



URBAN INFILL OWNER-USER OFFERING

Ivanhoe Village



THE OFFERING

Millenia Partners has been exclusively retained to offer the opportunity to acquire 2100 N Orange Ave, a two-building, medical oriented office property totaling approx 11,419 SF in the heart of Ivanhoe Village. The offering consists of two separate two-story buildings, providing both immediate income and a clear path for owner-user occupancy. Building 2100 (approx 6,900 SF) is occupied & anchored by a Walgreen's specialty pharmacy, with an existing medical tenant transitioning within the building, creating a near term first-floor availability ideal for a physician, plastic surgeon, or specialty practice seeking prominent ground floor presence. Building 2106 (approx 4,519 SF) presents a rare opportunity for an owner-user to establish a standalone medical office while benefiting from additional income generated by the adjacent building.

Located directly across from the AdventHealth Downtown Orlando Campus, the property is exceptionally well positioned for practices requiring pre and post op proximity, patient convenience, and coordination within a major healthcare ecosystem. Positioned between Downtown Orlando and Winter Park, the Ivanhoe Village corridor is one of the city's most established and supply constrained medical and professional submarkets, surrounded by dense residential neighborhoods, cultural institutions, and complementary healthcare users. This offering provides a compelling opportunity for medical professionals to secure long term ownership, operational control, and strategic presence in one of Orlando's most sought after healthcare corridors.

Investment/Owner-User Opportunity



TEAM

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