



The Sanctuary

100 SOUTH EOLA DRIVE, ORLANDO, FL 32801



Location Overview

Immerse your business in the thriving Orlando MSA market, where a dynamic mix of Fortune 500 companies and innovative startups converge to drive success. The area surrounding The Sanctuary boasts an array of enticing attractions, including the Amway Center, Dr. Phillips Center for the Performing Arts, and Lake Eola Park. Enjoy easy access to gourmet dining, luxury accommodations, and vibrant entertainment options, ensuring a fulfilling work-life balance for your team. With a bustling business community and a rich tapestry of cultural and recreational amenities, this location sets the stage for your business to thrive in the heart of Orlando's dynamic landscape.

FOR MORE INFORMATION | MILLENIAPARTNERS.COM

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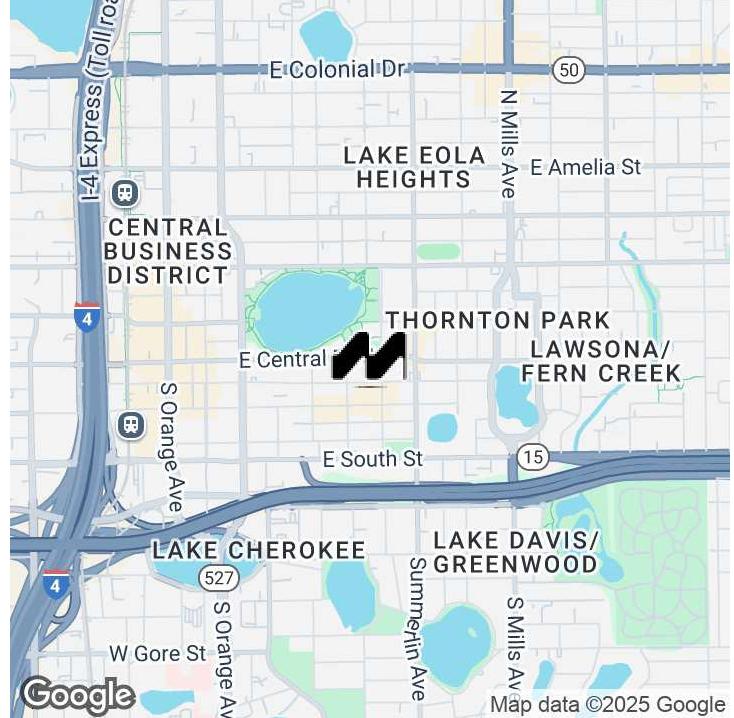
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EXECUTIVE SUMMARY

100 SOUTH EOLA DRIVE, ORLANDO, FL 32801

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OFFERING SUMMARY

Lease Rate:	\$900.00 - 2,400.00 per month (NNN)
Building Size:	12,000 SF
Available SF:	112 - 600 SF
Lot Size:	1,200 SF
Year Built:	2005
Renovated:	2024
Zoning:	CU
Market:	Orlando MSA
Submarket:	Lake Eola

PROPERTY OVERVIEW

Discover the perfect space for your business at 100 South Eola Drive, conveniently located in the heart of Orlando, FL. This impressive property offers modern office spaces with abundant natural light, customizable layouts, and state-of-the-art facilities. With its prime location, tenants can enjoy easy access to a range of amenities and a vibrant business community. Whether you're seeking a dynamic office environment or a retail space with high visibility, 100 South Eola Drive provides the ideal setting to elevate your business. Experience the perfect blend of functionality and sophistication at this prime commercial property in Orlando.

SPACES	LEASE RATE	SPACE SIZE
Office 14	\$1,400 per month	130 SF
Office 7	\$2,000 per month	200 SF
Office 14	\$1,300 per month	137 SF
Office 12	\$900 per month	112 SF
Office 15	\$1,100 per month	120 SF
Pitch Room	\$2,400 per month	600 SF
Office 10	\$1,400 per month	140 SF

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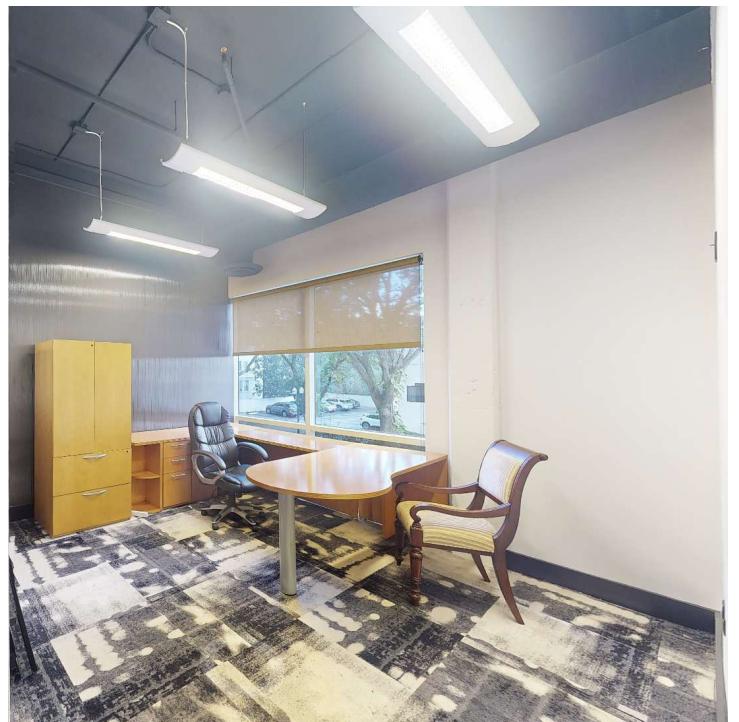
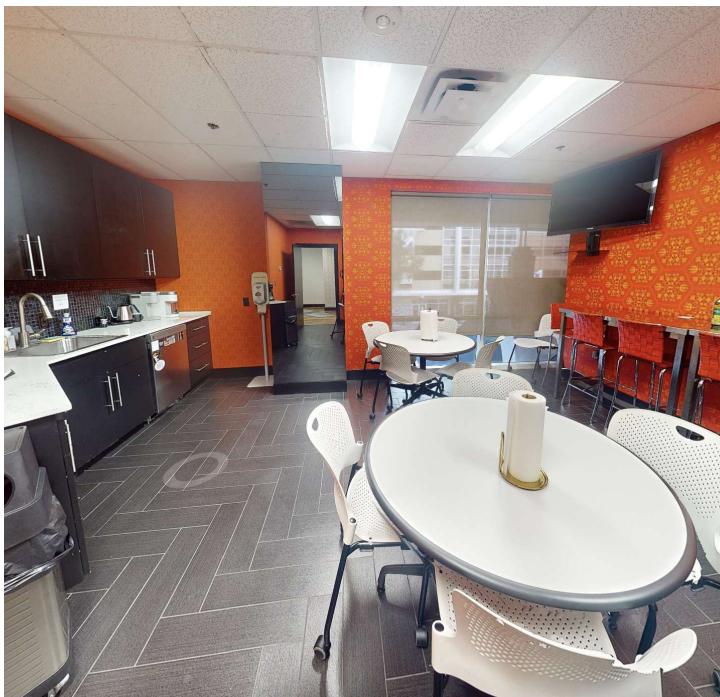
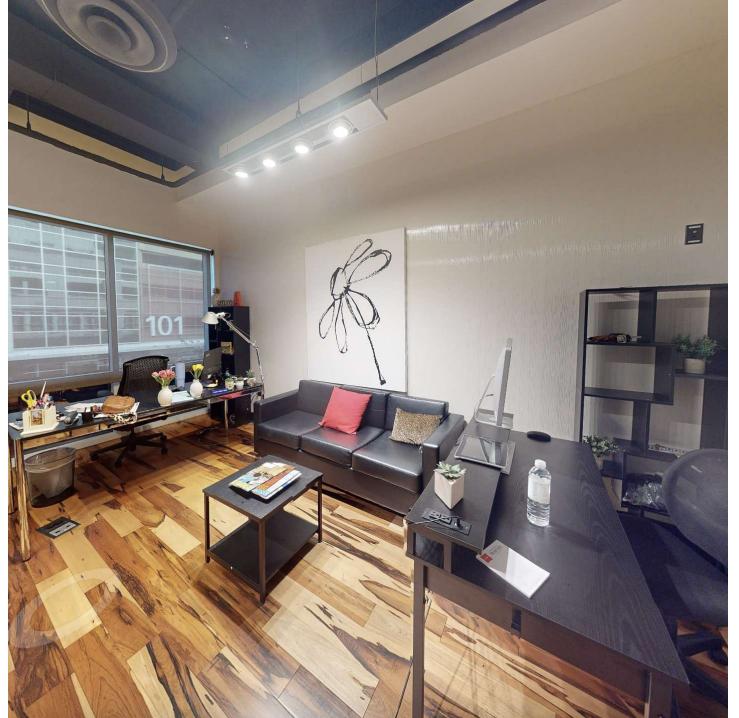
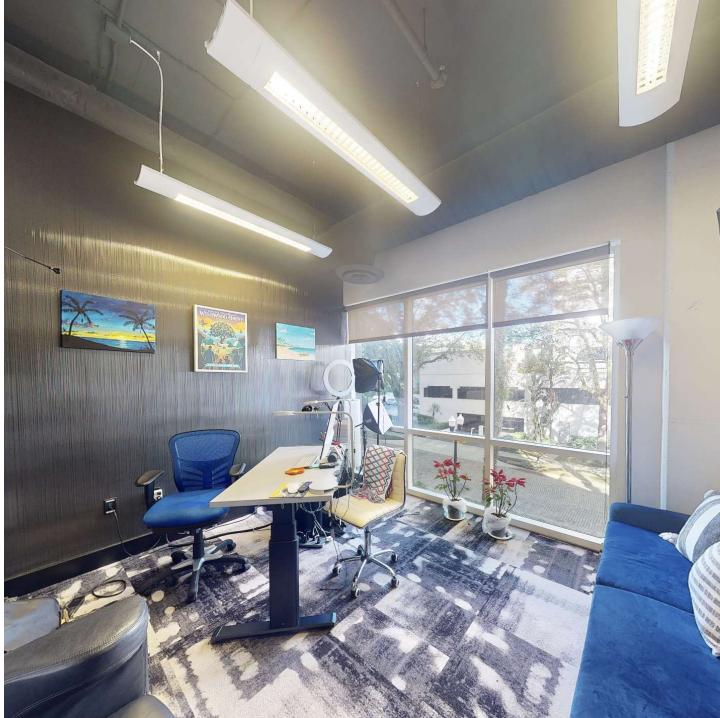
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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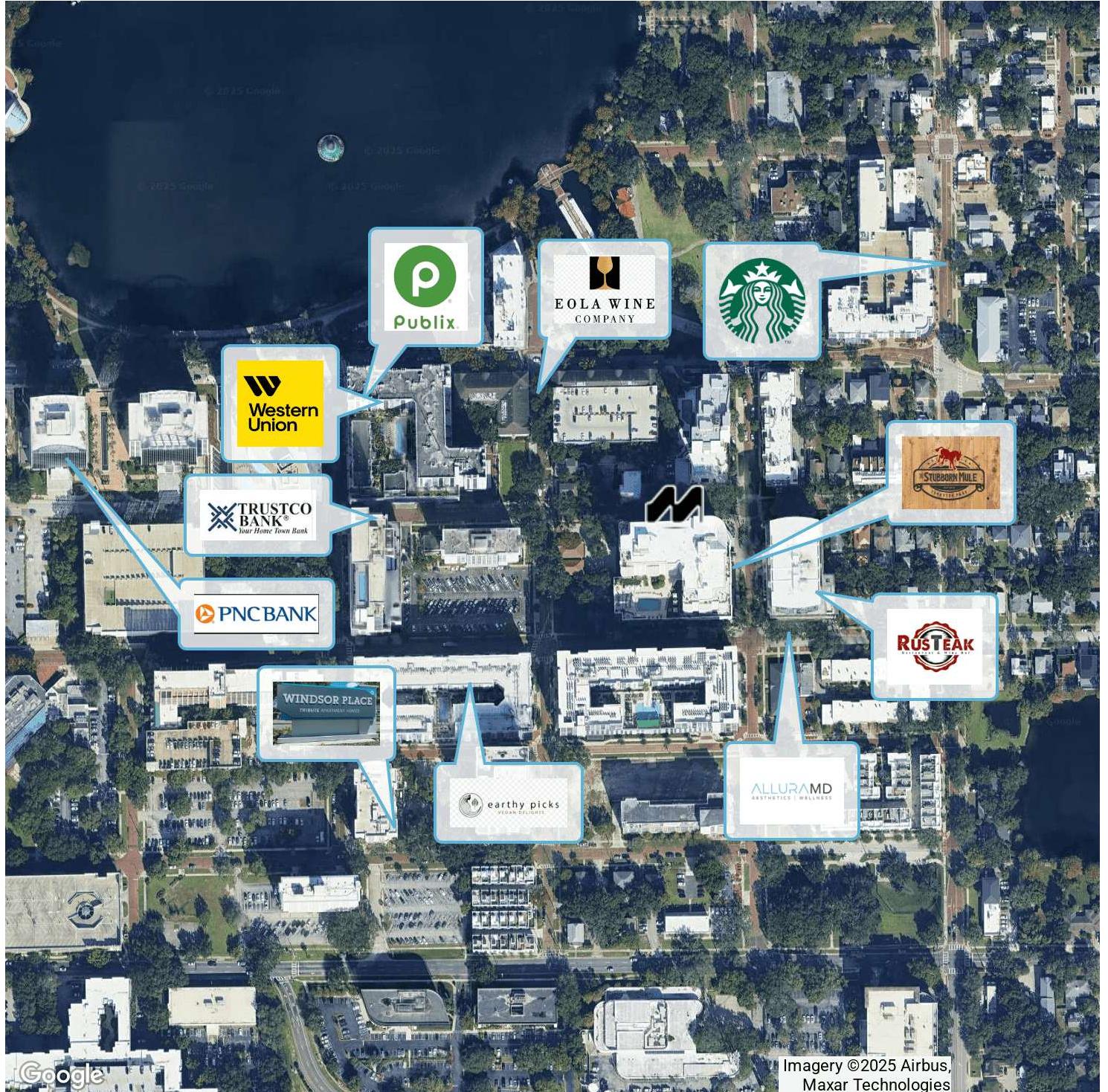
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LOCATION MAP

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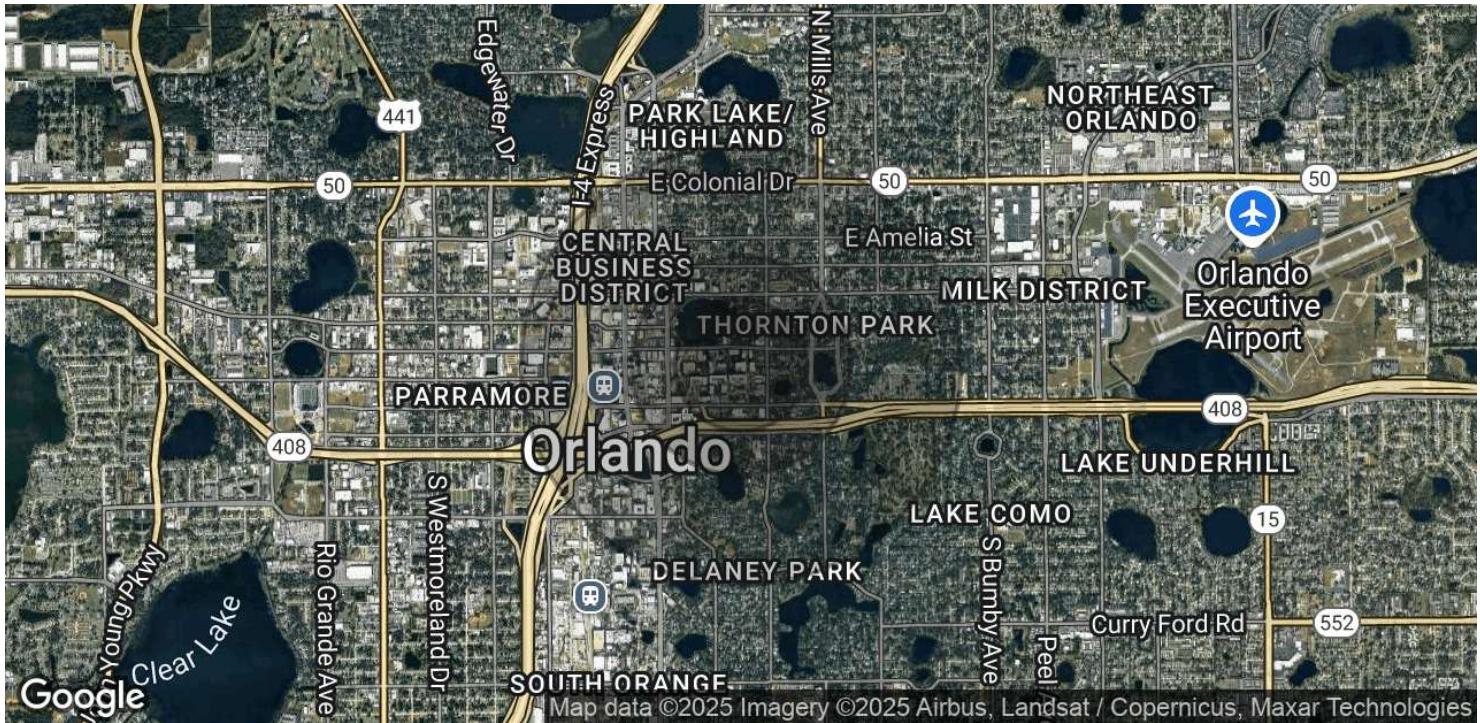
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DEMOGRAPHICS MAP & REPORT

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Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,127	9,459	20,430
Average Age	48	46	44
Average Age (Male)	46	44	42
Average Age (Female)	50	47	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,724	6,050	12,369
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$134,104	\$127,572	\$122,447
Average House Value	\$718,850	\$657,114	\$604,360

Demographics data derived from AlphaMap

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