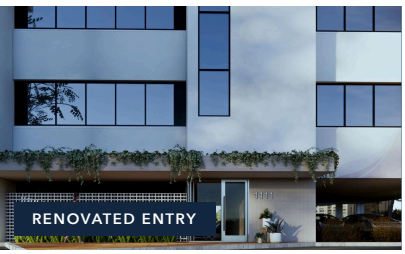
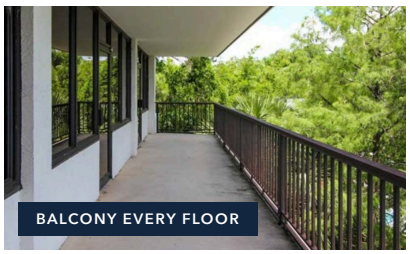


WALK TO ORMC · LAKEFRONT BALCONIES · COVERED PARKING









1111 S ORANGE AVE · ORLANDO · FOR LEASE

Work in Style on Orange Avenue. Walk to ORMC.

1111 S. Orange Avenue is a four-story office building inside Orlando Health's downtown medical campus, being renovated for medical and professional users. Suites run from a 2,250 SF half floor to 9,000 SF across two floors, with an elevator that opens into full-floor suites, a lakefront balcony on every floor and covered parking under the building.

2,250 – 9,000 SF
Three space options, half floor to two floors

±13,500 SF
Building post-renovation · ±4,500 SF floors[1]

Call
Lease rate per written proposal

0.2 MI
To Orlando Regional Medical Center[2]

14 COVERED
Parking spaces, plus 5/1,000 surface

±39,000
Vehicles a day on S. Orange Ave[3]

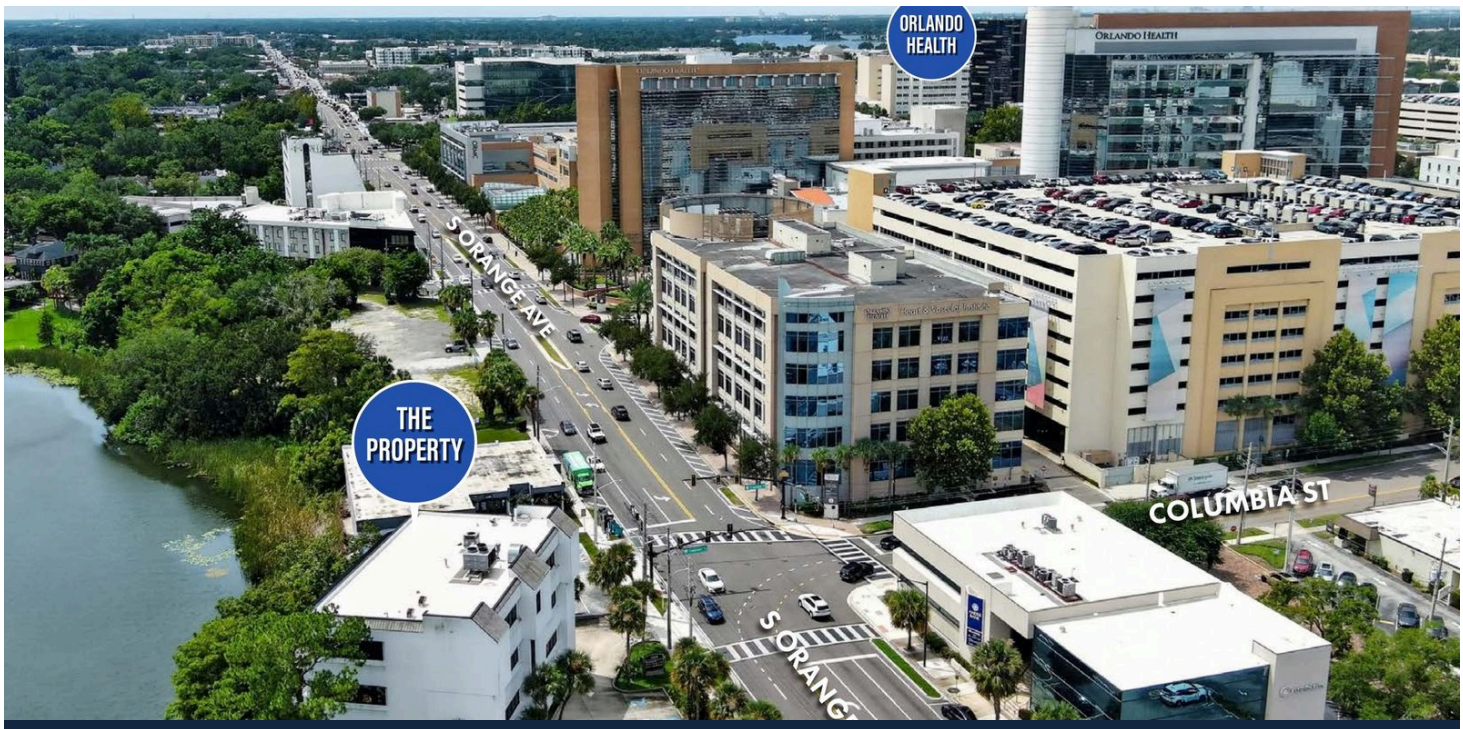
CONTACT: DANIEL BUTTS | 407.637.9162 | DANIEL@4ACRE.COM

4ACRE COMMERCIAL

AVAILABLE SPACE

Half a Floor to Two Floors

1111 S ORANGE AVE



S. ORANGE AVE AT COLUMBIA ST · ACROSS FROM ORLANDO HEALTH · LAKE COPELAND BEHIND

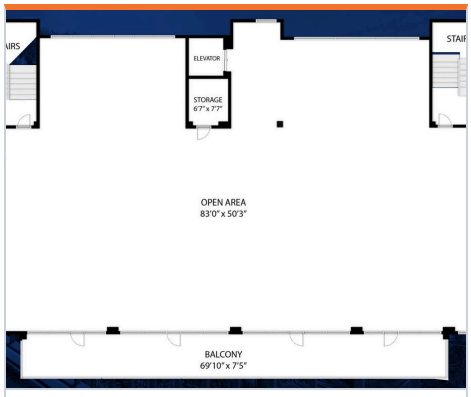
WHY 1111 S ORANGE AVE

Inside the medical district. Walk to ORMC, Arnold Palmer, Winnie Palmer and the Orlando Health Cancer Institute, with 68 healthcare operators nearby.

Parking near the hospital. Fourteen covered spaces under the building plus 5/1,000 surface parking.

A floor of your own. ±4,500 SF plates; the elevator opens into a full-floor suite, with a lakefront balcony.

Visible and accessible. Signalized corner with two access points, monument and building signage on Orange Ave.[3]



2,250 SF · HALF FLOOR

A Specialty Practice

Reception, exam rooms and a private office on a split floor, minutes from ORMC.

BEST FIT: SPECIALIST · THERAPY · DENTAL

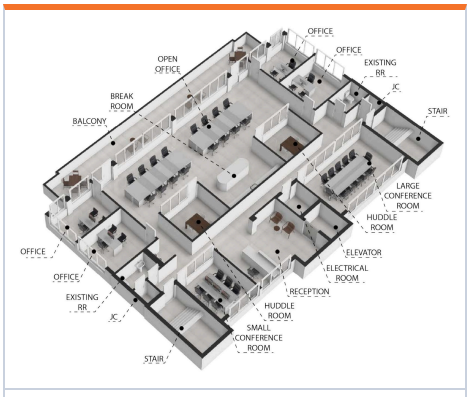


±4,500 SF · FULL FLOOR

Your Own Floor

The elevator opens into the suite; a lakefront balcony runs the length of the floor.

BEST FIT: MULTI-PROVIDER GROUP · IMAGING



9,000 SF · TWO FLOORS

A Downtown HQ

A clinical floor and an administrative floor under one roof, with building signage.

BEST FIT: PHYSICIAN GROUP HQ · HEALTHCARE ADMIN

[1] Post-renovation area per ownership; renderings conceptual. [2] Straight-line distance. [3] AADT ±39,000 per the listing broker; signage subject to City of Orlando sign code. Uses are illustrative and subject to zoning verification and ownership approval. Lease rate and structure per written proposal. 4 Acre Commercial does not warrant the accuracy of this information; tenant to verify all information.

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4 ACRE COMMERCIAL