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

ACRE®
COMMERCIAL

THE OPPORTUNITY

Medical Office Steps from ORMC

A four-story office building on Orange Avenue, being renovated for medical and professional users.

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CONCEPTUAL RENDERING · PLANNED RENOVATION

DETAILS AT A GLANCE

ADDRESS	1111 S. Orange Avenue, Orlando, FL 32806
BUILDING	±13,500 SF post-renovation · 4 stories[1]
FLOOR PLATE	±4,500 SF per floor, divisible
AVAILABLE	2,250 – 9,000 SF (half floor to two floors)
LEASE RATE	Call for details · per written proposal
USE	Medical / Professional Office
PARKING	14 covered spaces + 5/1,000 surface
SIGNAGE	Building and monument on Orange Ave
TRAFFIC	±39,000 AADT on S. Orange Ave[2]
ZONING	MU-2/T/SP/AN[3]
PARCEL ID	35-22-29-7852-02-071

1111 S. Orange Avenue sits inside Orlando Health's downtown medical campus, across the street from the 808-bed Orlando Regional Medical Center. After renovation it offers ±13,500 SF of medical and professional office in suites from 2,250 SF to 9,000 SF.

A full-floor tenant gets an elevator that opens straight into the suite, a lakefront balcony and views over Lake Copeland and Downtown Orlando. Fourteen covered spaces plus surface parking solve the problem most offices this close to the hospital never do.

HIGHLIGHTS

- Walk to ORMC, Arnold Palmer, Winnie Palmer and UF Health Cancer Center
- Elevator opens into the suite for a full-floor user
- Lakefront balconies on every floor
- Signalized corner at Orange Ave and Columbia St, two access points

[1] Post-renovation building area per ownership; renderings depict the planned renovation and are conceptual. [2] AADT per the listing broker; confirm against current FDOT counts. [3] Zoning per the 4 Acre marketing request; tenant to confirm permitted uses with the City of Orlando. Lease structure and rate per written proposal.

CONTACT: DANIEL BUTTS | 407.637.9162 | DANIEL@4ACRE.COM

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THE MEDICAL DISTRICT

The Perfect Location for Your Practice

Orlando Health's downtown campus is one of Central Florida's largest concentrations of healthcare activity.



808
Beds at Orlando Regional Medical Center[1]

4,300+
ORMC employees[1]

1,100+
Physicians on the campus[1]

100,000+
Emergency visits a year[1]

An ecosystem at the front door. The campus brings together Arnold Palmer Hospital for Children, Winnie Palmer Hospital for Women & Babies, Orlando Health Cancer Institute, the Heart & Vascular, Neuroscience and Digestive Health Institutes, and the 375,000 SF Jewett Orthopedic Institute downtown complex.

For a medical practice that means referral partners, patients, visitors and staff within a short walk, and an address patients already know how to find.

BEST FIT

Specialty and multi-provider practices, imaging, outpatient therapy, physician groups, healthcare administration and the professional firms that serve them.

[1] Orlando Health campus figures as published by Orlando Health and cited in prior marketing; subject to change. Aerial labels approximate.

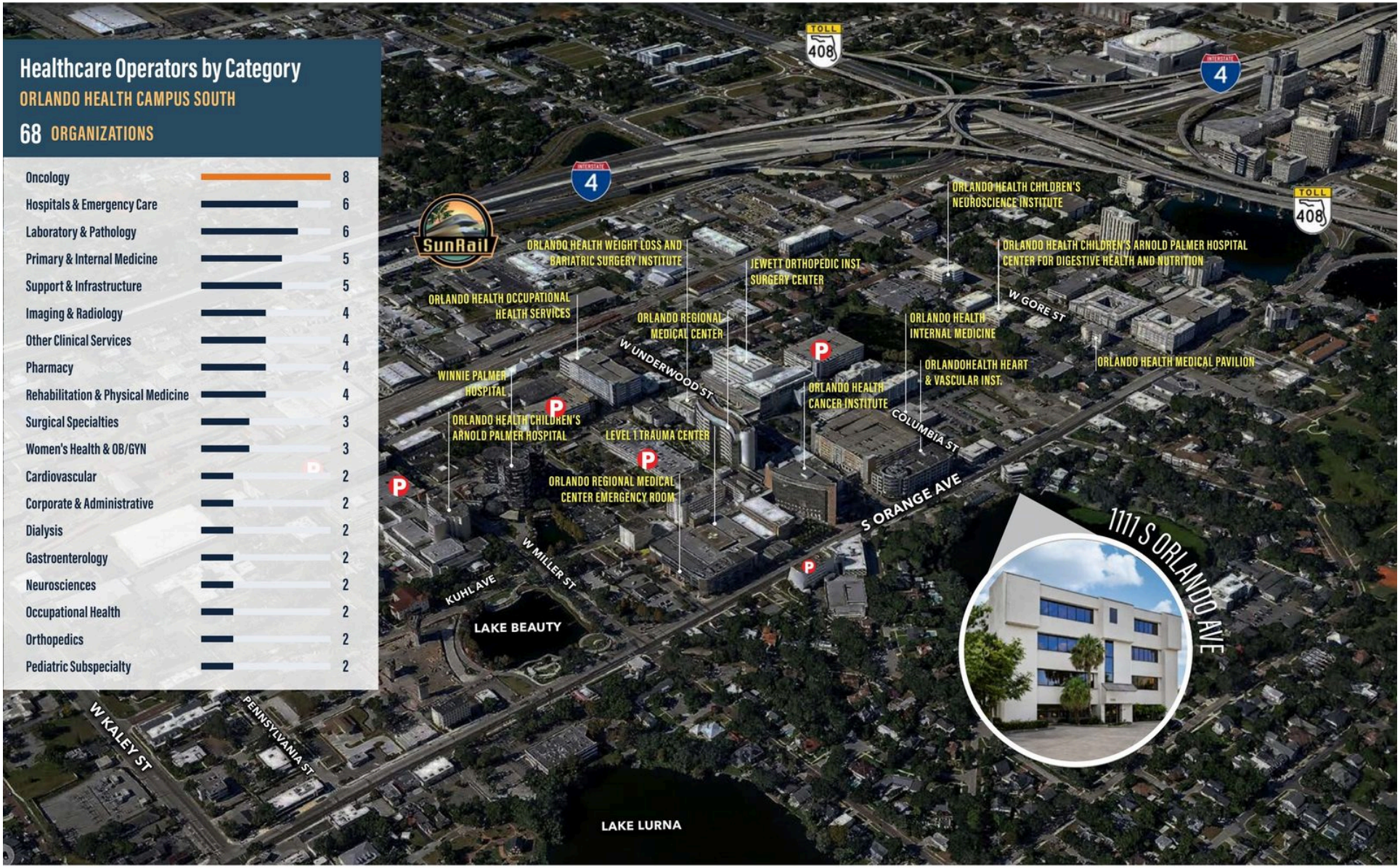
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ORLANDO HEALTH CAMPUS SOUTH

68 Healthcare Operators Around You

Hospitals, institutes and specialty clinics mapped around 1111 S. Orange Avenue, by category.

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Healthcare operator count and categories compiled by 4 Acre from public directories for the Orlando Health Campus South area; labels and parking locations approximate.

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THE BUILDING

On the Lake, On the Avenue

Lake Copeland behind, Orange Avenue in front, and the Columbia Street signal at the corner.



Aerial photography of the existing building prior to renovation. Labels approximate.

LOCATION

Downtown at Your Back Door

Orlando Health, the CBD, Kia Center and Dr. Phillips Center, all in one view from the building.

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Aerial labels approximate.

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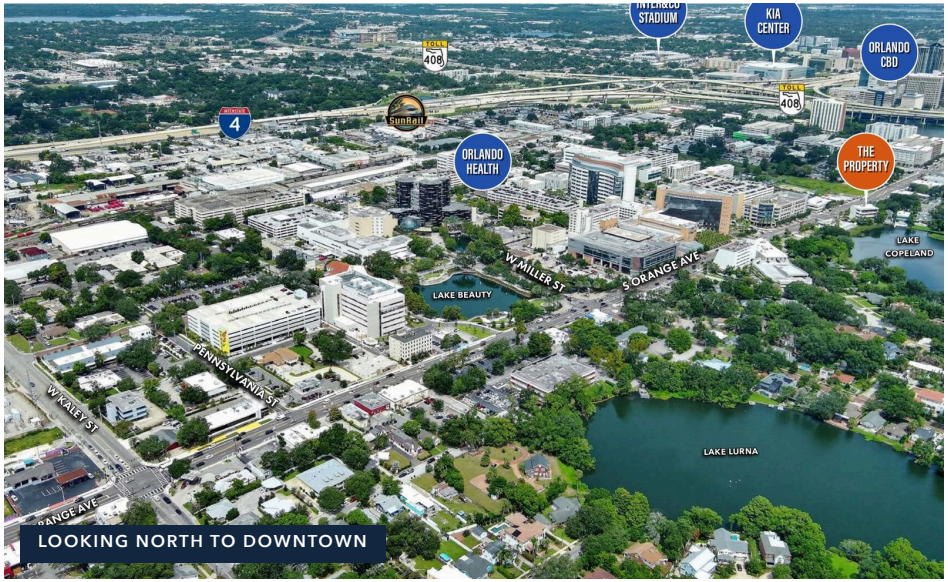
ACCESS & THE MARKET

Easy to Reach, Hard to Replace

On S. Orange Avenue between the hospital district and downtown, with I-4, SR 408 and SunRail close by.



ORANGE AVE AT COLUMBIA ST



LOOKING NORTH TO DOWNTOWN

DISTANCES FROM THE PROPERTY[1]

1	Orlando Regional Medical Center	0.2 mi
2	SunRail · Orlando Health/Amtrak station	0.3 mi
3	Arnold Palmer / Winnie Palmer Hospitals	0.4 mi
4	SR 408 East-West Expressway	0.7 mi
5	I-4 at Kaley Ave	0.8 mi
6	Downtown Orlando (Church St)	0.8 mi
7	Orlando Int'l Airport (MCO)	7.9 mi

THE NUMBERS

±39,000
Vehicles a day on S. Orange Ave[2]

16.6%
Orlando office vacancy, Q3 2026[3]

$29.67 /SF
Average office asking rent, Q3 2026[3]

Why here. The metro's office market is absorbing space again (112,000 SF net in Q3 2026[3]), but renovated suites with parking that a patient can walk to from ORMC are scarce.

[1] Straight-line distances, rounded; driving distances are longer. [2] Per the listing broker; confirm against current FDOT counts. [3] CBRE Orlando Office Figures, Q3 2026 (metro-wide). Third-party figures as reported and unverified.

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THE RENOVATION

A New Face on Orange Avenue

Planned upgrades bring a modern facade, a landscaped entry and a lit lobby at street level.

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FRONT ELEVATION AT TWILIGHT


LAKESIDE ELEVATION



STREET-LEVEL ENTRY



LOBBY ENTRANCE

Conceptual renderings depicting the planned renovation. Final design, materials and schedule subject to ownership and City of Orlando approvals.

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THE PROPERTY TODAY

Built for Visibility

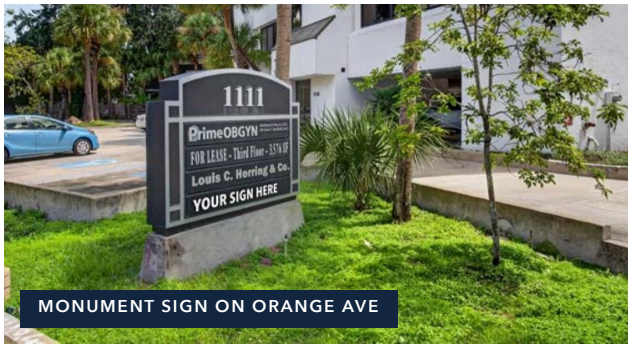
Building and monument signage on Orange Avenue, covered parking under the building and a balcony on every floor.

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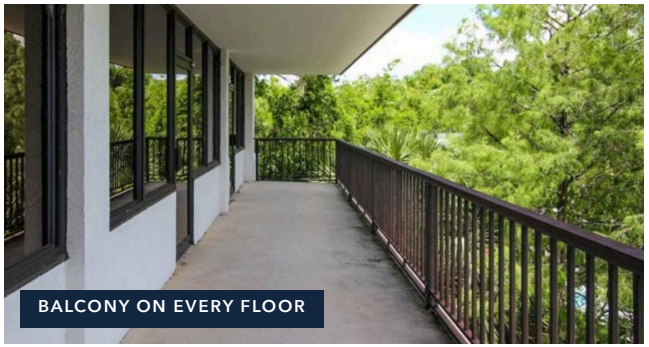
BUILDING SIGNAGE OPPORTUNITY


EXISTING BUILDING AT DUSK



MONUMENT SIGN ON ORANGE AVE


14 COVERED SPACES


BALCONY ON EVERY FLOOR

Photos show the existing building before renovation. "Your Sign Here" signage is illustrative; all signage subject to the City of Orlando sign code and ownership approval.

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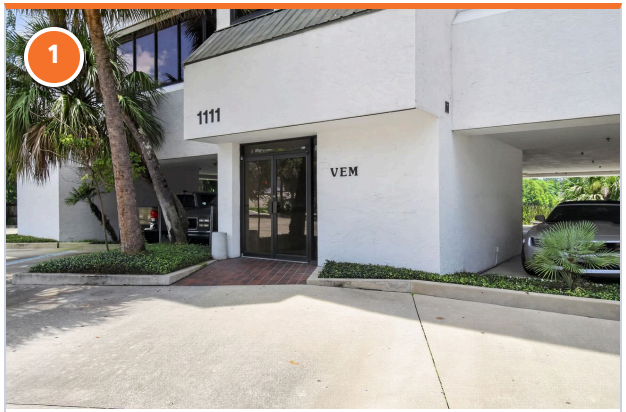
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HIGHEST & BEST USE

Three Ways to Occupy

Suites from half a floor to two full floors. Lease the footprint your practice needs today and expand in the building tomorrow.

1111 S ORANGE AVE



HALF FLOOR · 2,250 SF

A Specialty Practice

Exam rooms, a reception area and a private office on a split floor, with a share of the lakefront balcony. Right-sized for a specialist who wants to be minutes from ORMC.

BEST FIT: SPECIALTY PRACTICE · THERAPY · DENTAL · PROFESSIONAL OFFICE



FULL FLOOR · ±4,500 SF

Your Own Floor

The elevator opens directly into your suite. Open area of 83'0" × 50'3", windows on every side and a 69'10" balcony over Lake Copeland.

BEST FIT: MULTI-PROVIDER GROUP · IMAGING · OUTPATIENT CLINIC



TWO FLOORS · 9,000 SF

A Downtown Headquarters

Combine floors for a clinical floor and an administrative floor under one roof, with building signage on Orange Avenue.[1]

BEST FIT: PHYSICIAN GROUP HQ · HEALTHCARE ADMIN · PROFESSIONAL FIRM

AT A GLANCE

±13,500 SF	**±4,500 SF**	**14**	**0.2 MI**	**Call**
Building, post-renovation	Typical floor, divisible	Covered spaces, plus 5/1,000 surface	To Orlando Regional Medical Center[2]	Lease rate per written proposal

[1] Signage subject to the City of Orlando sign code and ownership approval. [2] Straight-line distance. Uses shown are illustrative; any medical or other use is subject to zoning verification, building code and ownership approval.

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THE FLOOR PLAN · ALL FLOORS

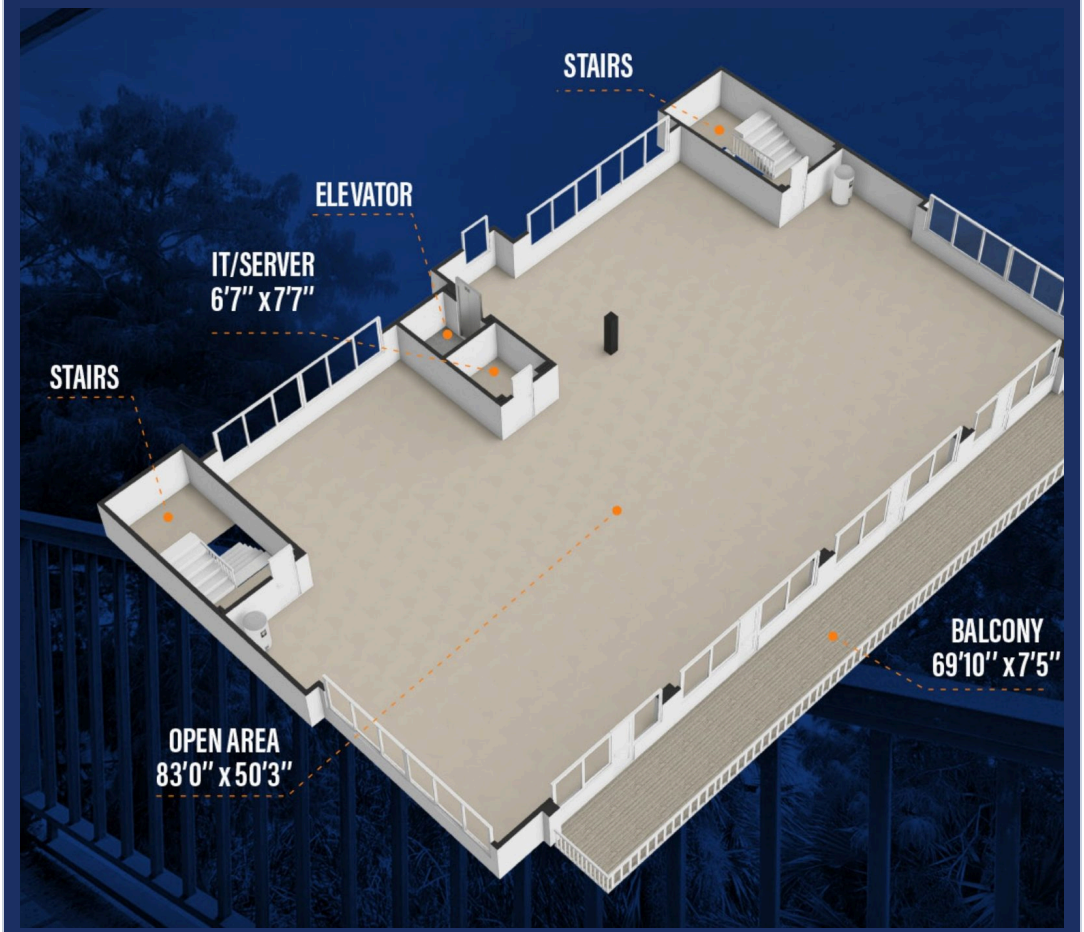
One Plate, Three Options

PER FLOOR **±4,500 SF**

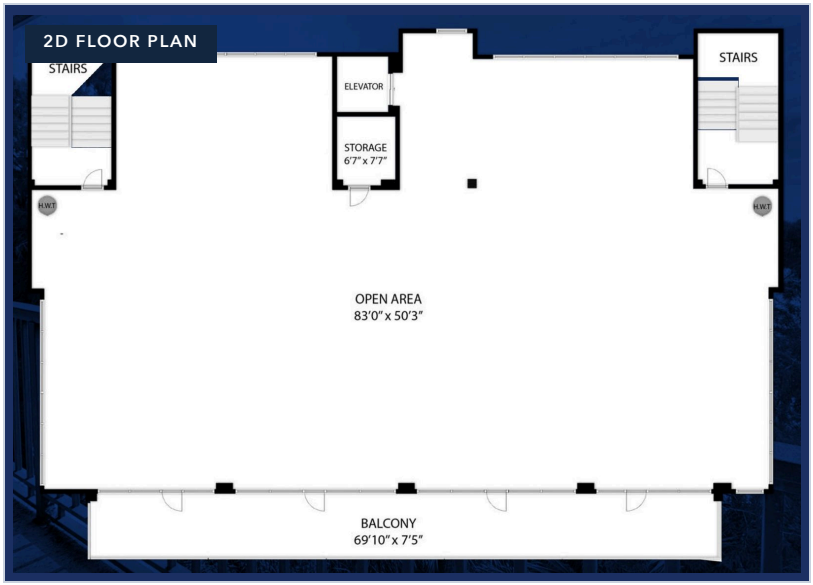
SUITES **2,250 – 9,000 SF**

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3D FLOOR PLAN



2D FLOOR PLAN



OPTION	SIZE	NOTES
Half floor	2,250 SF	Split floor, shared balcony
Full floor	±4,500 SF	Elevator opens into suite
Two floors	9,000 SF	Combine floors for a growing team

Open and easy to plan. Each floor is an open ±4,500 SF plate, about 83' × 50', with stairs at both ends, the elevator and storage at the core, and a 69'10" × 7'5" balcony along the lake side.

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

Template plan applies to all office floors. Floor plans are illustrative and not to scale; dimensions approximate. Tenant to verify all measurements.

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CONCEPTUAL BUILD-OUT · OPTION 1

Private Offices + Collaboration

FULL FLOOR
±4,500 SF

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3D CONCEPT



2D CONCEPT



Ten private offices, a large and a small conference room, focus and huddle rooms, reception and a breakroom, with the balcony off the corner office.

Conceptual space plan shown on the third floor for illustration only; not a commitment to build. Final plans subject to tenant design, ownership approval and permitting.

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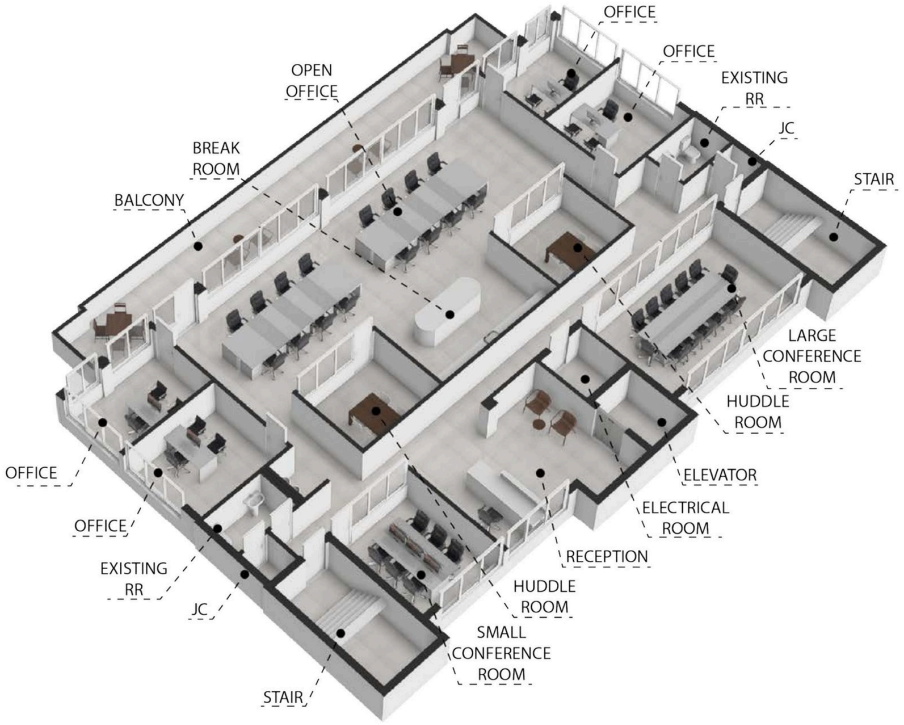
CONCEPTUAL BUILD-OUT · OPTION 2

Open Office + Huddle Rooms

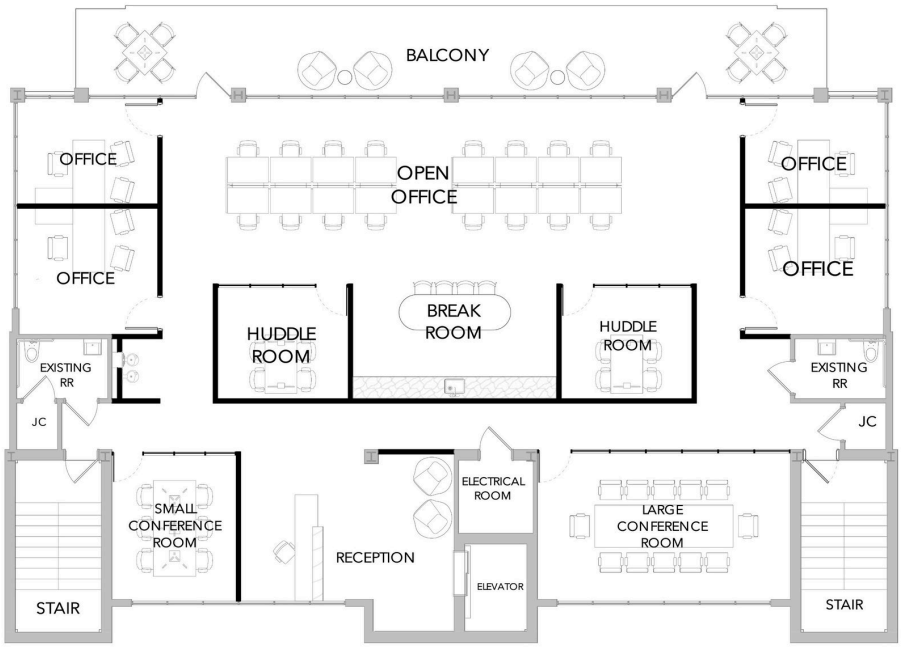
FULL FLOOR
±4,500 SF

1111 S ORANGE AVE

3D CONCEPT



2D CONCEPT



An open studio along the balcony, four corner offices, two huddle rooms, two conference rooms and a central break room, with the full balcony open to the team.

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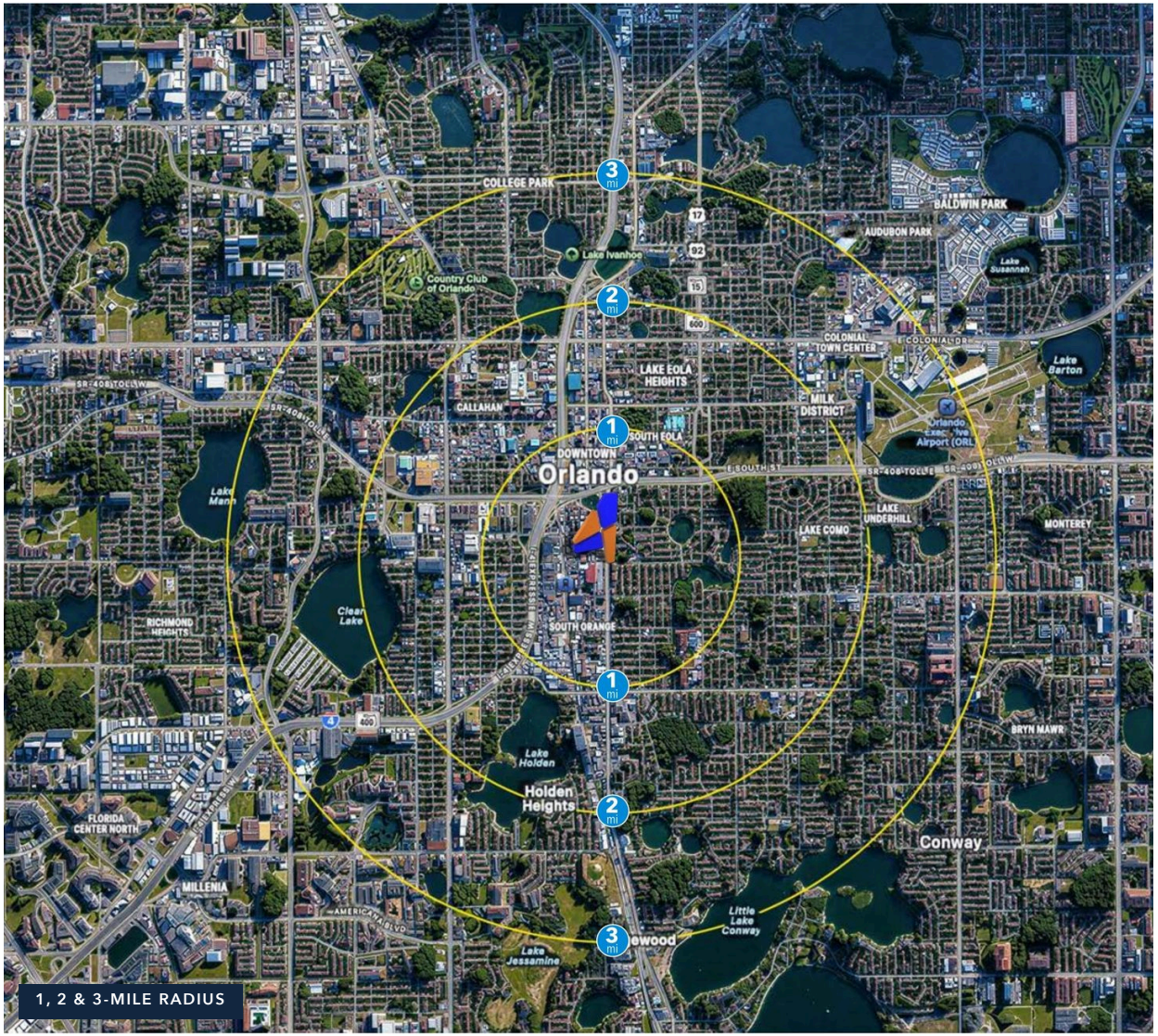
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LOCATION

Demographics Around the Building

Dense, well-paid neighborhoods surround the medical district on every side.

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DEMOGRAPHICS[1]	1 MILE	2 MILES	3 MILES
POPULATION	18,633	62,031	121,469
HOUSEHOLDS	10,030	30,101	56,025
AVG. HH INCOME	$105,678	$102,222	$101,642

121K
Residents within three miles[1]

$105.7K
Average household income within one mile[1]

Patients close to home. More than 62,000 people live within two miles, across Downtown, SoDo, Delaney Park, Lake Cherokee and the College Park and Thornton Park neighborhoods.

[1] Demographics as reported in prior 4 Acre marketing for this property; source data provider and vintage to be confirmed. Map for general reference; locations approximate.

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Work in Style on Orange Avenue. Walk to ORMC.

Medical office suites from 2,250 to 9,000 SF, steps from Orlando Health.

Call Daniel to tour the building.

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Daniel Butts
Daniel@4Acre.com
C 407.637.9162
D 407.601.1466

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