



**FIRST CAPITAL**  
Property Group, Inc.  
Commercial Real Estate Services

The Historic  
Metcalf Building



# OFFICE SPACES FOR LEASE

100 S. Orange Ave, Orlando, FL 32801

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Senior Sales & Leasing Associate

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**Lease Rate: \$23.00 / SF, Modified Gross**

± 3,483 SF Full Floor Suites

Garage & Surface Level Parking Available

Historic Downtown Office Building updated with high-end finishes and open concept suites located at Orange Ave & Pine St. in the heart of Orlando's Central Business District

Steps from City Hall, Court House, Amway Center, Sunrail Station, Performing Arts Center, cafés, restaurants, entertainment, hotels, & Scenic Lake Eola

Digital marquee signage In lobby included and exterior "Upper Level Band" & "Lower Level Plaque" signage available

Elevators open into each suite's own lobby / reception area. Each floor has it's own restrooms and break room with kitchen

The Historic Metcalf Building is a Chicago Style Brick Building built in 1923 as one of Orlando's first trio of 'high rise' buildings. The 10 story building includes 9 stories of office suites, first floor retail and a basement bar



**ONE BLOCK FROM  
SUNRAIL STATION**



1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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# LOCATION




  
**#1 IN THE U.S.  
 FOR JOB GROWTH  
 2014 - 2018**  
 U.S. Department of Labor,  
 Bureau of Labor Statistics

  
**#4 FASTEST  
 GROWING  
 U.S. CITY**  
 Forbes, 2018

  
**1.2 MILLION  
 PEOPLE IN THE  
 WORKFORCE**

  
**HIGHEST RATE OF  
 STEM JOB GROWTH  
 IN THE COUNTRY**  
 Forbes, 2018

  
**#3 BEST CITY TO  
 FIND A NEW JOB**  
 Wallet-hub, 2019

  
**± 500,000  
 STUDENTS WITHIN  
 A 100 MILE RADIUS**

  
**1,087 PEOPLE MOVE  
 TO ORLANDO PER WEEK**

  
**2.03%  
 2018 - 2023  
 POPULATION GROWTH**

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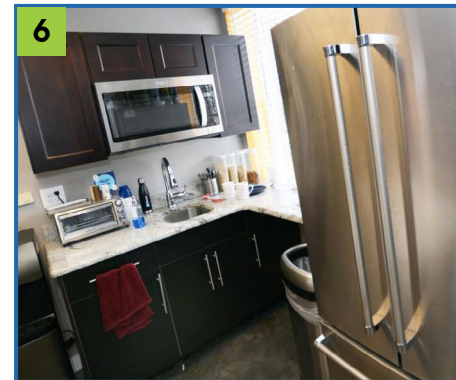
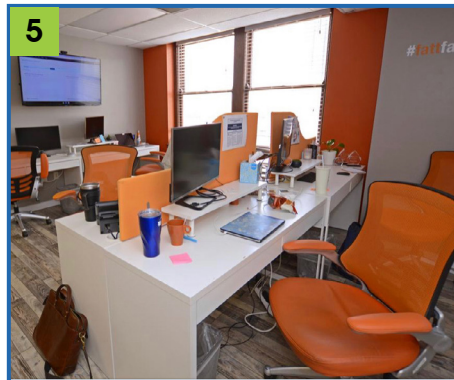
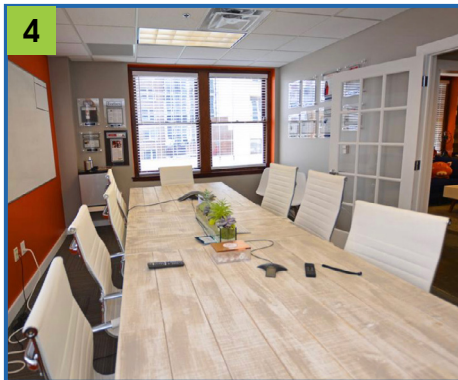
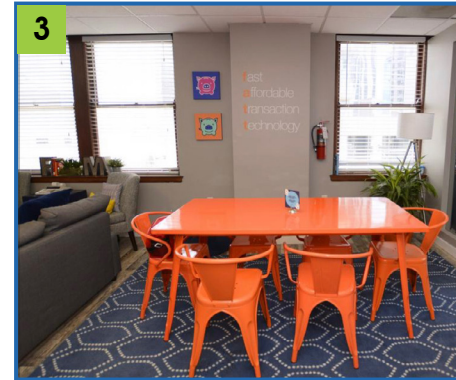
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# FIFTH FLOOR BUILDOUT



**"COOLEST OFFICE SPACE AWARD"  
OBJ 2019**



**10 SEAT  
CONFERENCE ROOM**



**7 LARGE  
OFFICES**

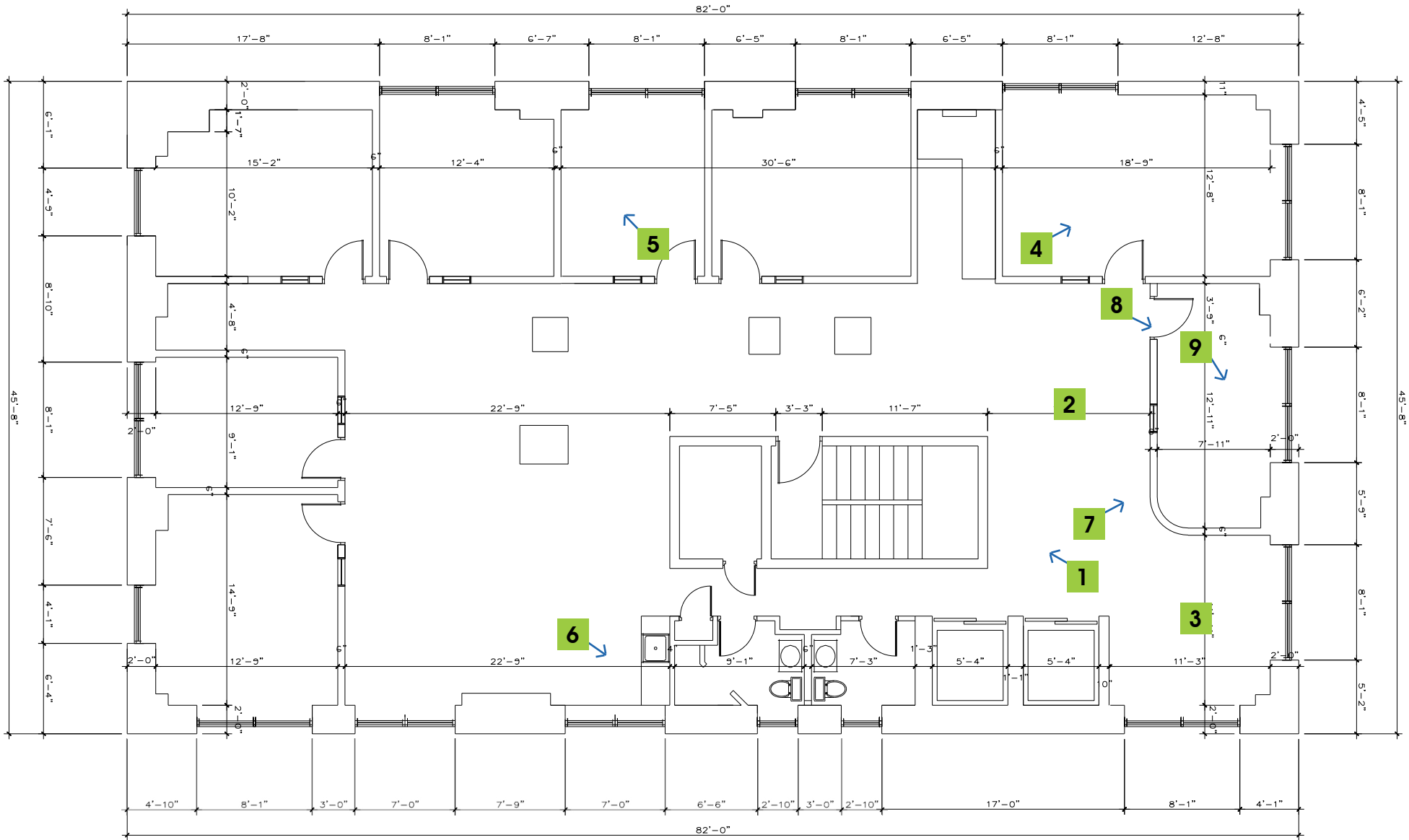


**BREAK ROOM  
& KITCHEN**

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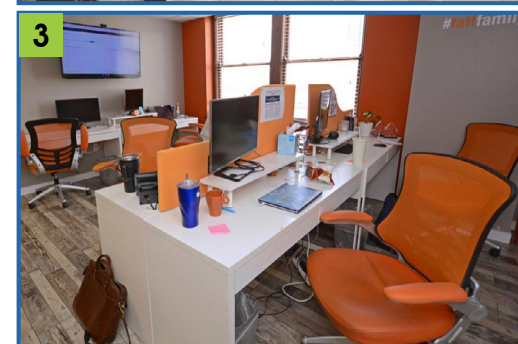
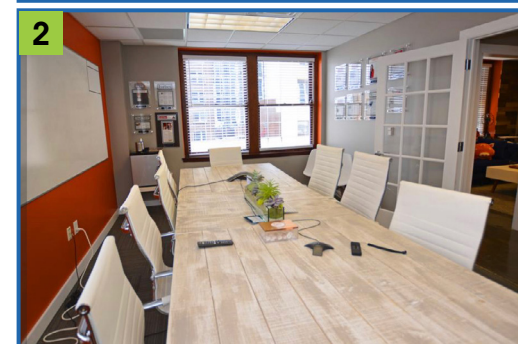
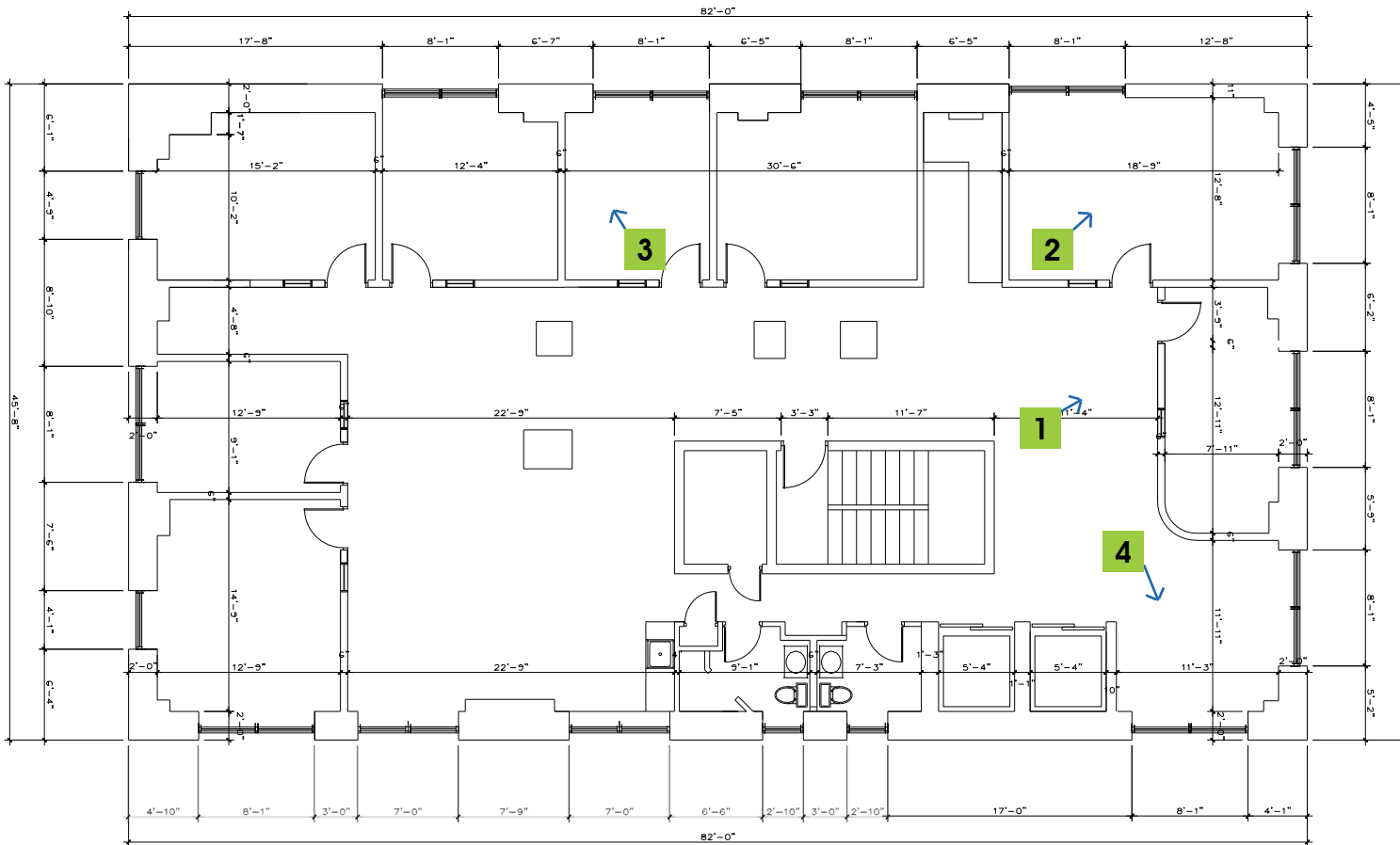
# FIFTH FLOORPLAN



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