


FOR LEASE · 906 N. ORANGE AVENUE · DOWNTOWN ORLANDO



1926 · THE DEALERSHIP



TODAY · THE PAINT STORE


CONCEPT · 906 HOME


CONCEPT · 906 CREATIVE

A CENTURY ON THE CORNER

# The Second Showroom. Built for Cadillacs 100 Years Ago.

## Reimagined for you in 2027.

In 1926 Braun Cadillac opened its showroom at the corner of Orange and Marks, with glass across the front and a floor built to carry Cadillacs. A century later the owner has committed $1.2 million and a City-backed facade grant to strip it back to what it was built to be: a column-free showroom with glass on two walls under a vine-covered steel pergola, on a street FDOT has just rebuilt as a walkable main street. The north half, ±4,500 SF, is being rebuilt for one tenant, with delivery in Summer 2027 and pre-leasing now.

**±4,500 SF**
single-tenant premises · ±2,970 SF showroom

**70'6" × 42'1"**
column-free showroom floor, glass on two walls

**2**
street frontages for signage · Orange & Marks

**$1.2M**
owner's restoration · CRA facade award

**AC-3A/T**
retail, restaurant, showroom, office by right

**SUMMER 2027**
delivery · pre-leasing now

906 N. ORANGE AVENUE · ORLANDO, FL 32801 · DOWNTOWN · NORTH QUARTER · IVANHOE VILLAGE GATEWAY

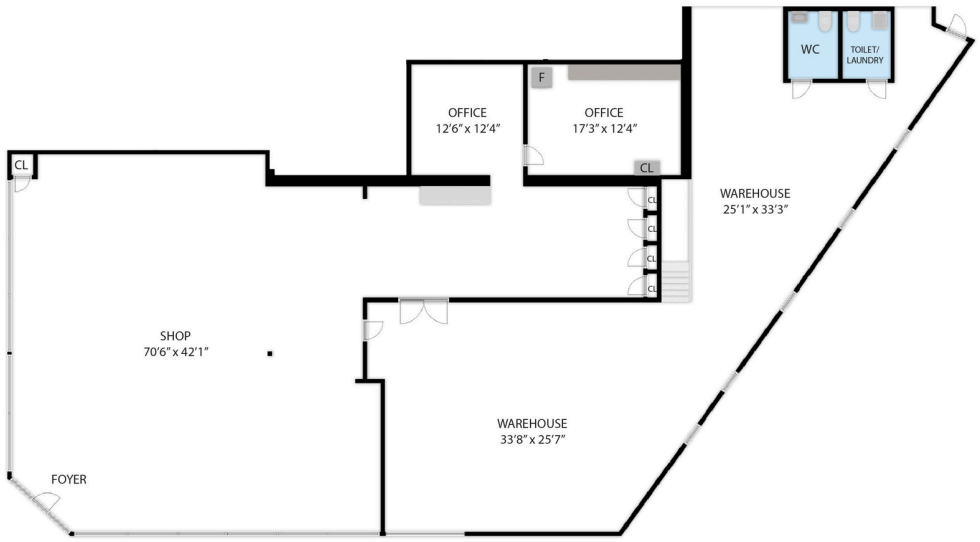


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ACRE COMMERCIAL

THE SPACE · ONE TENANT

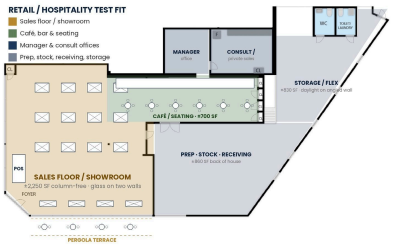
# A 1926 showroom floor. ±4,500 SF. Ready for its next idea.



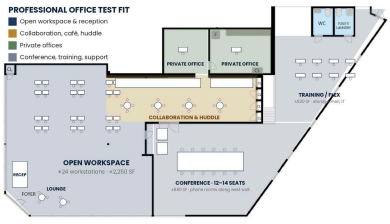

EXISTING CONDITIONS · SHOWROOM 70'6" × 42'1" ±2,970 SF · TWO PRIVATE OFFICES · SUPPORT ROOMS ±860 SF AND ±830 SF · NOT TO SCALE

## WHY 906 NORTH

- **Built to be seen.** A 1926 showroom room, ±70 by ±42 feet, with no interior columns and glass on two full walls.
- **A neighbor who invested first.** $1.2M in restoration, a unanimous City Council CRA facade award, and the owner's own office next door.
- **A street rebuilt.** FDOT's $5.5M reconstruction of N. Orange finished in 2026: on-street parking, raised crossings, a main street again.
- **The residents are already here.** ±1,300 rental units within a few blocks and a 350-unit tower under review directly behind the building.




TEST FIT · RETAIL / HOSPITALITY




TEST FIT · PROFESSIONAL OFFICE

## 906 N. ORANGE • NORTH HALF

**±4,500 SF • AVAILABLE MAY 2027**

### A flagship store or a street-level headquarters

One floor plan, two ways: ±2,250 SF of sales floor with a ±700 SF café or service bay and ±1,700 SF of back of house, or ±24 workstations, two private offices and a 12–14 seat boardroom. Neither requires moving a wall.

**BEST FIT:** design showroom · café, bakery, wine · wellness and aesthetics · brand space · flagship HQ

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Rate per written proposal; contact agent. Test fits and use concepts are illustrative only, conceptual and not for construction, subject to zoning and ownership approval. Renderings by Hip.Hop.Design Studio; exterior design subject to change. Sources: FDOT, City of Orlando, GrowthSpotter, Florida YIMBY, Matthews Q1 2026. Information obtained from sources believed reliable but not guaranteed; square footages, dimensions and delivery dates are approximate and subject to verification, errors, omissions, prior lease or withdrawal without notice. Parcel 23-22-29-0008-00-130.