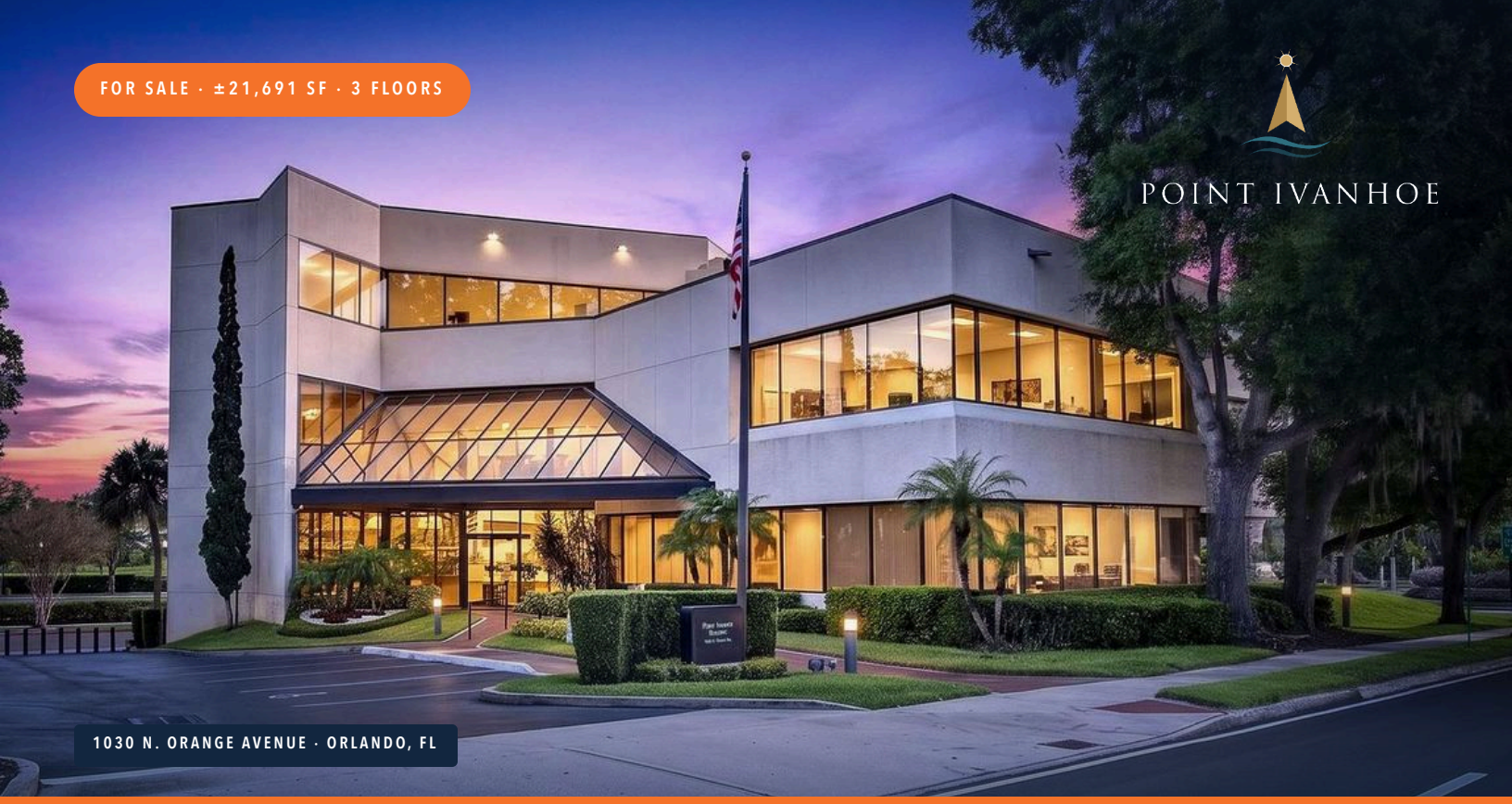
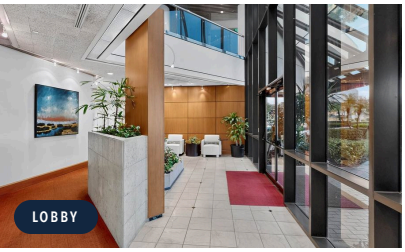
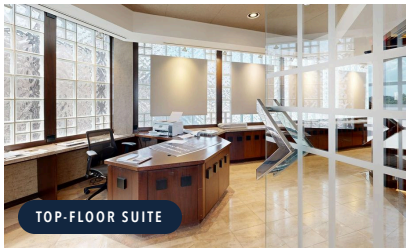


OWN IT · EARN FROM IT · BUILD ON IT





POINT IVANHOE · FOR SALE

One Address. Three Futures.

Point Ivanhoe is a three-story, ±21,691 SF office building at 1030 N. Orange Avenue, where I-4 meets Lake Ivanhoe at the northern entrance to Downtown Orlando. Occupy it as a headquarters with your name on the building, hold it for the income of its established tenants, or carry it while you plan for the intensity that AC-3A/T zoning allows. All three start with the same address.

±21,691 SF
Gross building area

19,517 SF
Rentable across three floors

AC-3A/T
Downtown Activity Center zoning[1]

75
Parking spaces, at the building and across the street

I-4
At the Ivanhoe gateway, minutes to SR 408

Signage
Building, monument and directory

ACRE COMMERCIAL

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

THE BUILDING

Three Floors, 19,517 SF Rentable

POINT IVANHOE

ON N. ORANGE AVENUE AT LAKE IVANHOE · THE I-4 GATEWAY TO DOWNTOWN ORLANDO

WHY POINT IVANHOE

A landmark address. Building, monument and directory signage on a gateway corridor, with I-4, SR 408 and Colonial Dr. minutes away.

Move-in quality. A two-story lobby, a premier 18'7" × 26'4" boardroom and a top-floor suite with lake views, built out across all three floors.

Room to grow. AC-3A/T Downtown Activity Center zoning supports far more intensity than the building uses today.[1]

A neighborhood on the move. Hundreds of new apartments proposed nearby, AdventHealth's $1B+ campus investment and a new N. Orange streetscape.[2]

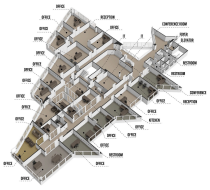
1ST FLOOR · ±8,857 RSF

The Lobby Floor

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

3D VIRTUAL TOUR



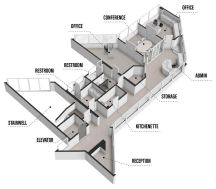
2ND FLOOR · ±8,551 SF

The Boardroom Floor

Twenty-one private offices around the building's premier 18'7" × 26'4" boardroom, a 12' × 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

3D VIRTUAL TOUR



3RD FLOOR · ±2,109 SF

The Penthouse Suite

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

3D VIRTUAL TOUR

Offered without a published price; offering guidance upon request. Floor areas per owner; plans illustrative. [1] AC-3A/T per City of Orlando; buyer to confirm permitted uses and intensities with a zoning verification letter. Redevelopment uses are illustrative and not approved. [2] Public reports, 2025–2026; proposed projects not approved. CBRE Orlando Office Figures Q3 2026. 4 Acre Commercial does not warrant the accuracy of this information; buyer to verify all information.

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