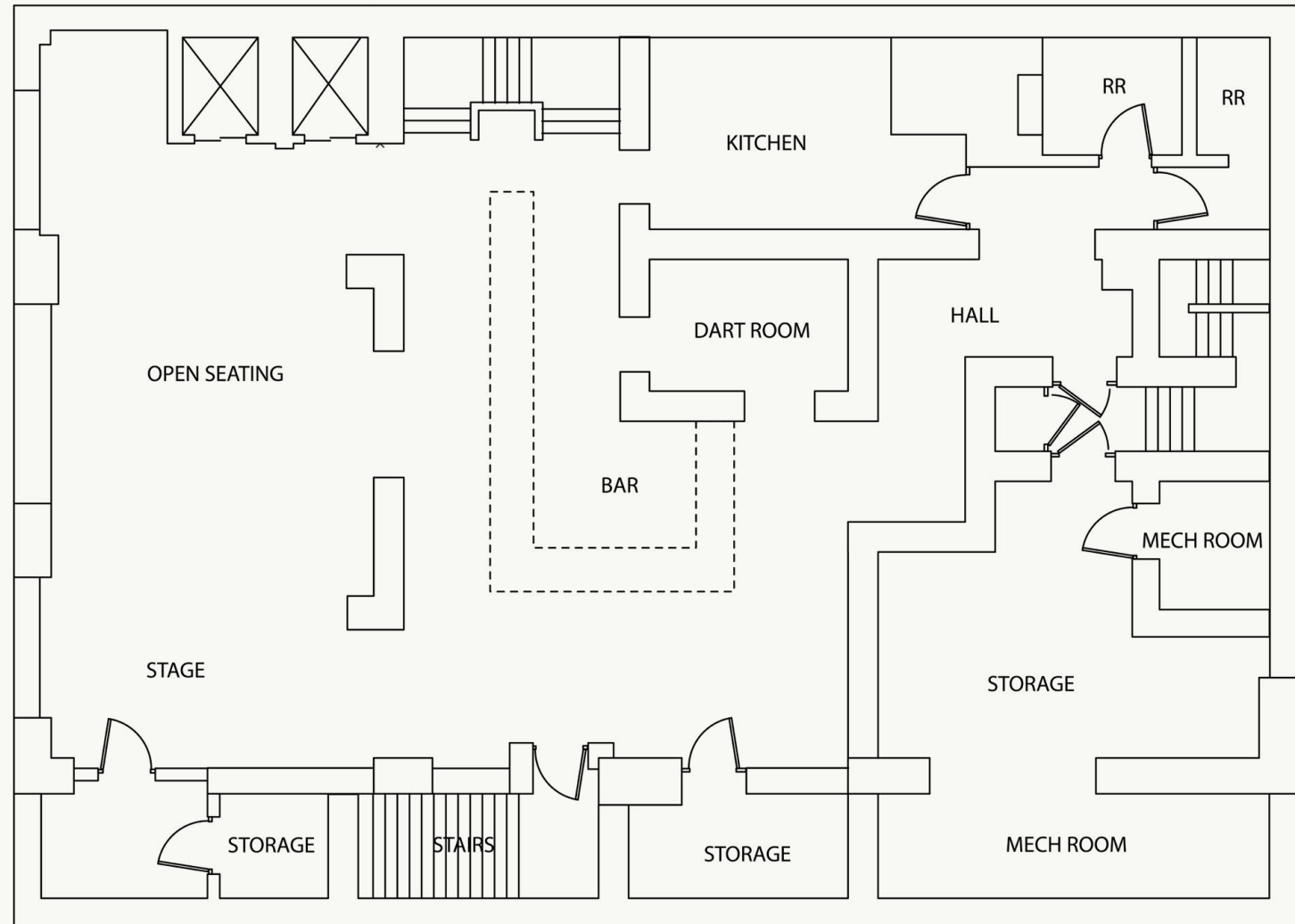
SUITE AVAILABLE
IMMEDIATELY



CONTROLLED
ELEVATOR ACCESS



BREAK ROOM
& KITCHEN AREA



03

SUITE PHOTOS



PARKING

BUILDING PARKING AVAILABILITY

Adjacent to the building, a private surface lot provides direct, at-grade parking, an uncommon advantage in the Downtown Core. The basement includes allocated surface lot spaces.

Also available are reserved spaces within the Plaza Garage and the 18 W Central garage located one block north of The Metcalf. These designated spaces offer secure, dedicated parking in a structured facility.



DEMOGRAPHICS



#2 BEST CITY TO START A CAREER

Orlando, WalletHub 2026



FASTEST GROWING LARGE REGION IN THE US

Orlando, 2024



EMPLOYMENT POPULATION

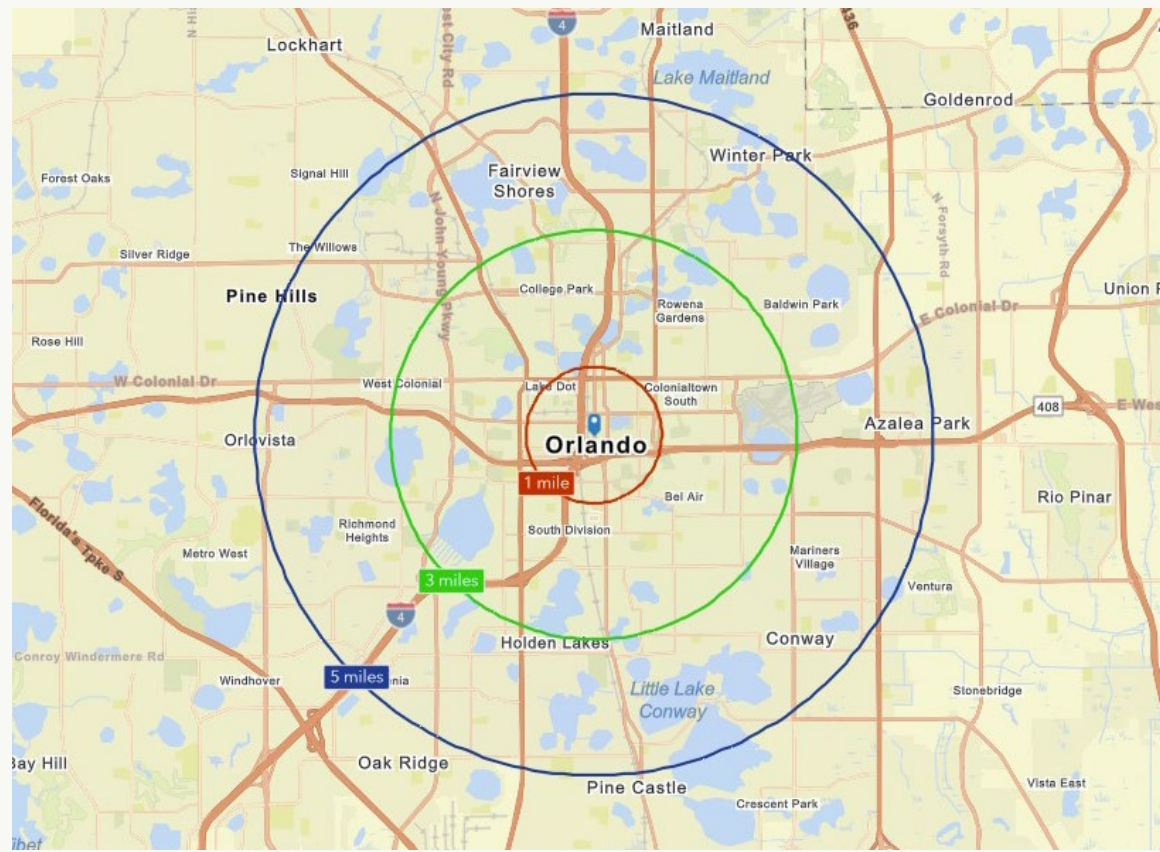
± 156,623
(3 mile radius)



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



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.

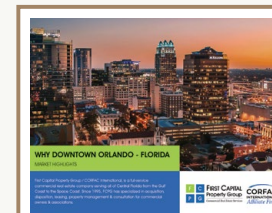
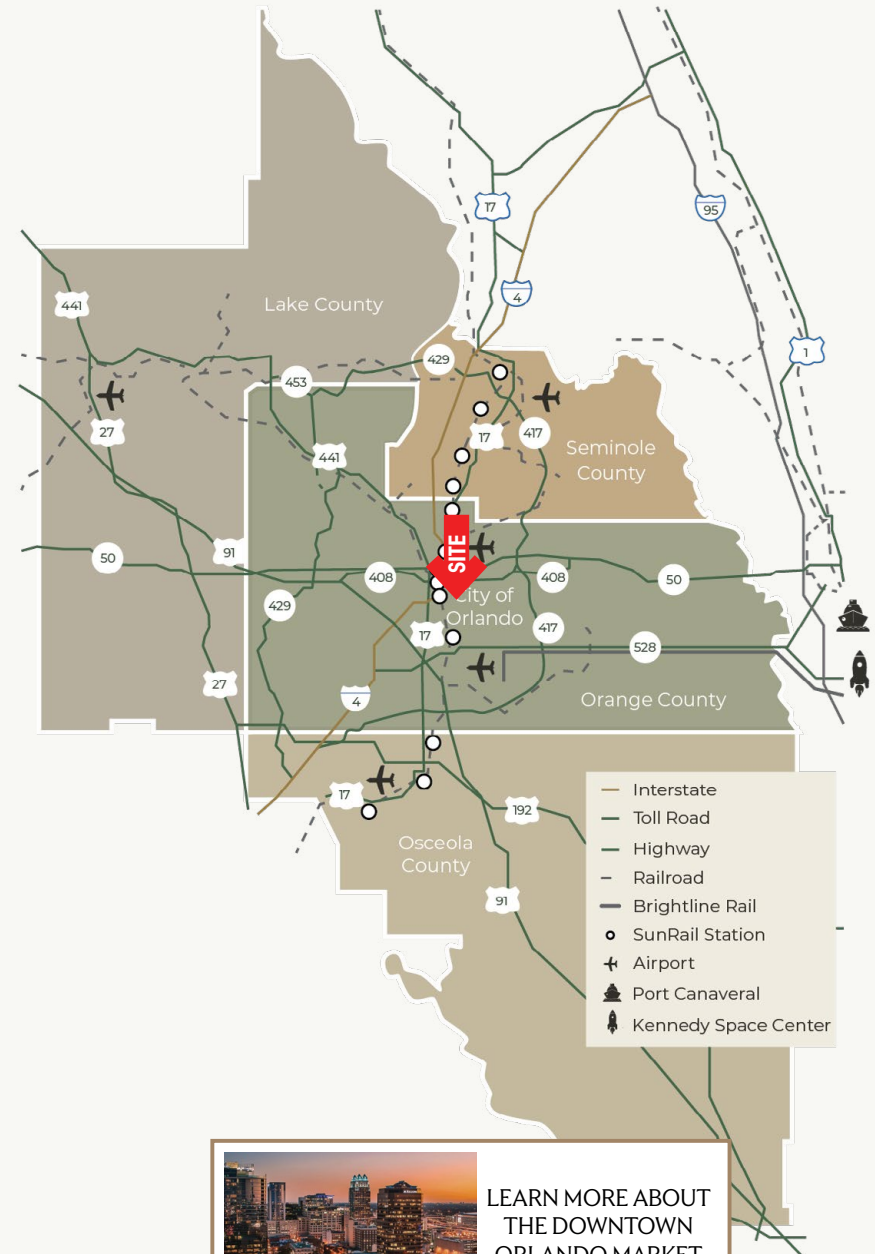
Connected to the Region's Future: The proximity to the SunRail Station, I-4, and SR 408 positions The Metcalf at a convergence of major regional mobility routes, offering unmatched accessibility for both urban and suburban users. While billions in surrounding development continue to transform the skyline,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

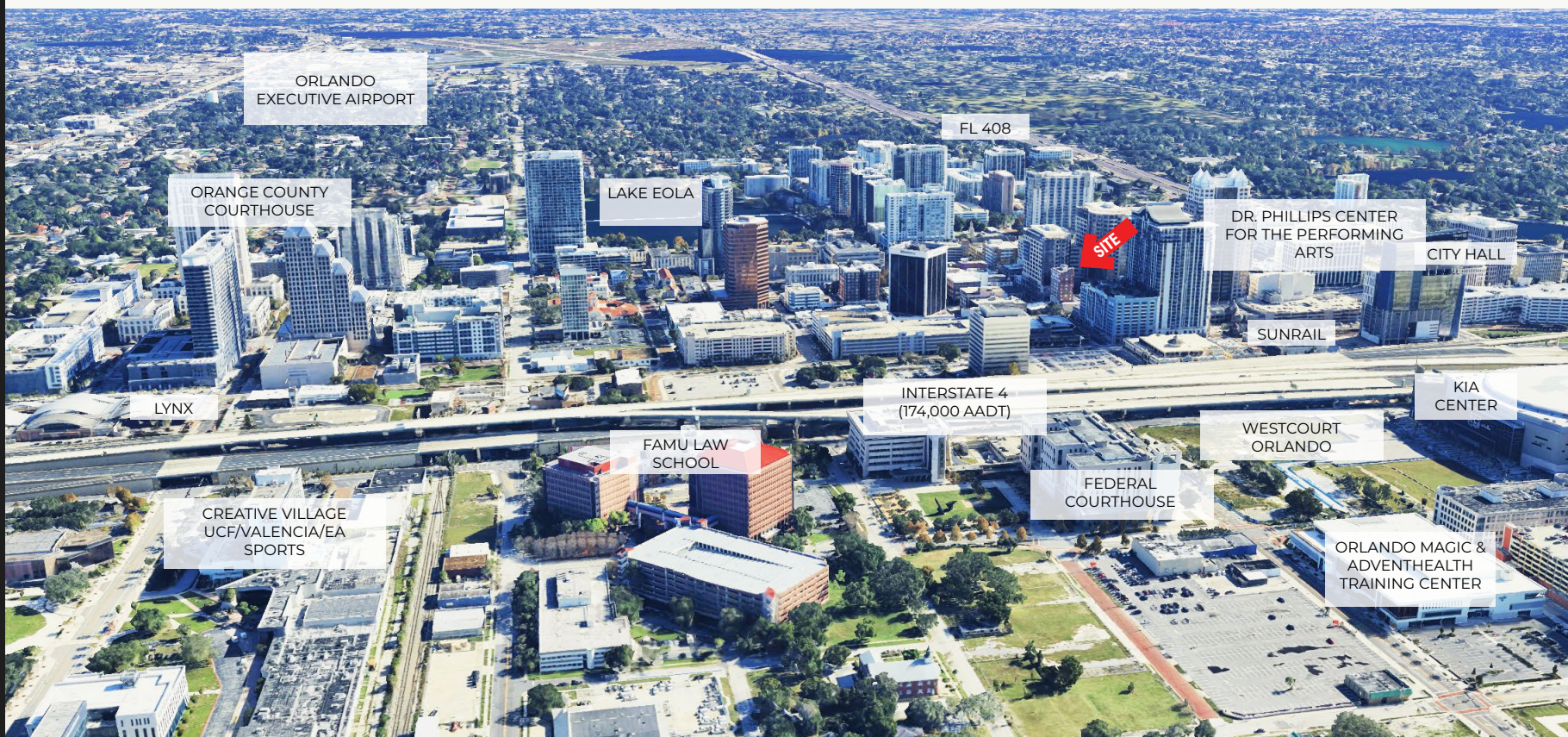
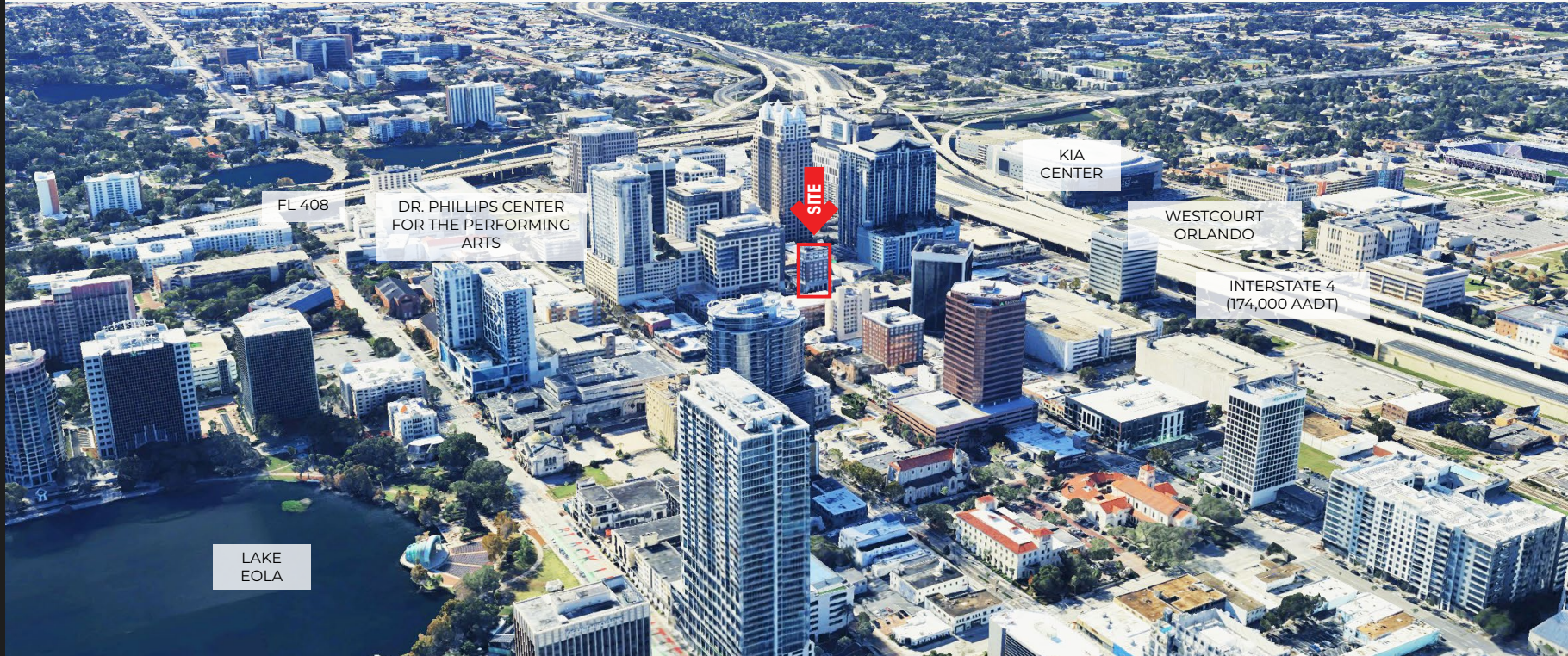
Neighboring Attractions

- 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

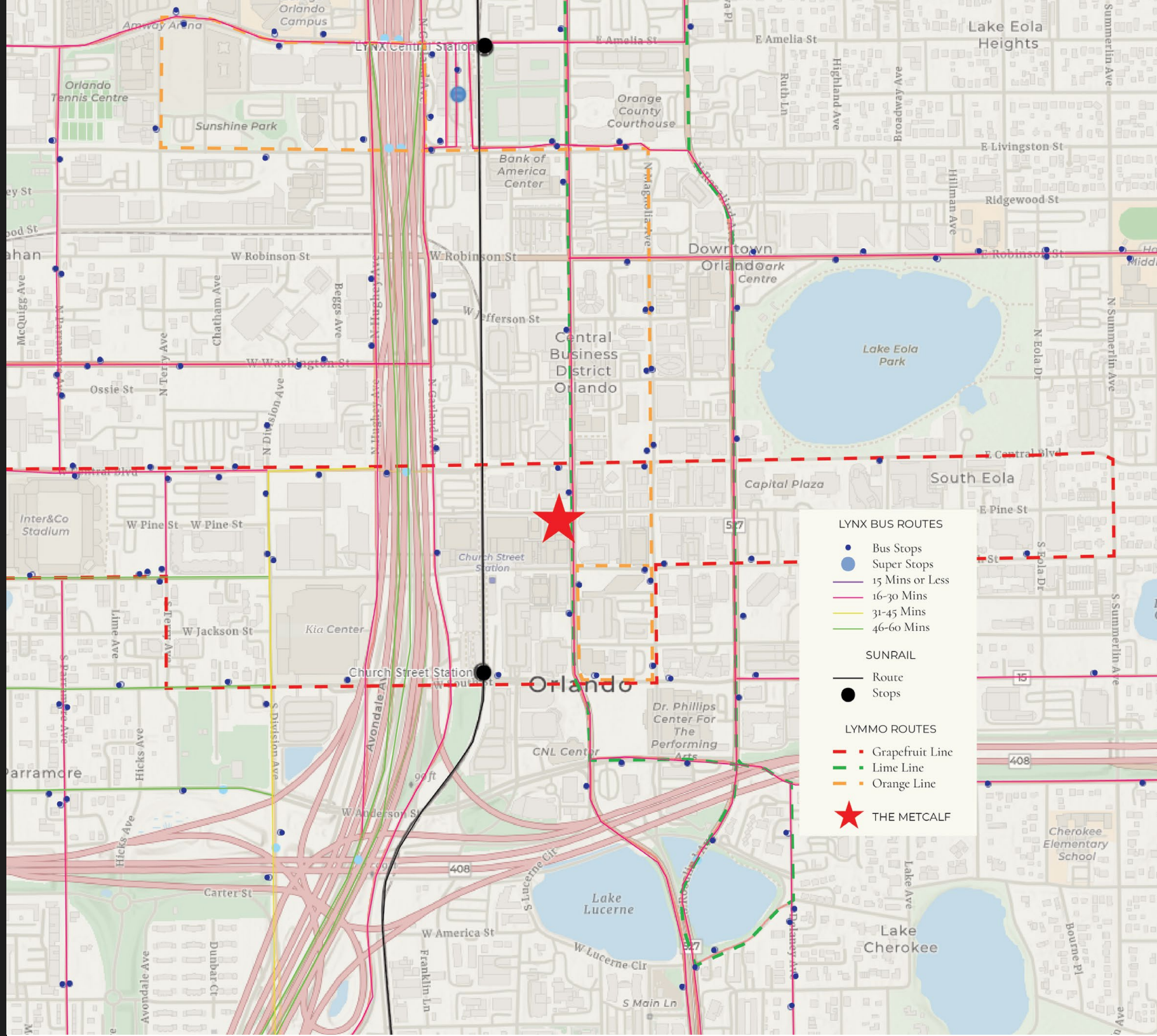


LEARN MORE ABOUT
THE DOWNTOWN
ORLANDO MARKET

www.FCPG.com/Why-Downtown-Orlando



LOCATION





FIRST CAPITAL
Property Group

Commercial Real Estate Services

CORFAC
INTERNATIONAL
Affiliate Firm
LOCALLY OWNED. GLOBALLY CONNECTED.

CONTACT

First Capital Property Group /
CORFAC International

FCPG.COM

615 E. COLONIAL DR. ORLANDO, FL

LISTING AGENTS

Ben Kuykendall
*Vice President of
Brokerage Services*
407.872.0177 ext. 131
Ben@FCPG.com

Jeré Matheny
*Vice President of Brokerage
Services*
407.872.0177 ext. 132
JMatheny@FCPG.com

This flyer contains select information pertaining to the business and affairs of the above referenced Property. It has been prepared by First Capital Property Group (FCPG). This flyer may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this flyer is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner, FCPG. The material is based in part upon information supplied by the Owner and in part upon information obtained by FCPG from sources deemed reliable. Images contained in this flyer may have been digitally enhanced, restored, or generated using artificial intelligence tools. Such images are conceptual and provided for illustrative purposes only. They do not depict the current physical condition of the Property and should not be relied upon as an accurate representation of existing improvements, finishes, or site conditions. Floor plans are for illustrative purposes only, are not to scale, and may contain inaccurate dimensions or measurements. All information should be independently verified. Neither Owner nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this flyer or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective tenants should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.