

For Sale Gateway to SoDo

138 E GORE STREET | ORLANDO, FL 32806

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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Directly Across from Orlando Health
Medical or Professional Office User Opportunity
On-Site Parking + ADA-Compliant

Positioned directly across from Orlando Health's main campus, 138 E Gore Street offers a vacant, move-in ready office or medical opportunity in the heart of Orlando's SoDo (South Downtown) district. Current ownership has invested capital into the property, completing interior upgrades including new flooring and fresh paint, allowing a buyer to take immediate possession.

The building is well-suited for medical or professional office use, featuring on-site parking, ADA-compliant access, and a functional layout. Located just south of Downtown Orlando, the property provides convenient access to Interstate 4 and State Road 408, offering strong regional connectivity throughout Central Florida. The combination of immediate usability, strategic location, and medical-capable infrastructure positions the property well for both owner-users and investors.



VIEW VIRTUAL
TOUR



Matterport™

PROPERTY DESCRIPTION

Address:	138 E Gore Street Orlando, FL 32806
Asking Price:	\$725,000
Price Per Square Foot:	\$360/SF
Property Type:	Professional Office/Medical
Building Size	2,014 SF
Floors:	Two (2) - Separate Entrances
Parking:	13 On-Site Spaces (+6.5/1,000 SF)
Zoning:	ORL-O-1/T/AR/AN
Vacancy:	100% Vacant - Move-In Ready An ideal opportunity for a medical or professional office owner-user



Ready for Medical or Office User Occupancy

- Well-suited for medical or professional office users, with a layout that supports both immediate occupancy and flexibility for reconfiguration
- Existing ADA-compliant access and ramps in place, reducing upfront capital requirements and accelerating time to occupancy
- On-site parking that supports medical and professional use, an uncommon feature for properties in the surrounding SoDo and Downtown area. (6.65 Spaces per 1,000 SF Leased)

Prime SoDo

- Directly across from Orlando Health's main campus, one of Central Florida's largest and most established healthcare systems
- Situated just south of Downtown Orlando, providing proximity to the CBD without the congestion or pricing pressures of the core
- Surrounded by a strong concentration of medical, professional, and institutional users, driving consistent long-term demand

Owner-User & Investment Appeal

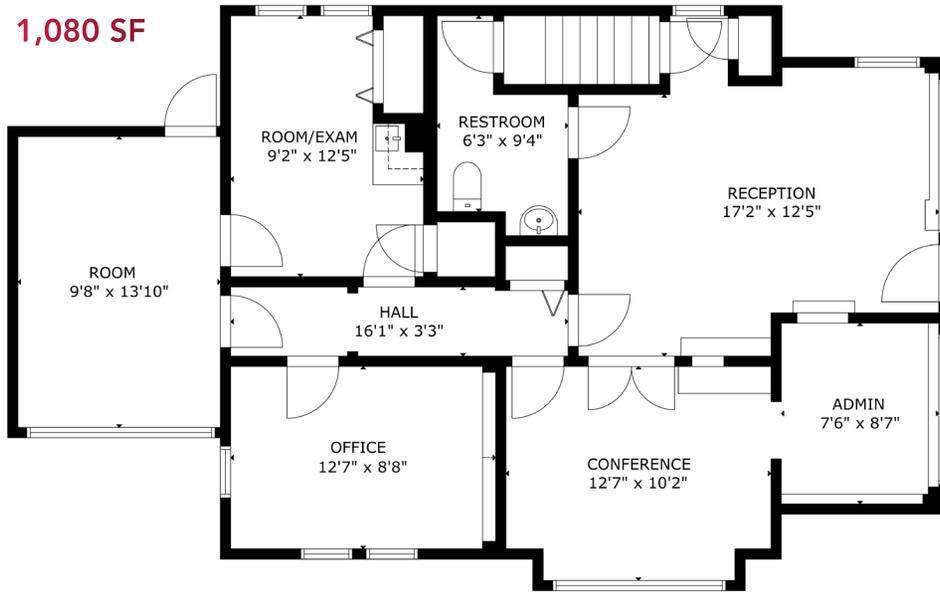
- Ideal opportunity for an owner-occupant seeking long-term control, offering the potential to own and occupy at a cost competitive with leasing in a supply-constrained medical submarket
- Ability to lease the property to medical or professional office tenants, supporting stabilized income or future exit optionality
- Located within a stable, institutionally anchored submarket with continued healthcare and residential investment

Regional Connectivity & Access

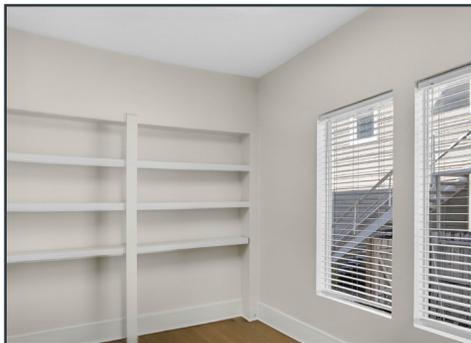
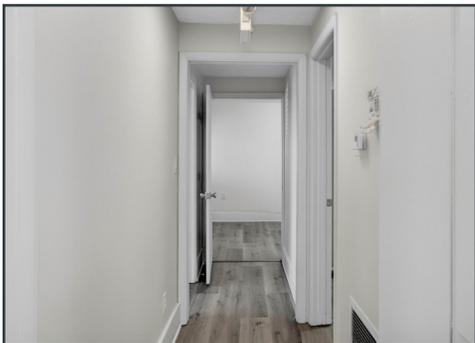
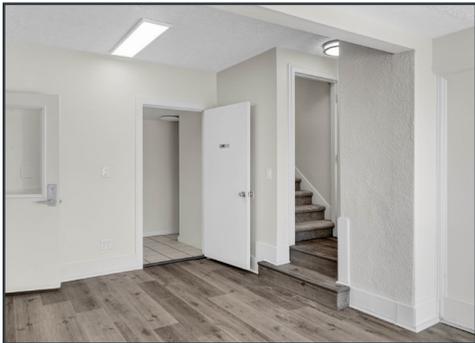
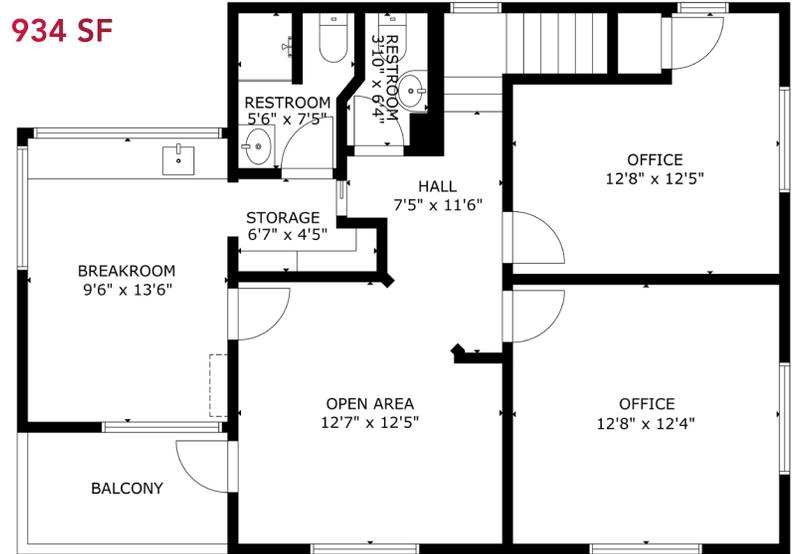
- Immediate access to Interstate 4 and State Road 408, providing efficient regional connectivity throughout Central Florida
- Central location serving Downtown Orlando, SoDo, and surrounding neighborhoods, enhancing accessibility for patients, employees, and clients
- Convenient ingress and egress supporting both daily office use and patient-driven traffic



1ST FLOOR
1,080 SF



2ND FLOOR
934 SF



138 E Gore Street is strategically positioned in Orlando's South Downtown district, directly across from Orlando Health's main campus, one of Central Florida's largest and most established healthcare hubs. The campus is anchored by Orlando Regional Medical Center, an approximately 800-bed, full-service hospital, and includes nationally recognized specialty facilities such as Winnie Palmer Hospital for Women & Babies and Arnold Palmer Hospital for Children.

This concentration of medical services drives a strong and consistent daytime population and supports long-term demand for surrounding medical and professional office space. Located just south of Downtown Orlando, the property benefits from immediate access to Interstate 4 and State Road 408, providing efficient regional connectivity while remaining adjacent to the city's core.

The map shows the following locations and landmarks:

- College Park**: A park area with trees and a path.
- AdventHealth 2,247 Beds**: A large hospital building.
- Winter Park**: A historic-style building.
- Mills 50**: A colorful parade float.
- Central Business District**: A city skyline with a lake.
- Milk District**: A street scene with colorful flags.
- Orlando Health Downtown 800 Beds**: A modern hospital building.
- Hourglass District**: A street scene with a white tent.
- Lofts at Sodo 308 Apartments**: A modern multi-story apartment building.
- SoDo Flats 100 Apartments**: A modern apartment building.
- Cortland on Orange 300+ Apartments**: A modern apartment building.
- Gateway To SoDo**: A red star icon and the text "Gateway To SoDo" in a red box.
- Sodo**: The word "Sodo" in a red script font.

Major roads shown include Interstate 4, State Road 408, and State Road 50. Landmarks like Lake Eola and the downtown skyline are also visible.

SoDo has established itself as one of Orlando’s most desirable submarkets for medical, office, and professional services, anchored by the Orlando Health campus and supported by ongoing institutional investment. The district’s proximity to Downtown Orlando, combined with strong healthcare-driven demand, has created a stable, supply-constrained environment for medical and professional office users.

The area continues to benefit from surrounding residential growth, improving infrastructure, and long-term investment tied to Orlando Health’s expansion. This combination of institutional stability, urban accessibility, and sustained demand has positioned SoDo as a preferred location for healthcare providers and professional users seeking long-term occupancy just outside the Downtown core.



Population

1 Mile: 18,858
 3 Mile: 114,326
 5 Mile: 309,633



Households

1 Mile: 10,308
 3 Mile: 53,007
 5 Mile: 129,954



Avg Household Income

1 Mile: \$105,681
 3 Mile: \$92,582
 5 Mile: \$84,768



Gateway To So Do

For more information, please contact one of the following individuals:

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