

FOR SALE



POINT IVANHOE

POINT IVANHOE | 1030 N ORANGE AVE | ORLANDO, FLORIDA 32801

One Address. Three Futures.

Own it. Earn from it. Build on it.

A ±21,691 SF, three-story landmark at Downtown Orlando's front door, on N. Orange Avenue at the I-4 Ivanhoe gateway.

BUILDING

±21,691 SF

RENTABLE · 3 FLOORS

19,517 SF

ZONING · DOWNTOWN

AC-3A/T

TWO-STORY LOBBY

GALLERY LEVEL

ON LAKE IVANHOE

TOP-FLOOR SUITE

CONTACT: NATALEE GLEITER | 407.353.8548 | NATALEE@4ACRE.COM



THE OPPORTUNITY

A Landmark Opportunity at Orlando's Front Door

4 Acre Commercial is pleased to present Point Ivanhoe, a three-story, $\pm 21,691$ SF office building at 1030 N. Orange Avenue, where Interstate 4 meets Lake Ivanhoe at the northern entrance to Downtown Orlando.

Visibility you can own. Building, monument and directory signage on one of Orlando's most traveled commercial corridors, with the I-4 gateway, SR 408 and Colonial Drive minutes away.

Ready to occupy. Quality finishes on all three floors, a landscaped two-story lobby, a premier boardroom and a top-floor suite with lake views, with established office tenants in place today.

Zoned for more. The site sits in AC-3A/T, the City of Orlando's Downtown Activity Center district, which allows far more intensity than the building uses today.¹

In the path of growth. Ivanhoe Village, the AdventHealth campus and new residential projects along N. Orange are reshaping the neighborhood around it.

$\pm 21,691$ SF

Gross building area

19,517 SF

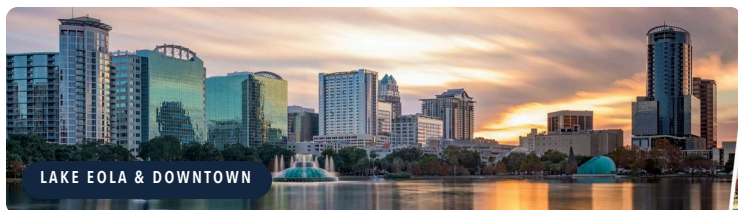
Rentable, three floors

75

Parking spaces, at the building and across the street

AC-3A/T

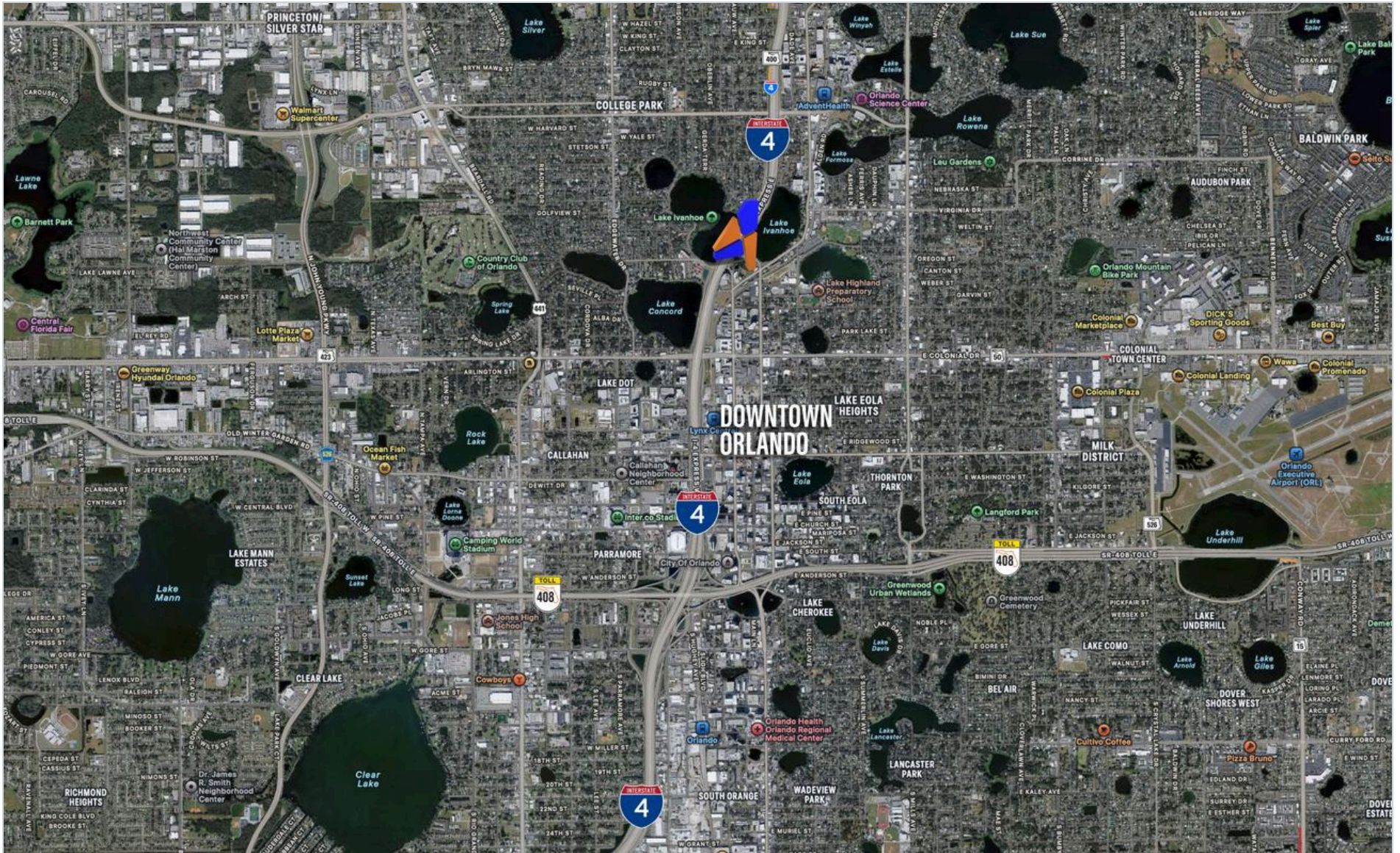
Downtown Activity Center zoning¹



DETAILS AT A GLANCE

OFFERING	Offering guidance upon request
ADDRESS	1030 N. Orange Avenue, Orlando, FL 32801
BUILDING	$\pm 21,691$ SF gross · 19,517 SF rentable
FLOORS	1st $\pm 8,857$ RSF · 2nd $\pm 8,551$ SF · 3rd $\pm 2,109$ SF
STORIES	Three, with an open-to-below entry lobby
ZONING	AC-3A/T · Downtown Activity Center ¹
PARKING	15 spaces at the building + 60 across the street
SIGNAGE	Building, monument & directory
PARCEL ID	23-22-29-5968-02-022
ACCESS	I-4, SR 408 and Colonial Dr. minutes away

¹ City of Orlando zoning: AC-3A/T, Downtown Metropolitan Activity Center with Traditional City overlay. Permitted uses and intensities to be confirmed by the buyer with a City of Orlando zoning verification letter. Square footages per owner and floor-plan measurement; buyer to verify.



Map is for general reference only; locations approximate.

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Ivanhoe Village Aerial, Facing North



Aerial labels approximate. Proposed projects are shown as reported and are not approved; status subject to change.

ONE ADDRESS. THREE FUTURES.

Own It, Earn from It or Build on It

Owner-users, investors and developers each find their own reason to buy at 1030 N. Orange.



OWN IT

Owner-User Headquarters

Put your name on Orlando's front door. Occupy one floor or all three, with building and monument signage, 75 parking spaces and an address clients already know.

PROFESSIONAL SERVICES · MEDICAL · NON-PROFIT



EARN FROM IT

Income Investment

Buy a stabilized, well-kept office asset with established tenants in place, in a submarket where small-format downtown ownership rarely comes to market.

PRIVATE INVESTOR · 1031 EXCHANGE · FAMILY OFFICE



BUILD ON IT

Covered-Land Redevelopment

Hold the building for income while you plan. AC-3A/T zoning is among the city's most intense districts, and the gateway corner has room to grow.¹

MIXED-USE · RESIDENTIAL · HOTEL · OFFICE TOWER

ALREADY IN PLACE

19,517

Rentable SF across three floors

44

Private offices across three floors²

75

Spaces at the building and across the street

Signage

Building, monument and directory

I-4

At the Ivanhoe gateway interchange

Offered without a published price. Offering guidance, rent roll and tenant information are available to qualified buyers. Call Natalee Gleiter to arrange a private tour.

¹ Redevelopment uses and intensities are illustrative, not approved, and subject to zoning verification, site plan approval and all required approvals. ² Office count from the floor plans. SBA 504 and other owner-occupant financing subject to lender and program eligibility.

The Neighborhood Is Already Moving

Investment along N. Orange and around Lake Ivanhoe, and an office market that is tightening.

300 units

Seven-story apartment building with ground-floor retail proposed at 1000 N. Orange, across the street¹

\$1B+

AdventHealth investment in its Orlando campus one mile north, anchored by a 440-bed tower²

312 units

14-story tower planned on the \$8M 68 S. Ivanhoe Blvd site, blocks away³

\$5.5M

FDOT N. Orange Avenue streetscape, completed spring 2026⁴

16.6%

Orlando office vacancy, down from 16.8%, with 112,000 SF net absorption, Q3 2026⁵

\$29.67 /SF

Average Orlando office asking rent, Q3 2026, up from \$28.34⁵

Owning beats leasing when rents are rising. With metro asking rents up quarter over quarter, an owner-user at 1030 N. Orange fixes its occupancy cost and builds equity in an address that the neighborhood's growth keeps adding to.

For investors and developers, the pipeline of residential projects within a few blocks shows what the market will pay for Lake Ivanhoe land, and the building carries the site while plans take shape.



¹ Orlando Shine; Gables Residential proposal before the Municipal Planning Board, June 2026; proposed, not approved. ² AdventHealth news release, May 14, 2025. ³ WFTV / GrowthSpotter, Richland Communities. ⁴ ClickOrlando, April 2026. ⁵ CBRE Orlando Office Figures, Q3 2026. Third-party figures as reported and unverified.

THE PROPERTY

Exterior Elevations

A three-story landmark at the corner of N. Orange Avenue and Magnolia Avenue.



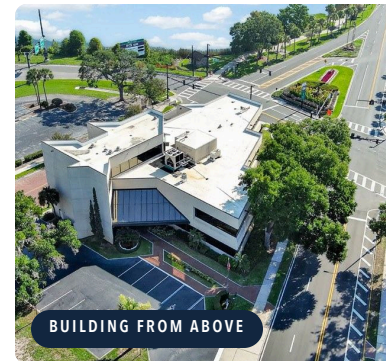
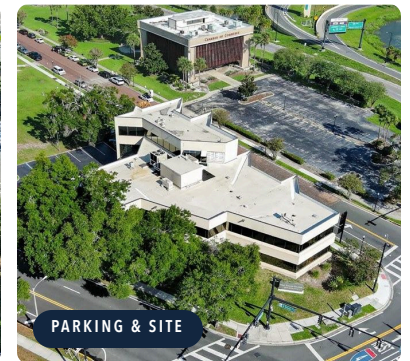
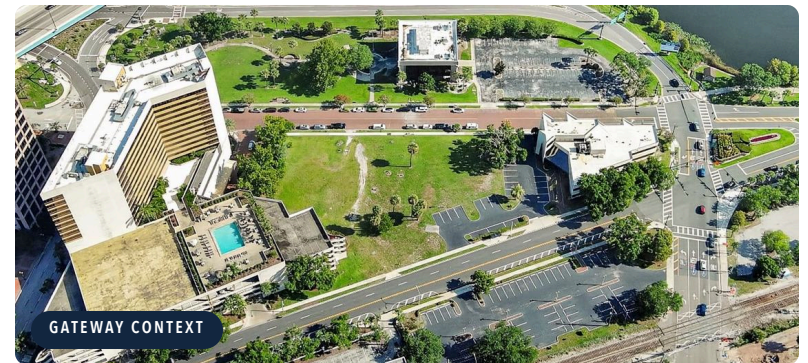
THE PROPERTY

Aerial Views

On the corridor, at the lake, minutes from the CBD.



POINT IVANHOE

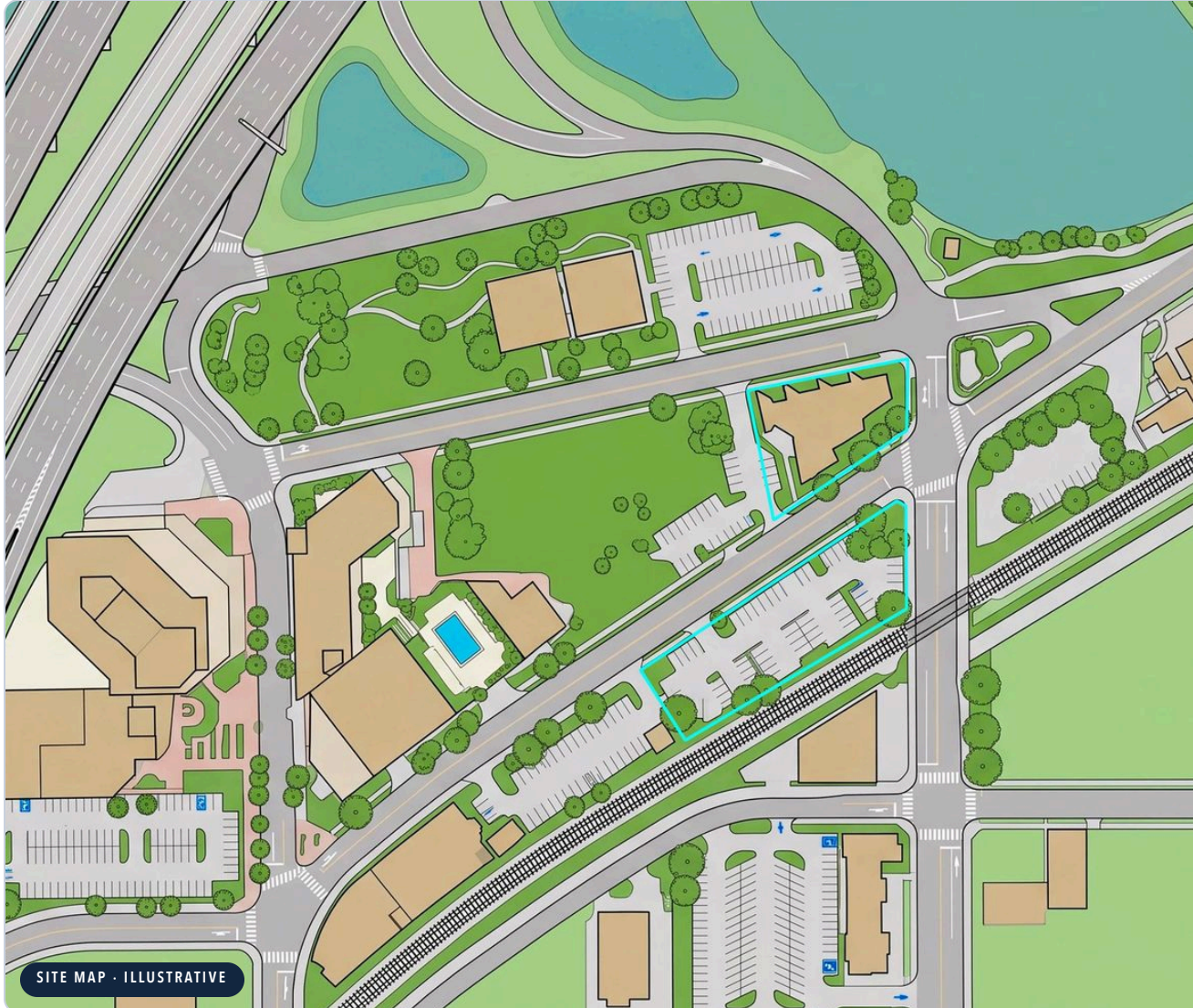


Site Map

Between Lake Ivanhoe, I-4 and Magnolia Avenue, with parking on both sides of the street.



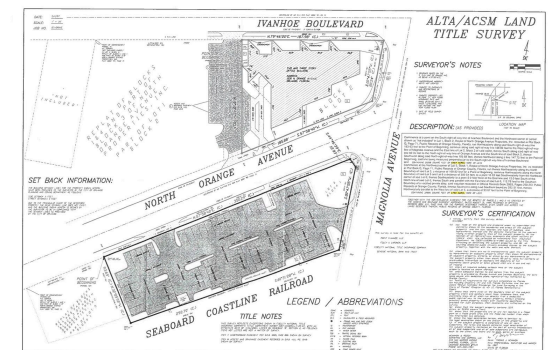
POINT IVANHOE



SITE MAP - ILLUSTRATIVE

SITE FACTS

ADDRESS	1030 N. Orange Avenue
PARCEL ID	23-22-29-5968-02-022
ZONING	AC-3A/T
ON-SITE	15 spaces adjacent to the building
ACROSS STREET	60 additional spaces
SIGNAGE	Building, monument & directory
ACCESS	N. Orange Ave, Magnolia Ave, Ivanhoe Blvd and I-4



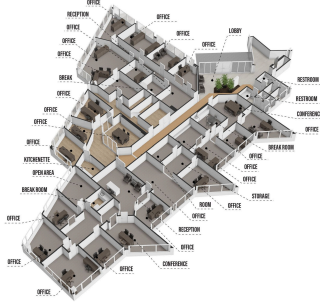
ALTA/ACSM TITLE SURVEY

Site map illustrative and not to scale. Survey reduced for presentation; the full survey is available to qualified buyers. Parking counts per owner; buyer to verify.



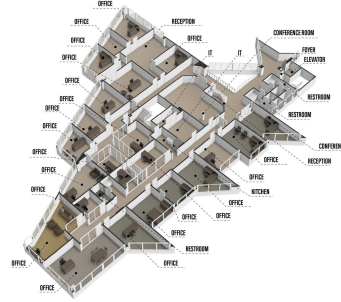
Three Floors, 19,517 SF Rentable

Built out as private offices around conference rooms, with a shared lobby, elevator and stair core.



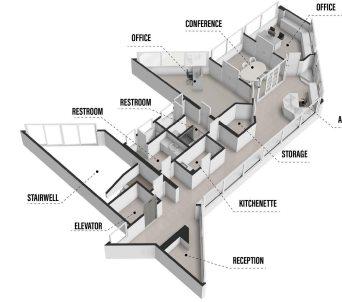
1st Floor ±8,857 RSF

ROOM	NO.	DETAIL
Private offices	21	10'0" × 11'6" up to 22'7" × 23'2"
Open work areas	3	Open office, operations area, studio
Conference	2	12'3" × 17'2" and 13'0" × 15'11"
Break / kitchen	4	Two break rooms, kitchen + kitchenette
Storage	3	Two in the north wing + 12'4" × 8'9"
Reception & waiting	2	21'2" × 12'10" + 14'0" × 11'7"
Lobby	1	28'3" × 16'5" main entry with landscaping
Restrooms	2	Common-core pair
Vertical core	—	Elevator, stairwell, interior stair



2nd Floor ±8,551 SF

ROOM	NO.	DETAIL
Private offices	21	9'10" × 9'5" up to 25'9" × 16'8"
Conference	2	Boardroom 18'7" × 26'4" + meeting 12'0" × 26'7"
IT rooms	2	12'5" × 12'8" and 12'6" × 4'8"
Kitchenette	1	6'8" × 12'8"
Reception	1	6'11" × 12'5" at the conference room
Waiting room	1	21'0" × 13'9"
Restrooms	3	Common-core pair + one private bath
Vertical core	—	Lift, foyer, stair, open to below



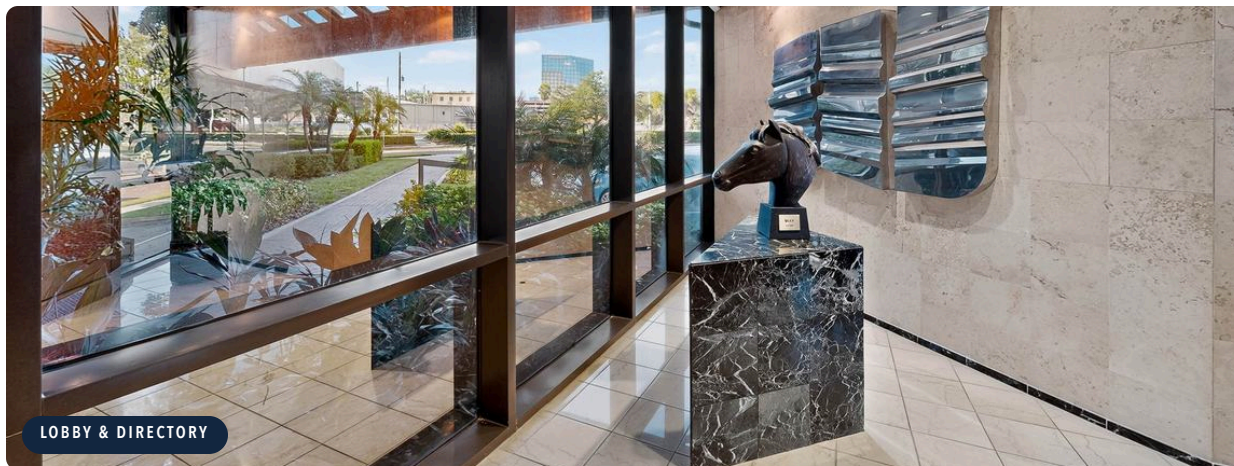
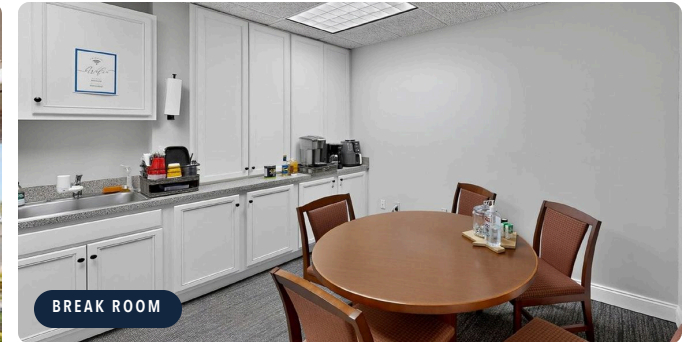
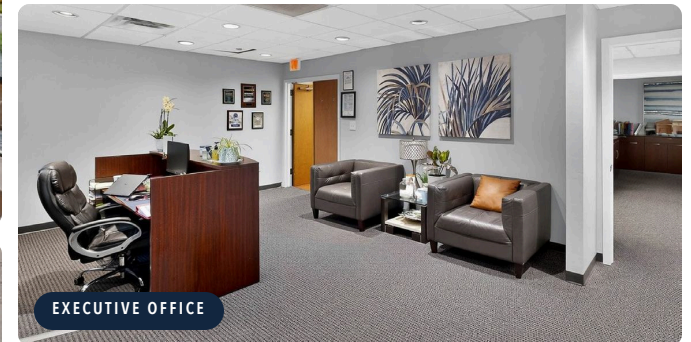
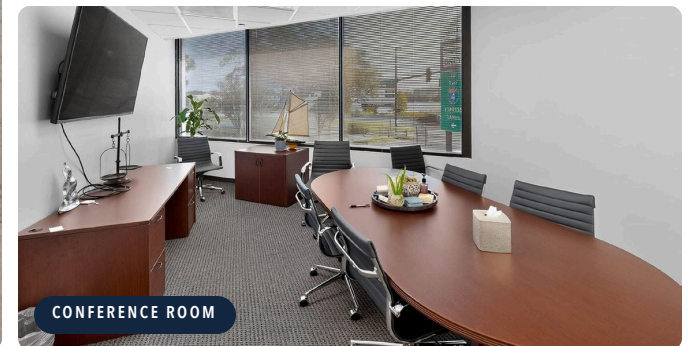
3rd Floor ±2,109 SF

ROOM	NO.	DETAIL
Private offices	2	12'0" × 27'0" and 13'2" × 15'2"
Conference	1	11'5" × 13'5"
Admin area	1	12'0" × 12'0" open workstations
Kitchenette	1	9'2" × 5'0"
Storage	1	Adjacent to the core
Restrooms	2	8'5" × 9'7" and 8'10" × 9'7"

Room counts and dimensions from the Matterport floor plans; approximate and not to scale. Floor areas per owner; buyer to verify.

The Lobby Floor, **Built to Receive**

The building's front door: a landscaped 28' lobby, reception and waiting, 21 private offices and two conference rooms, with the largest office in the building at 22'7" × 23'2". **Best fit:** headquarters reception, client-facing professional services, medical or wellness.

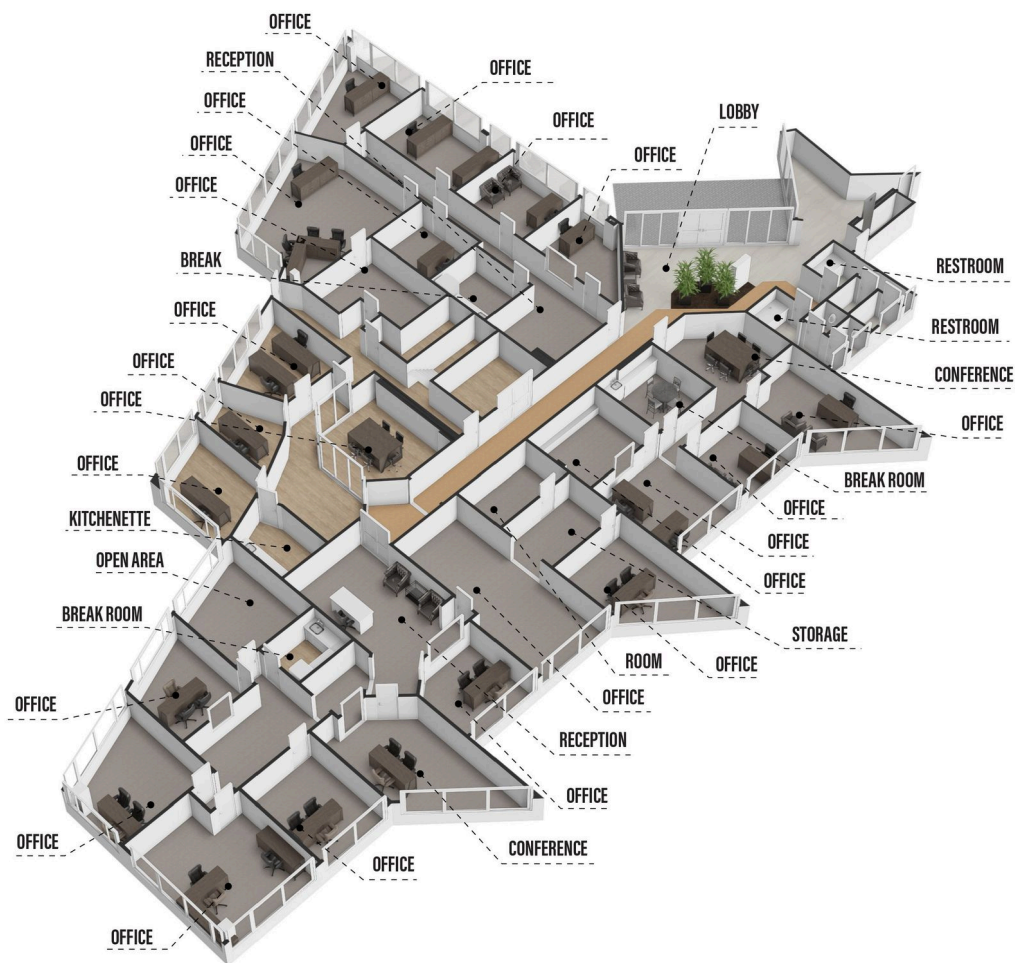


1st Floor

AREA
±8,857 RSF

LAYOUT
21 private offices

3D FLOOR PLAN



2D FLOOR PLAN



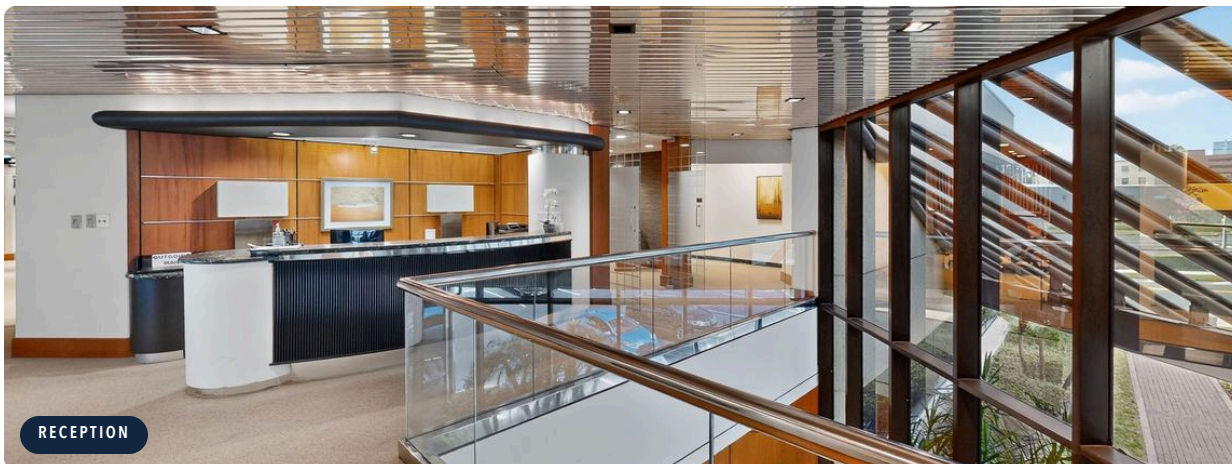
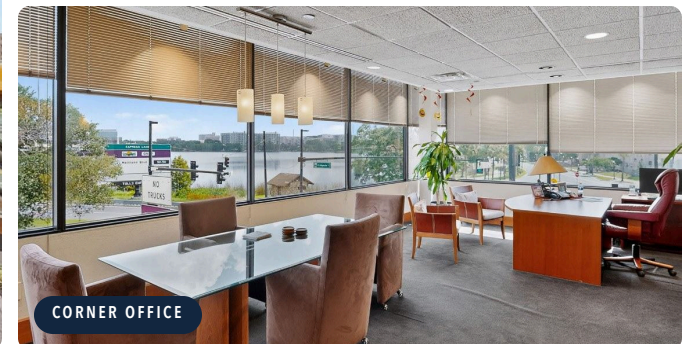
WALK THE FLOOR NOW

Every office, corridor and window line, in a self-guided Matterport tour.

[▶ TAKE THE 3D VIRTUAL TOUR](#)

The Boardroom Floor, Open to the Atrium

Twenty-one private offices around the building's premier 18'7" x 26'4" boardroom, a 12' x 26'7" meeting room, a 21' waiting area and a gallery that overlooks the lobby below. **Best fit:** law, cpa, engineering or financial firm; executive and partner offices.



2nd Floor

AREA

±8,551 SF

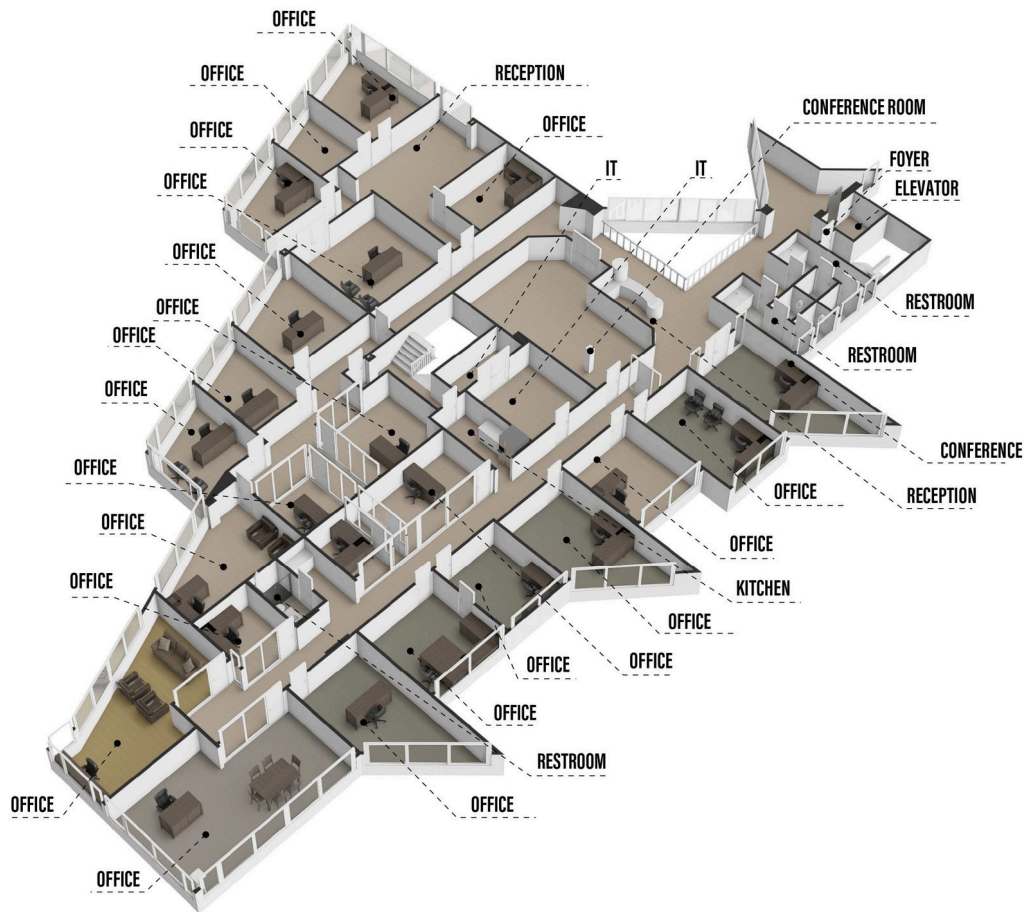
LAYOUT

21 private offices

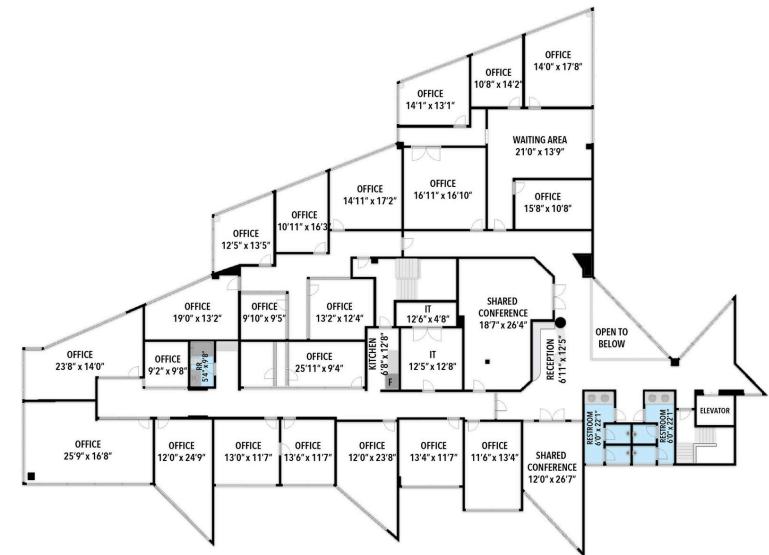


POINT IVANHOE

3D FLOOR PLAN



2D FLOOR PLAN



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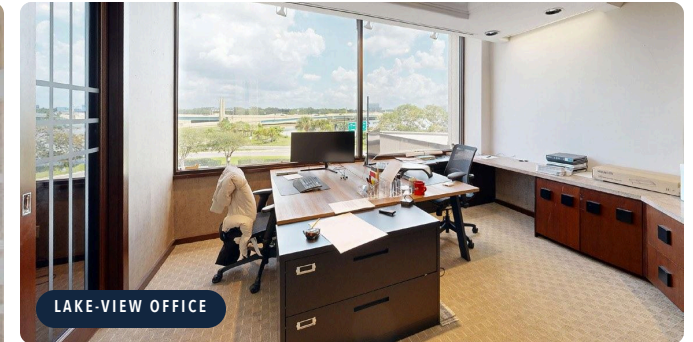


TAKE THE 3D VIRTUAL TOUR

Floor plans are illustrative and not to scale; dimensions approximate. Buyer to verify all measurements.

The Penthouse Suite, Views over Lake Ivanhoe

A self-contained top-floor suite with two large private offices, a conference room, an open admin area, kitchenette, storage and its own restrooms, with glass on the lake and skyline sides. **Best fit:** owner's executive suite, family office or boutique firm.

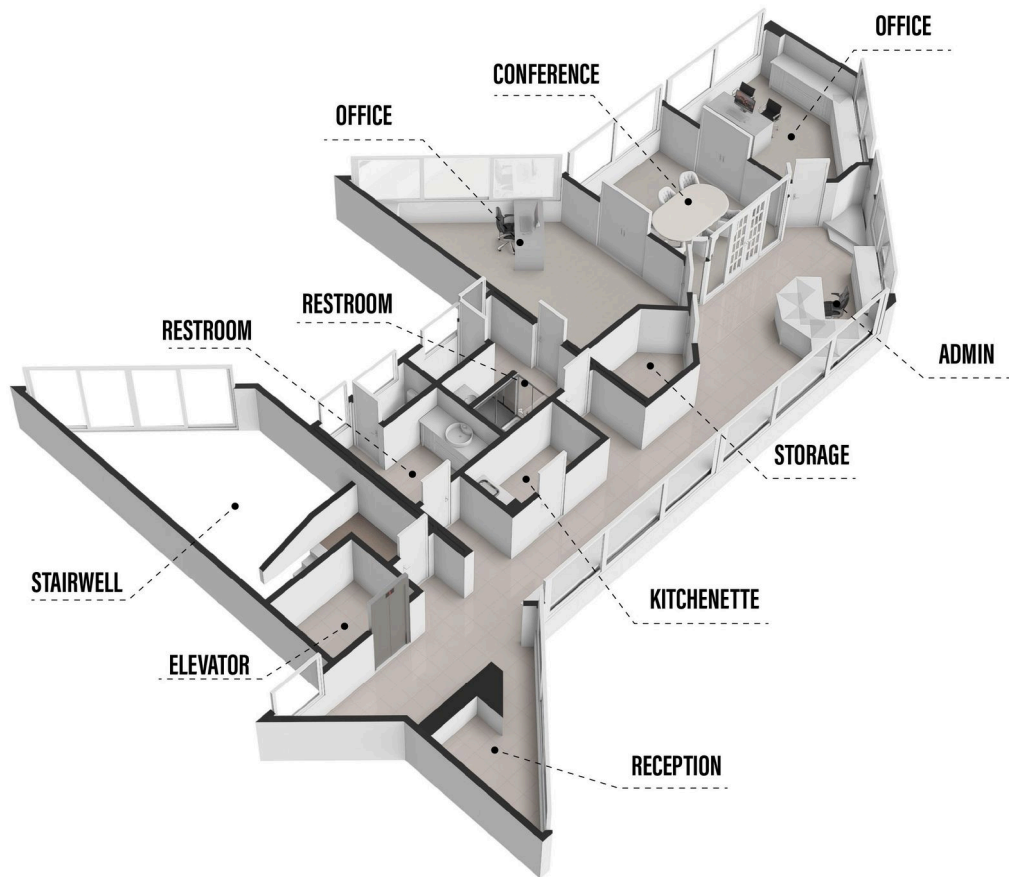


3rd Floor

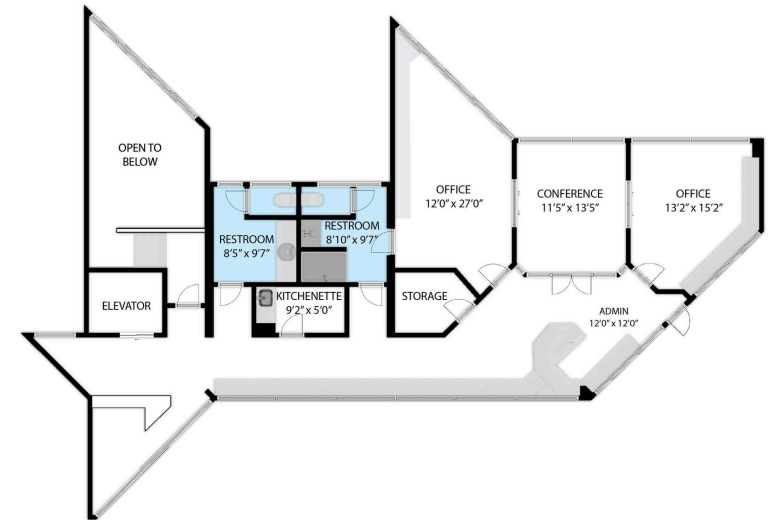
AREA
±2,109 SF

LAYOUT
2 private offices

3D FLOOR PLAN



2D FLOOR PLAN



WALK THE FLOOR NOW

Every office, corridor and window line, in a self-guided Matterport tour.

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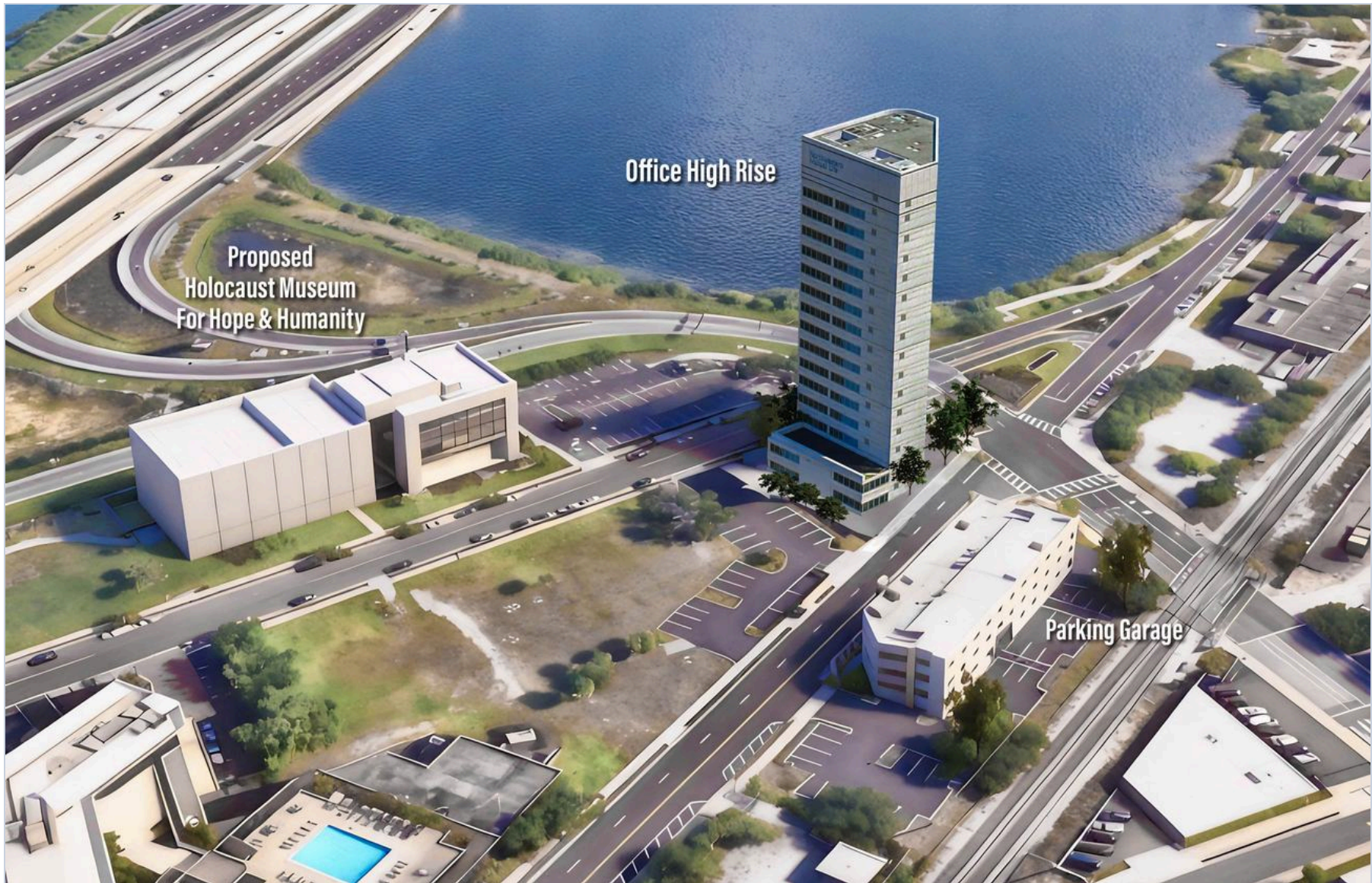
Potential Development: **Mixed-Use High-Rise**



Conceptual illustration only. Not a proposed or approved project; any redevelopment is subject to zoning verification, site plan approval and all required approvals. The Holocaust Museum for Hope & Humanity is shown as proposed.

EXAMPLE CONCEPT

Potential Development: Office High-Rise



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