
4,500 +/- SF SPACE AVAILABLE MAY 2027
FOR LEASE
906 NORTH
906 NORTH
906 NORTH
The Second Showroom.
Built for Cadillacs 100 Years Ago.
Reimagined for you in 2027.
ACRE COMMERCIAL
906 N. ORANGE AVE
DOWNTOWN ORLANDO · NORTH QUARTER · 32801

A CENTURY ON THE CORNER

First it sold Cadillacs. Then it sold color. What it sells next is up to you.

In 1926, with Orlando in the middle of the Florida land boom and Orange Avenue becoming the spine of the city, Braun Cadillac opened its Sales & Service showroom at the corner of Orange and Marks. The building had one job: make people stop and look. Glass across the front, light from above, a floor built to carry Cadillacs. For a generation this was where Orlando came to see what was new.

The building outlived the dealership and did what good buildings do. It kept working. For decades it sold color instead of cars, a Benjamin Moore store familiar to generations of Orlando designers. The bones never changed. The glass was still there. The corner was still the corner.

In 2026 the building's new owner committed $1.2 million and a City-backed facade grant to strip it back to what it was built to be: a showroom. An architecture studio from Austin drew a steel pergola on the corner, grown over with vines, and floor-to-ceiling glass on a street the state had just rebuilt as a walkable main street.

The south half becomes the owner's own offices. The north half, under the pergola and behind the new glass, is the second showroom. It is being rebuilt for one tenant. What it sells next is up to you.



THE DEALERSHIP — Braun Cadillac Sales & Service • Artist recreation



THE PAINT STORE — As it stands, corner of Orange & Marks



THE SECOND SHOWROOM — Artist concept rendering

Built to be seen

A 1926 showroom room, ±70 by ±42 feet with no interior columns and glass on two full walls.

A street rebuilt

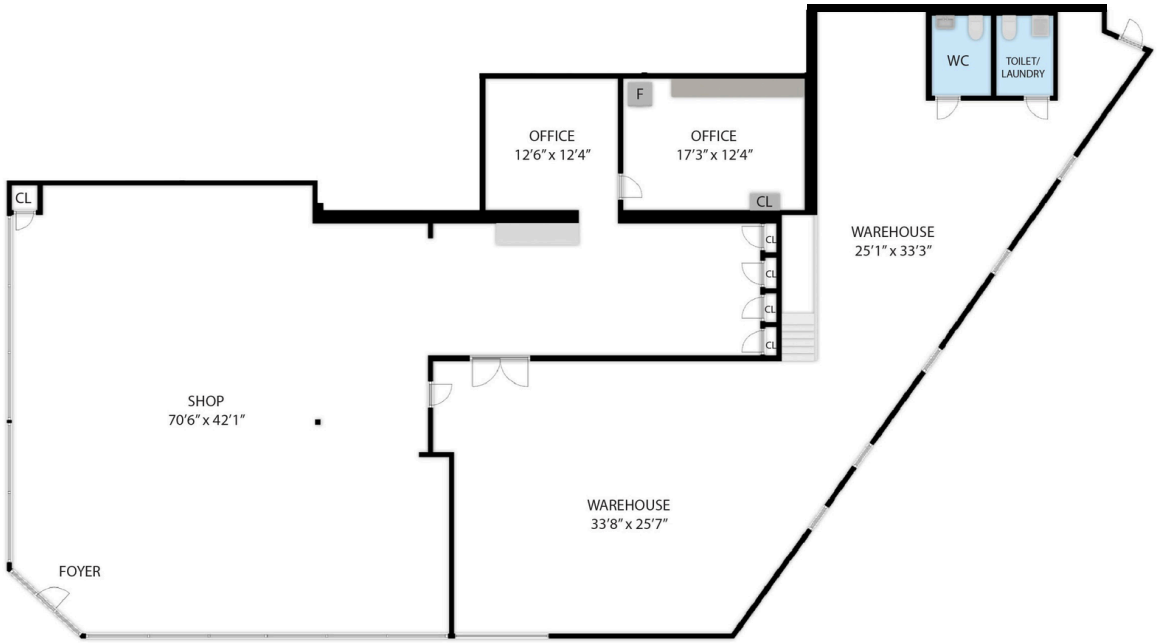
FDOT's $5.5M reconstruction of N. Orange finished in 2026: on-street parking, raised crossings, a main street again.

A neighbor who invested first

$1.2M in restoration, a unanimous City Council CRA facade award, and the owner's own office next door.

THE SPACE

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



Existing conditions, from the measured floor plan. Room areas are net dimensions; rentable area subject to final measurement and verification. Not to scale.

AVAILABLE	±4,500 SF single-tenant premises: ±2,970 SF showroom, two private offices, two support rooms (±860 SF and ±830 SF), restrooms and laundry
SHOWROOM	70'6" × 42'1" column-free floor · chamfered corner entry · glass on two walls · new pergola and terrace
BUILDING	±9,423 SF single-story masonry · built 1920, Braun Cadillac Sales & Service by 1926 · owner-occupied south half
RENOVATION	$1.2M program: new storefront, steel pergola, glass, awnings, signage · Downtown CRA facade award, Feb. 2026
ZONING	AC-3A/T · Downtown Metropolitan Activity Center, Traditional City overlay · retail, restaurant, service, showroom, medical, office by right
FRONTAGE	N. Orange Ave and Marks St corner · building signage available
PARKING	On-site spaces plus new FDOT on-street parking along N. Orange
DELIVERY	Summer 2027 · pre-leasing now · build-to-suit conversations welcome
RATE	Contact agent

SHOWROOM
70'6" × 42'1" · ±2,970 SF including the ±700 SF rear bay

OFFICES
17'3" × 12'4" and 12'6" × 12'4" · ±370 SF

SUPPORT A
33'8" × 25'7" · ±860 SF · double doors to the showroom

SUPPORT B
25'1" × 33'3" · ±830 SF · daylight on the angled wall

RETAIL OR OFFICE

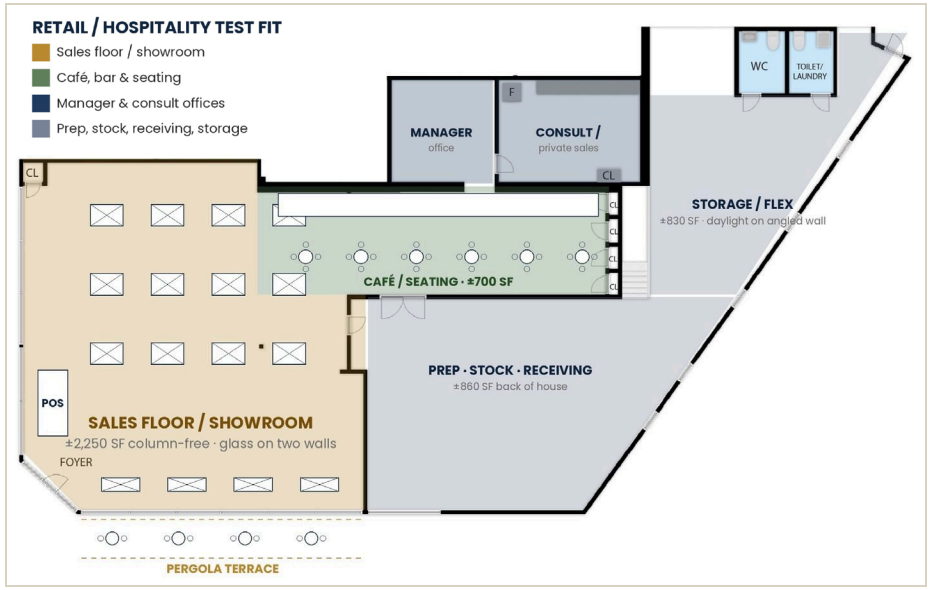
The plan works two ways: a flagship store or hospitality concept with support rooms behind the glass, or a street-level headquarters with ±24 workstations, two private offices, and a boardroom. Both test fits are on the next page, with concept visualizations of each on the pages that follow.

TWO WAYS TO USE IT

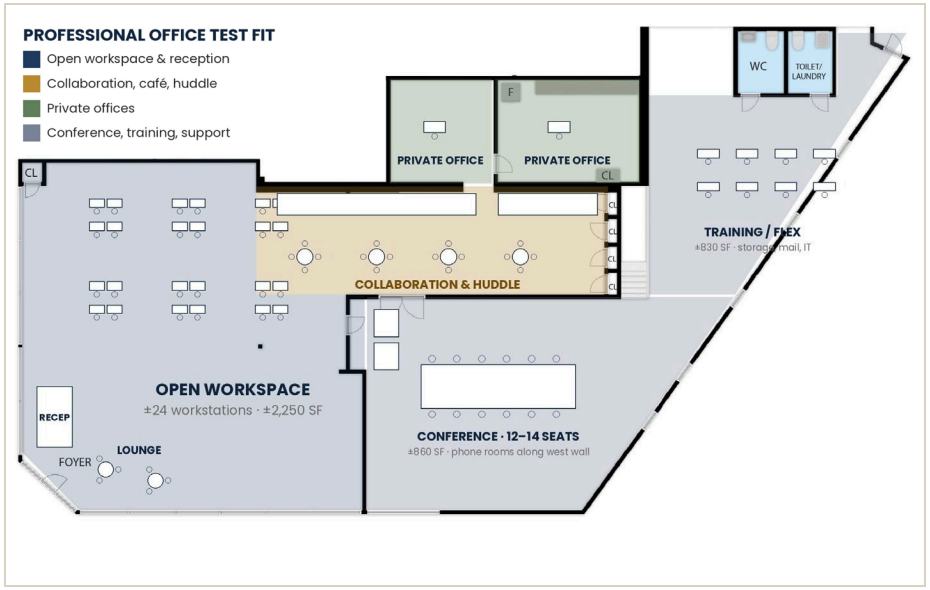
One floor plan. A flagship store, or a street-level headquarters.

Both layouts keep the showroom floor open under the glass and put the quiet functions in the rooms behind it. Neither requires moving a wall. The retail fit treats the rear bay of the showroom as a café or service counter with seating; the office fit treats the same bay as collaboration space with a pantry. Furniture is schematic; test fits are conceptual and not for construction.

CONCEPT ONE - RETAIL/HOSPITALITY



CONCEPT TWO - PROFESSIONAL OFFICE



RETAIL / HOSPITALITY • store, café, showroom

±2,250 SF of sales floor with glass on two walls and the pergola terrace outside the south glass; a ±700 SF café, bar, or service bay; a manager's office and a private consultation room; ±860 SF of prep, stock, and receiving; and ±830 SF of storage or flex with daylight.

±2,250 SF sales floor

±700 SF café / counter

±1,700 SF back of house

PROFESSIONAL OFFICE • HQ with a storefront

Reception and lounge at the corner entry; ±24 open workstations on the showroom floor; a collaboration and pantry bay; two private offices; a 12–14 seat boardroom with phone rooms in the ±860 SF support room; and training, storage, mail, and IT in the ±830 SF room beyond.

±24 workstations

2 private offices

12–14 seat boardroom

Rendering by Hip.Hop.Design Studio; exterior design subject to change

WHO BELONGS HERE

Built for a brand that needs to be seen.

Six ways to use the corner.

A column-free showroom under new glass, a vine-covered pergola on a rebuilt main street, ±1,300 households within a few blocks, and Ivanhoe Village's design-and-dining district next door. The concepts below are void in the corridor and a fit for this building.

01

CAFÉ · BAKERY · WINE

An all-day concept with the production kitchen or cellar in the support rooms and every front-of-house foot under the glass. Morning coffee for the apartments across the street, evening wine on the terrace, and a corner the neighborhood walks past twice a day.

02

WELLNESS · AESTHETICS · RECOVERY

Treatment and recovery rooms in the windowless rear with laundry already plumbed; consultation, retail, and lounge on the showroom floor. The corridor has Pilates and yoga but no aesthetics or recovery flagship.

03

DESIGN SHOWROOM

Furniture, lighting, or a kitchen and bath studio with stock and will-call behind the glass, at the gateway to Orlando's antiques and design row. The building was drawn as a showroom; it still reads as one.

04

BRAND SPACE

A small-format vehicle or direct-to-consumer brand space: product on a column-free floor behind two walls of glass, support and delivery prep in the rear. A 1926 Cadillac showroom returned to its original purpose.

05

ACTIVE · OUTDOOR

A bike or outfitter company store with a service department and inventory in the support rooms, one block from the Orlando Urban Trail and a short ride to Lake Ivanhoe. The pergola is the group-ride meeting point.

06

FLAGSHIP HEADQUARTERS

A professional firm that wants a storefront rather than a suite number: reception at the corner, ±24 workstations under the glass, private offices and a boardroom behind. Clients park on a main street and walk in under the vines.



Rendering by Hip.Hop.Design Studio; exterior design subject to change



CONCEPT · RETAIL SHOWROOM

USE CASE ONE

A showroom in a building built as one.

Home and lighting at the gateway to the design row.



THE FLOOR
Room vignettes on a column-free floor; lighting displays read from the street after dark through two walls of glass.



THE COUNTER
Consultation and design library at the rear bay, with sample storage and will-call in the support rooms behind.

±2,250
SF sales floor under the glass

±700
SF consultation and counter bay

±1,700
SF stock, will-call, and office

2
street frontages for signage

THE SPACE

A furniture, décor, or lighting showroom needs three things a typical retail bay cannot give it: a floor wide enough to stage whole rooms, glass tall enough to turn the store into a window display at dusk, and dedicated inventory and support space away from the sales floor. 906 has all three. The ±2,250 SF showroom takes full vignettes without a column in the way, two glass walls make every chandelier visible from the street, and the rear bay becomes a consultation counter and design library with a private room for trade clients beside it. The two support rooms hold samples, will-call, and receiving, and the pergola terrace is an outdoor room at the front of the store.

THE LOCATION

This is the gateway corner to Ivanhoe Village, Orlando's antiques and design row, where designers and the people who hire them already shop. South of the building, the North Quarter holds ±1,300 apartments delivered in the last decade and 350 more under review next door: a steady stream of households furnishing new homes. College Park and Winter Park are minutes away. The street has just been rebuilt with on-street parking and raised crossings, which turns a drive-past storefront into a walk-in one. A design brand here is not a tenant in a strip center; it is the newest address on a street the trade already knows.

Rendering by Hip.Hop.Design Studio; exterior design subject to change



CONCEPT · PROFESSIONAL OFFICE

USE CASE TWO

A headquarters with a storefront.
The studio clients can find without an elevator.



THE CORNER
Reception and client lounge at the chamfered entry, with the brand on the wall and the street through the glass.



THE STUDIO FLOOR
Open benching, a pin-up wall, and a working table on the column-free showroom floor; the lounge doubles as a second meeting room.

±24
open workstations on the showroom floor

2
private offices behind the studio

12–14
seat boardroom in the ±860 SF support room

2
street frontages for signage

THE SPACE

The floor was built to display Cadillacs, which makes it a better studio than most office buildings can offer: ±2,970 SF with no interior columns and two full walls of glass that light the room all day. Reception sits at the corner entry where the building has always greeted visitors. The quiet work goes behind it, in two existing private offices and a ±860 SF support room that becomes a boardroom with phone rooms, with training, storage, mail, and IT in the ±830 SF room beyond. A design firm, an agency, an architect, a wealth manager, or a law practice that wants to be seen can move in without moving a wall.

THE LOCATION

A street-level headquarters only works on a street people use, and N. Orange has just been rebuilt as one: lanes reduced, on-street parking added, crossings raised. Clients park in front and walk in under the pergola. The talent lives within walking distance, in a neighborhood where three-quarters of adults hold a degree and the median age is 35, with ±1,300 apartments within a few blocks and 350 more under review behind the building. Lunch is in Ivanhoe Village, Downtown is a free Lymmo ride south, I-4 is at Ivanhoe and Colonial, and SunRail is within a mile. A firm's name on this corner is seen by everyone driving between Downtown and College Park.

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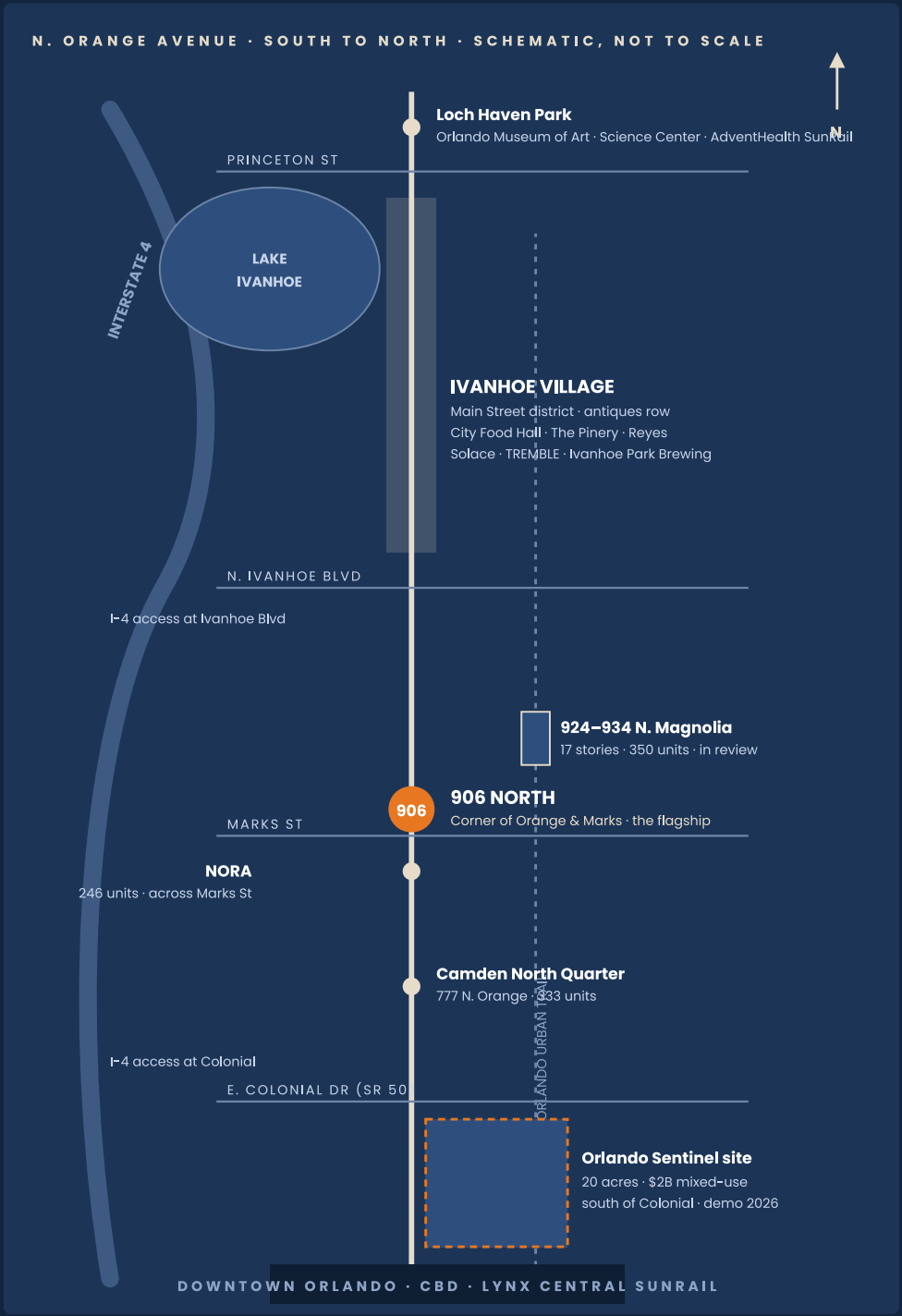
THE CORRIDOR

The street is finished.
The building is next.

906 sits on a hard corner a few blocks north of Colonial Drive and the Orlando Sentinel site, at the seam where Downtown becomes the North Quarter and the North Quarter becomes Ivanhoe Village. In 2026 FDOT finished a $5.5 million reconstruction of N. Orange from Magnolia to Rollins: lanes reduced, on-street parking added, intersections raised, crossings lit. A commute road became a main street, and main streets reward glass, pergolas, and patios.

The residents are already here: roughly 1,300 rental units within a few blocks, including NORA across Marks Street and Camden North Quarter a block south. Behind the building, a 17-story, 350-unit tower is under review on N. Magnolia. South of Colonial, the $2 billion redevelopment of the 20-acre Sentinel site begins demolition in 2026.

North of the building, Ivanhoe Village has matured into Orlando's indie design-and-dining district. A tenant at 906 captures the destination trip and the daily trip at once.



1,300+
rental units within a few blocks, delivered in the last decade

350
more units in the 17-story tower under review directly behind the building

$2B
Sentinel site redevelopment south of Colonial, demolition 2026

$5.5M
N. Orange main-street rebuild, completed spring 2026

3.9%
metro Orlando retail vacancy, Q1 2026, near historic lows

76%
of North Quarter adults hold a college degree; median age 35

Sources: FDOT, City of Orlando, GrowthSpotter, Florida YIMBY, Matthews Q1 2026, neighborhood data · figures approximate

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One corner. One tenant. One chance.

±4,500 SF of flagship retail with corner glass and a vine-covered pergola, including up to ±1,700 SF of back-of-house with loading, and an owner who spent $1.2 million before you spent a dollar. Delivery Summer 2027. Pre-leasing now. Matterport tour and full specifications available on request.

Have a tenant who could be a fit? Contact us for additional information, pricing, and availability.

Daniel Butts

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