1111
S ORANGE AVE

FOR LEASE

Work in Style on Orange Avenue.

Walk to ORMC.



CONCEPTUAL RENDERING DEPICTING PLANNED RENOVATION







SOON TO BE RENOVATED MEDICAL OFFICE AT THE CENTER OF ORLANDO'S DOWNTOWN MEDICAL CORRIDOR

BUILDING SIZE
13,500 SF
POST RENOVATION

3 FLEXIBLE SPACE OPTIONS
2,250 SF - 9,000 SF

LEASE RATE
CALL FOR DETAILS

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PROPERTY OVERVIEW

1111 S. Orange Avenue is strategically positioned within Orlando Health's downtown medical campus - one of Central Florida's most significant concentrations of healthcare activity. Anchored by the 808-bed Orlando Regional Medical Center, the campus brings together 4,300+ ORMC employees, 1,100+ physicians, nationally recognized specialty hospitals and institutes, and more than 100,000 annual emergency visits.

The surrounding campus includes Arnold Palmer Hospital for Children, Winnie Palmer Hospital for Women & Babies, Orlando Health Cancer Institute, Heart & Vascular Institute, Neuroscience Institute, Digestive Health Institute and the 375,000-SF Jewett Orthopedic Institute downtown complex - creating a powerful, built-in ecosystem of physicians, healthcare professionals, patients, visitors and complementary medical services.

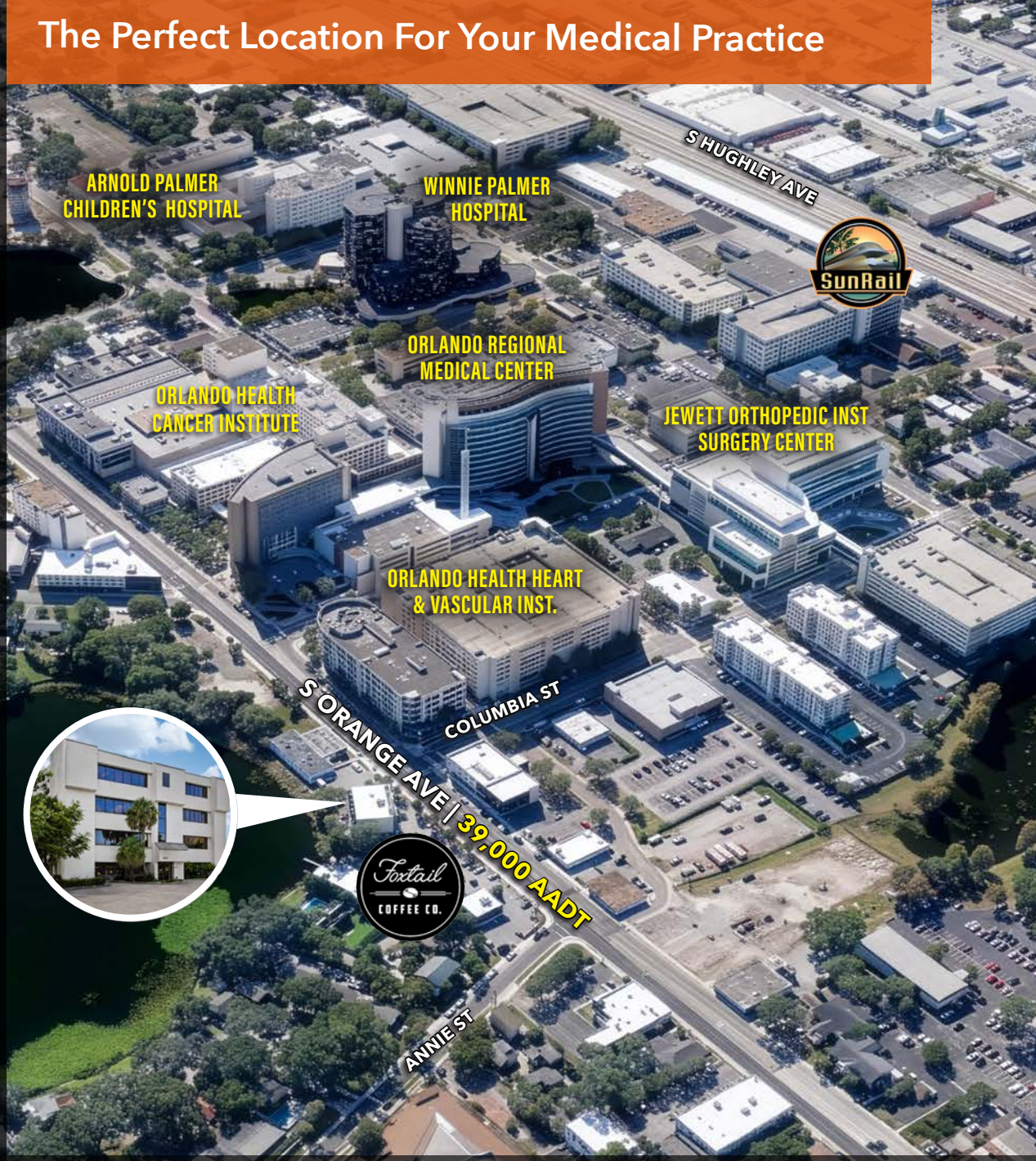
The property includes 14 covered parking spaces plus additional surface parking solving one of the biggest pain points for professional and medical tenants in this submarket.

Whether you need a compact, efficient suite or a larger floor to build out to your specification, this location delivers the address, access, and amenity base to support it.

HIGHLIGHTS

- Elevator opens into suite for full-floor user, with spanning views over Downtown Orlando and Lake Copeland. Flexible suites from 2,250 SF up to 9,000 SF – combine floors to fit a growing team or take a smaller, split floor footprint
- Lakefront balconies on every floor
- Located at the signalized, two-point-access intersection of Orange Avenue and Columbia Street adjacent to foxtail coffee.
- Steps from Orlando Health's ORMC campus, UF Health Cancer Center, Winnie Palmer, and Arnold Palmer Hospital – ideal for medical, healthcare-adjacent, and professional service tenants
- Strong building visibility and monument signage available on Orange Avenue
- 14 covered parking spaces plus 5/1,000 additional parking – parking capacity that's hard to find this close to Downtown
- Walking distance to SunRail station and minutes to I-4 and Downtown Orlando

The Perfect Location For Your Medical Practice



OFFERED BY:

4 ACRE COMMERCIAL



Daniel Butts
407.637.9162
Daniel@4Acre.com

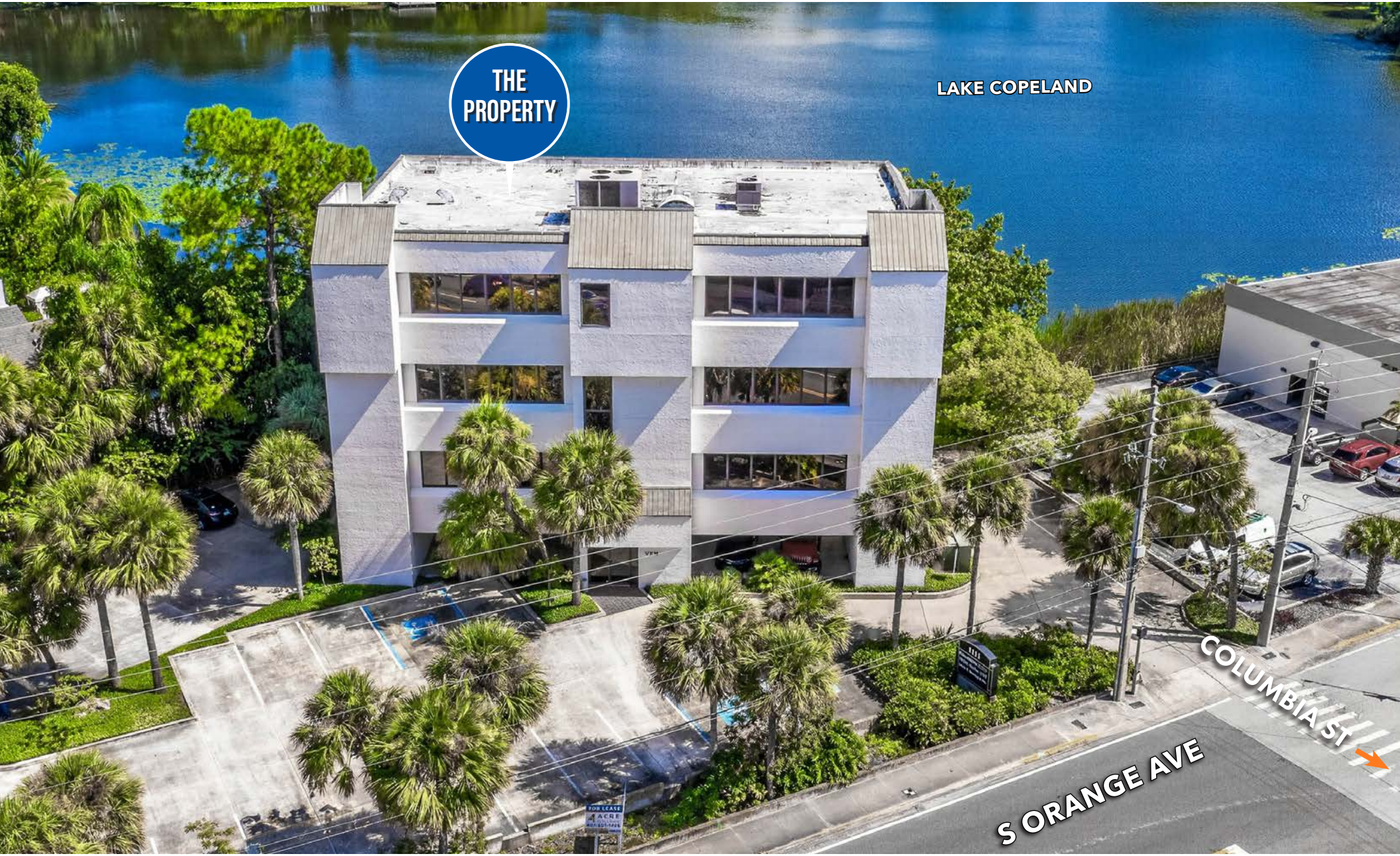
ORLANDO HEALTH CAMPUS AREA



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BUILDING AERIAL



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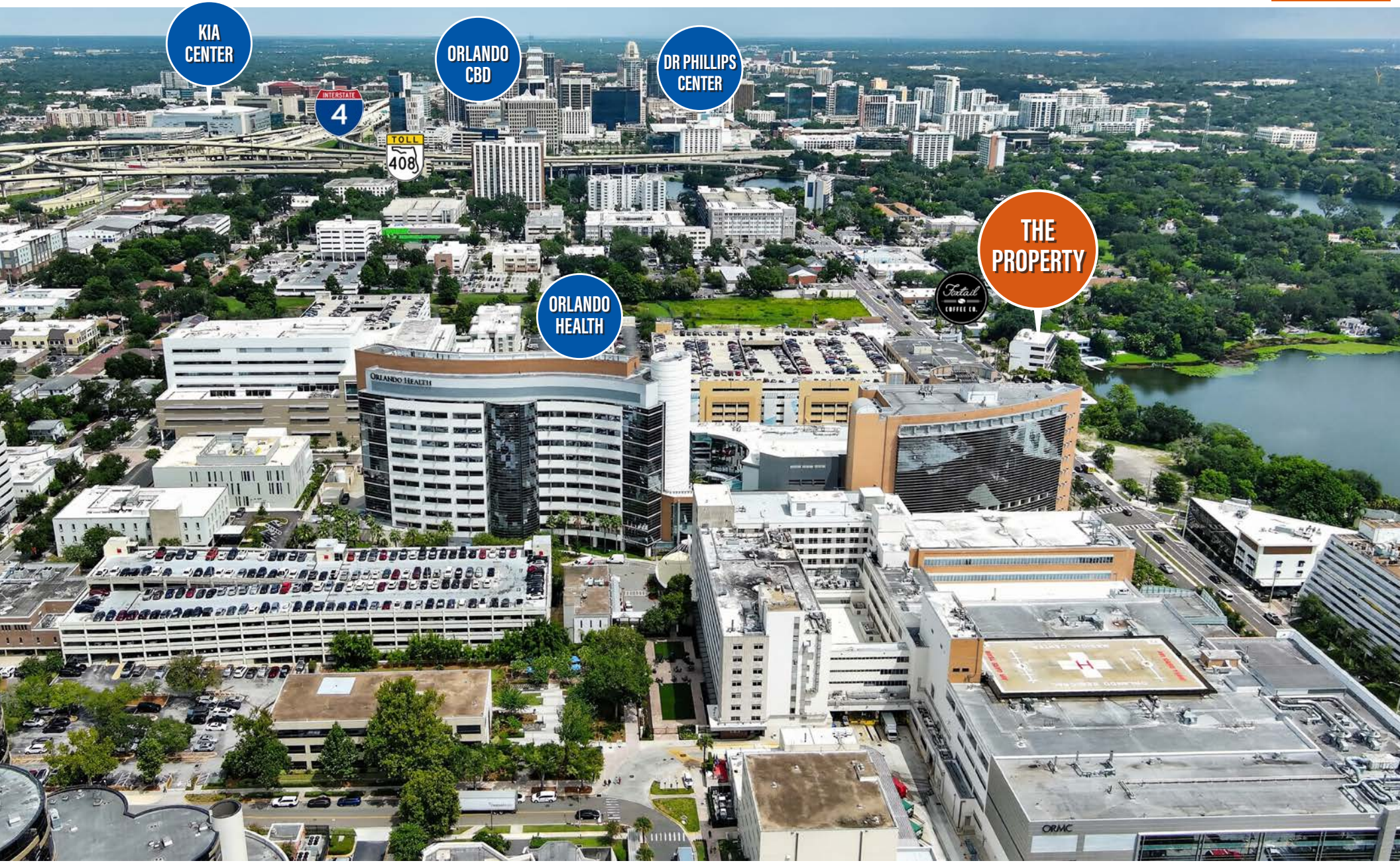
LOCATION AERIAL



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ELEVATION

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EXTERIOR PHOTOS

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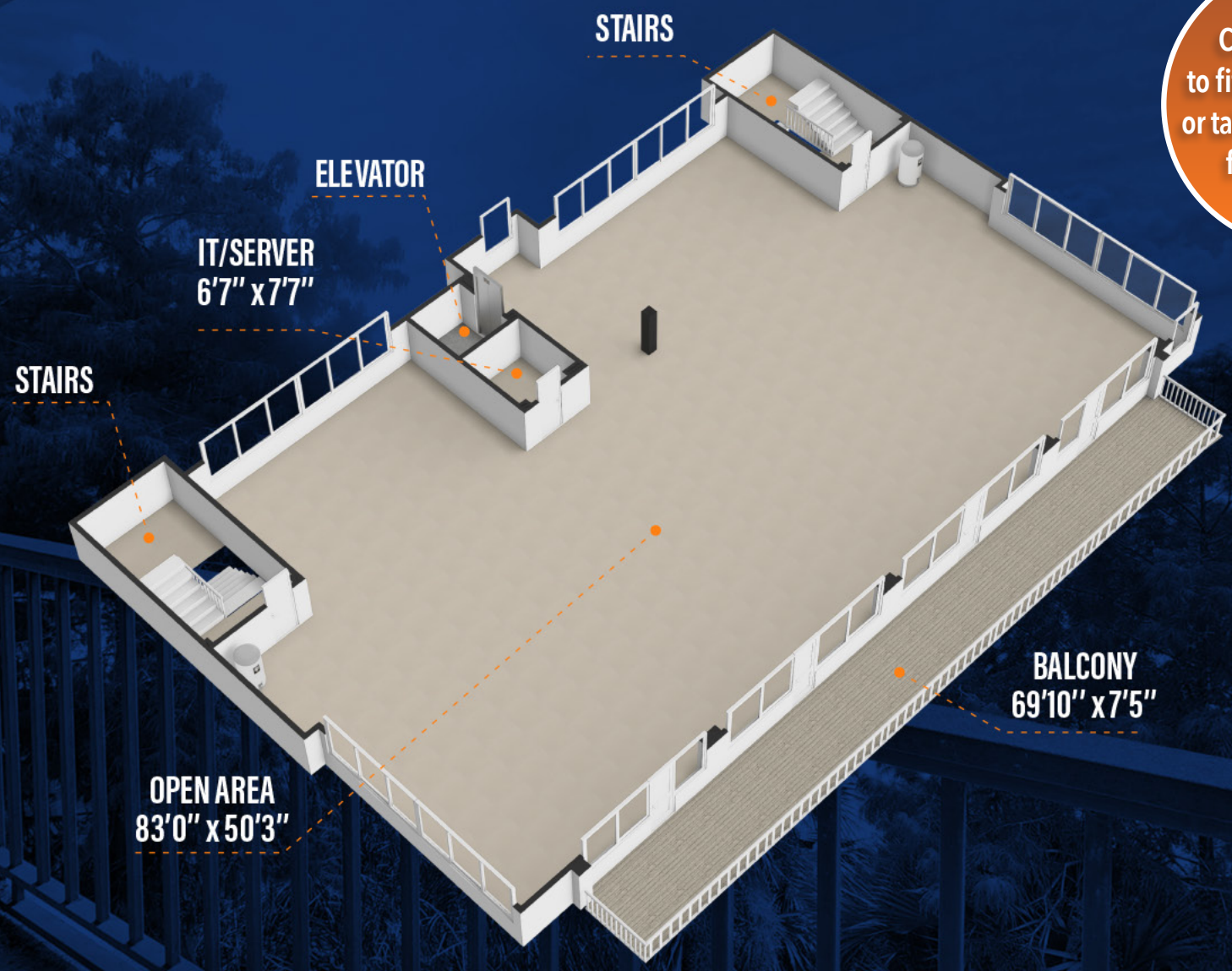


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Template Floor Plan (All Floors) | 4,500 SF | Divisible

Flexible Suites From 2,250 SF Up To 9,000 SF



Combine floors to fit a growing team or take a smaller, split floor footprint

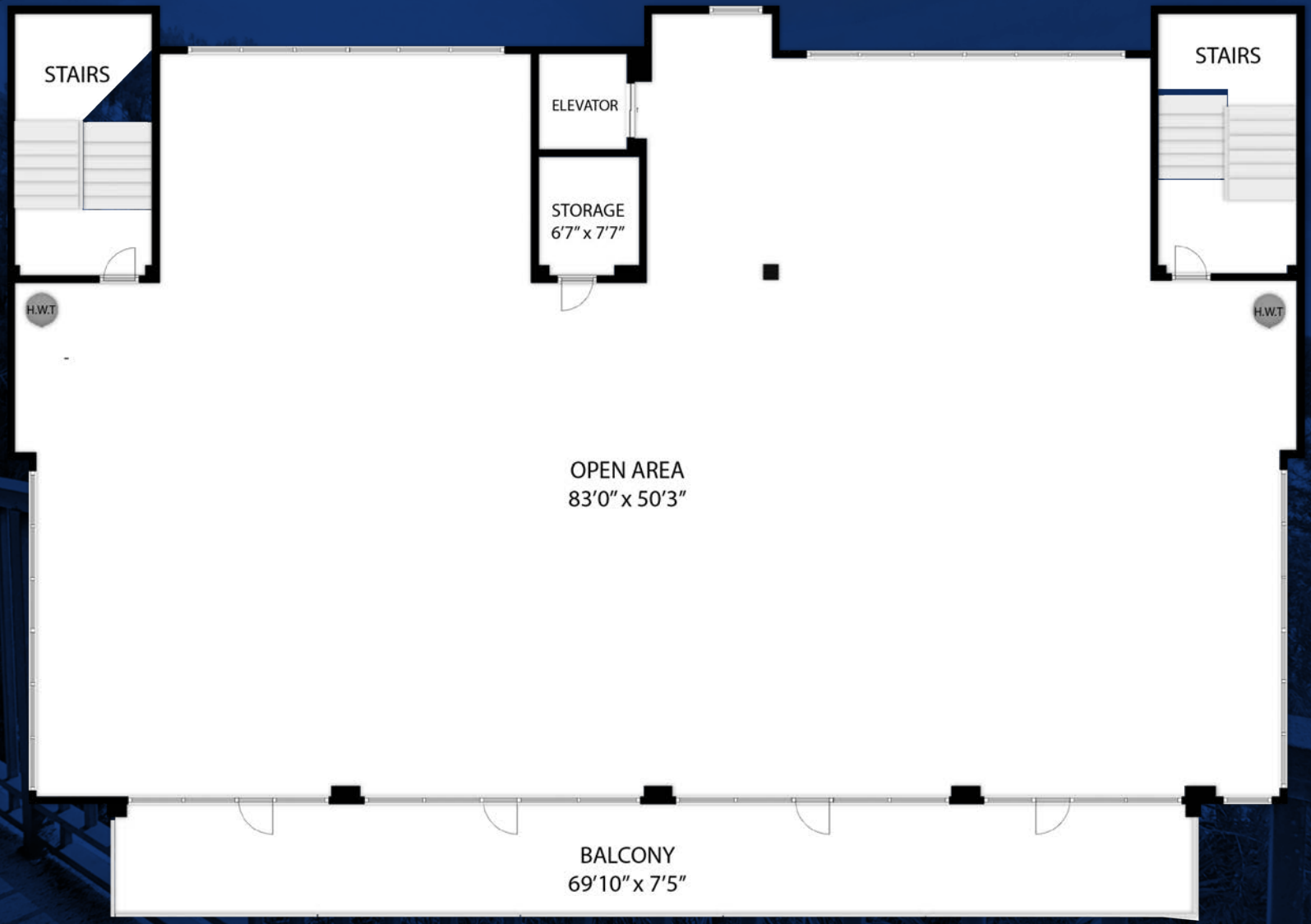
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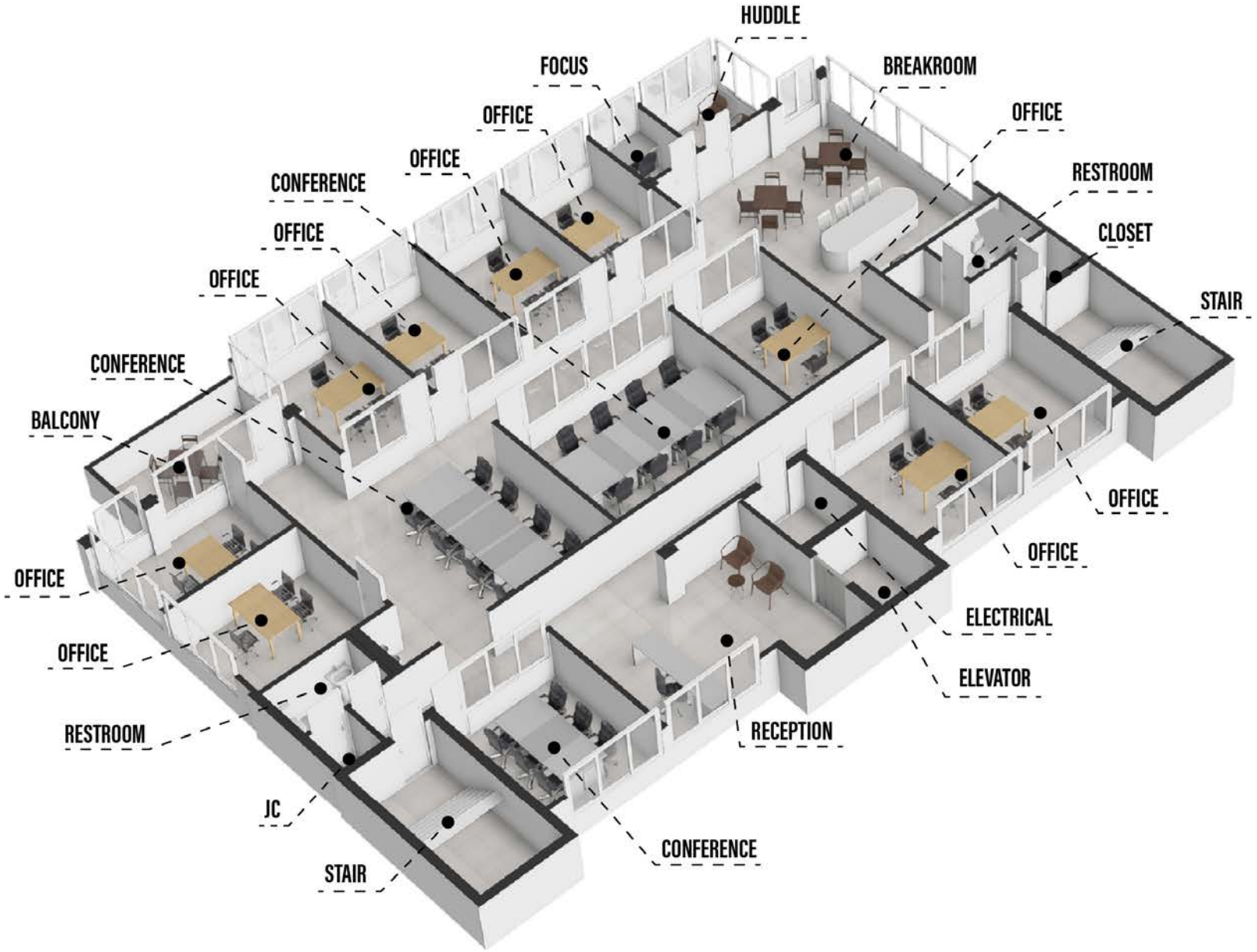
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CONCEPTUAL 3RD FLOOR BUILDOUT OPTION 1 | 4,500 SF



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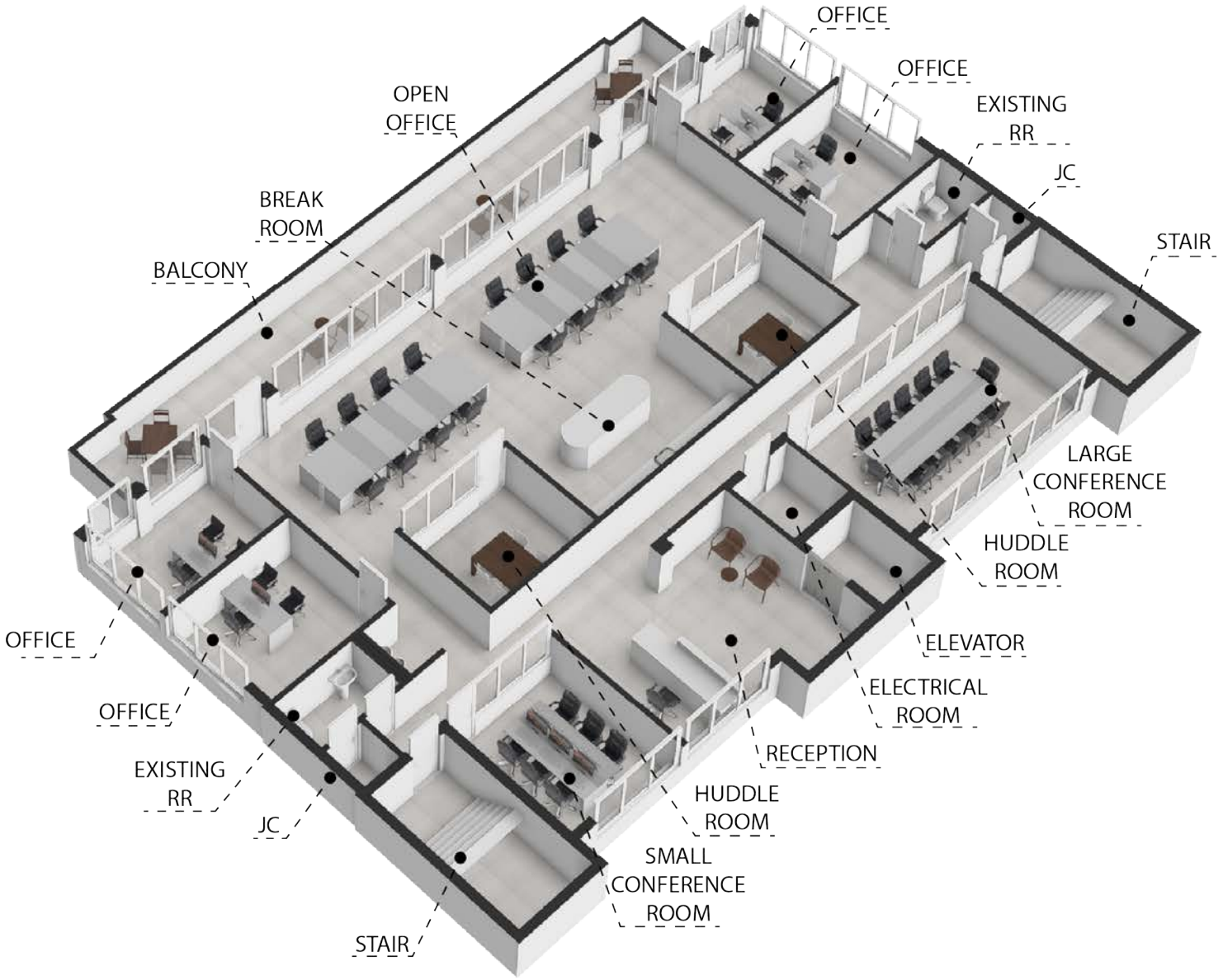
CONCEPTUAL 3RD FLOOR BUILDOUT OPTION 1 | 4,500 SF



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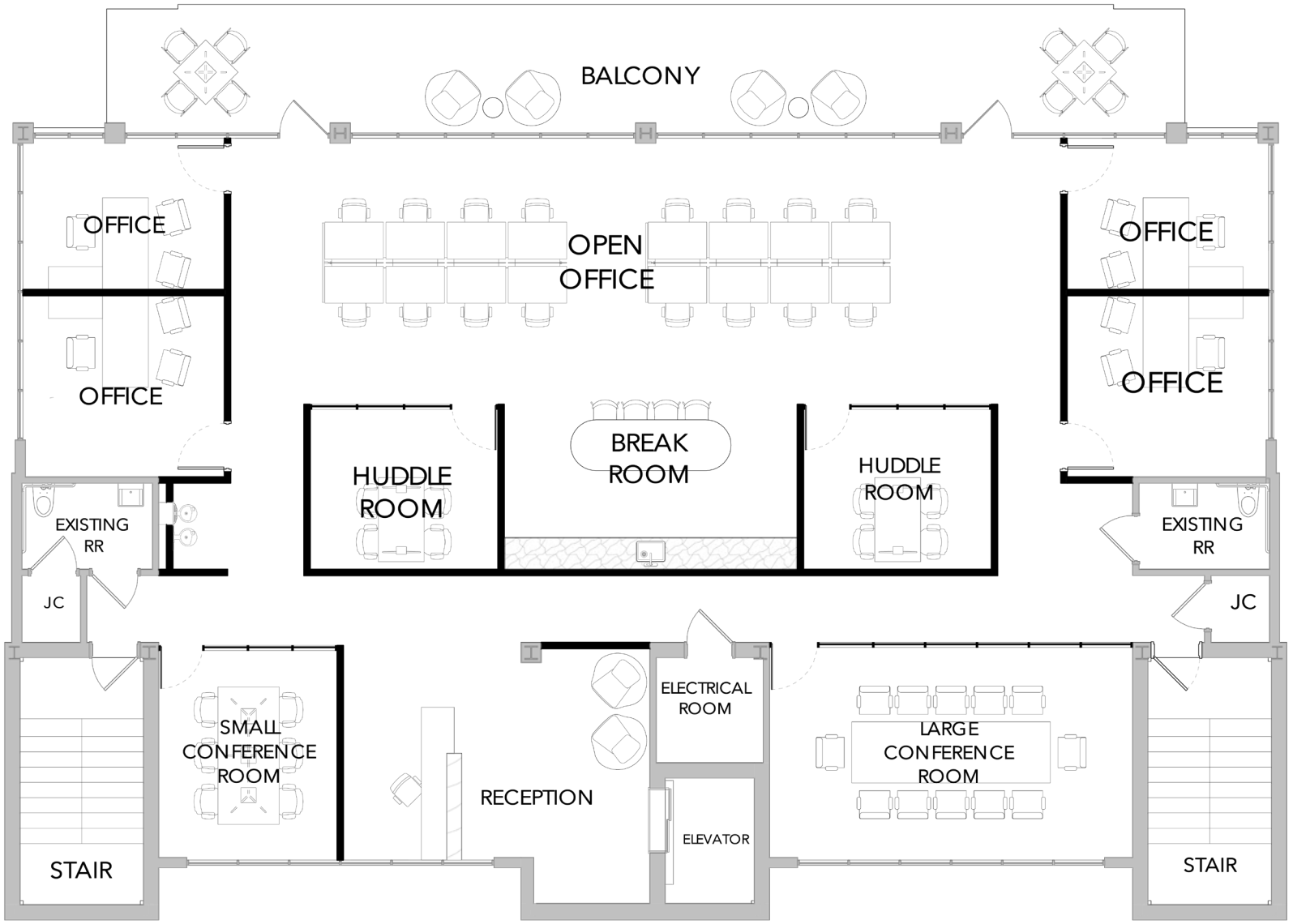
CONCEPTUAL 3RD FLOOR BUILDOUT OPTION 2 | 4,500 SF



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CONCEPTUAL 3RD FLOOR BUILDOUT OPTION 2 | 4,500 SF

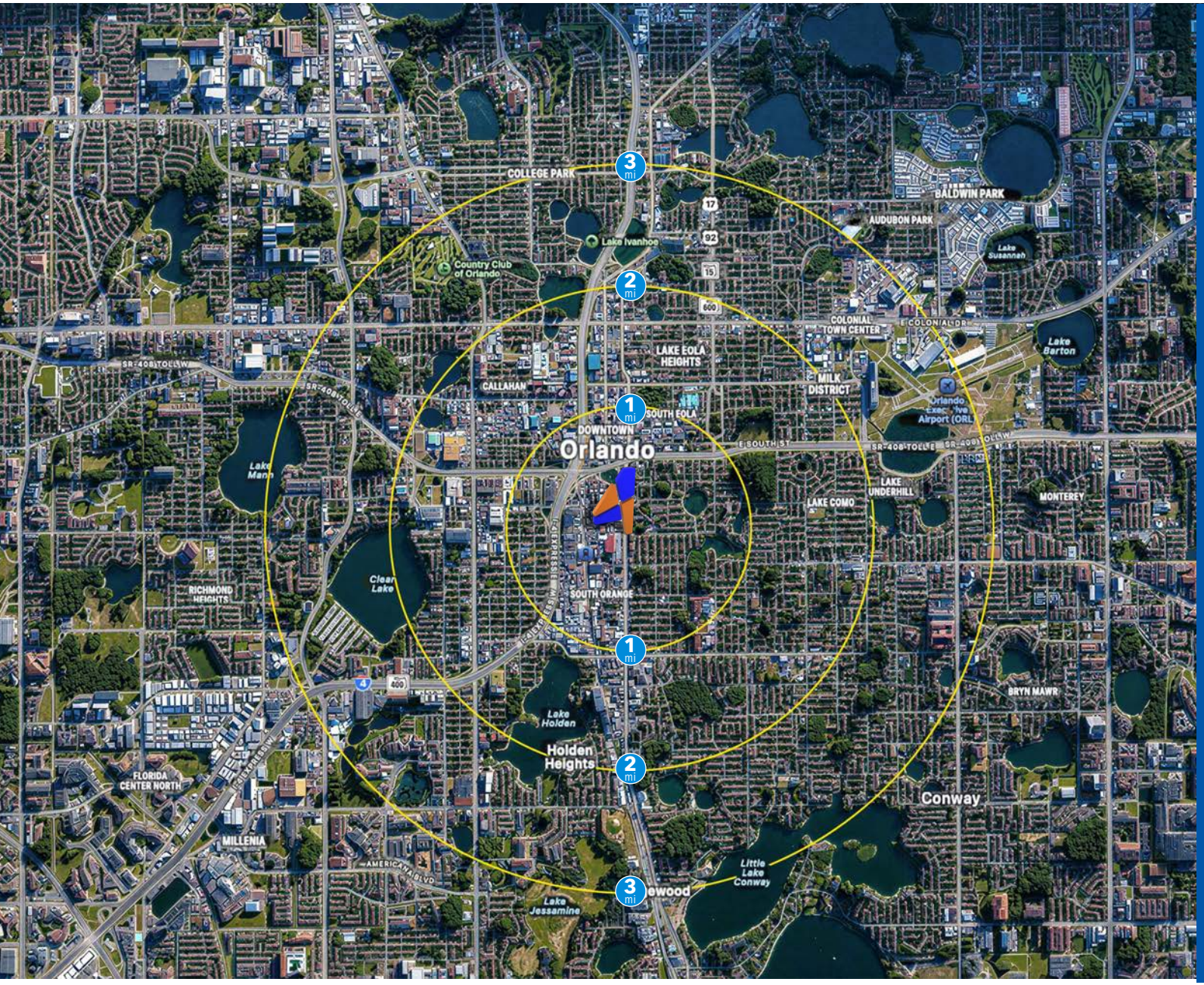


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LOCATION | DEMOGRAPHICS

S ORANGE AVE



POPULATION

1 Mile	18,633
2 Miles	62,031
3 Miles	121,469

HOUSEHOLDS

1 Mile	10,030
2 Miles	30,101
3 Miles	56,025

AVERAGE HH INCOME

1 Mile	$105,678
2 Miles	$102,222
3 Miles	$101,642

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