



# FAIRWINDS TOWER

135 W. Central Blvd.  
Orlando, FL 32801



**Micah Strader**  
Managing Director  
+1 407.982.8688  
micah.strader@jll.com

**Madison Kimbell**  
Vice President  
+1 407.982.8580  
madison.kimbell@jll.com



# Your Ideal Orlando Office Space



Fairwinds Tower is a 12-story, 169,600-SF office building with renovated amenity space commanding a prime position in Orlando's central business district. Anchoring the prominent intersection of Central Boulevard and Garland Avenue, the building provides tenants with sweeping vistas across the metropolitan landscape.

Direct adjacency to I-4, light rail access, ample parking, and convenient artery access are matched only by the building's outstanding downtown Orlando walkability.

Secure your space in this prestigious tower and position your business at the heart of Orlando's thriving commercial center.



BUILT IN 1982



RECENTLY RENOVATED AMENITIES



DOWNTOWN LIGHT RAIL ACCESS



92 WALKABILITY SCORE



3.5 / 1,000 SF PARKING RATIO



24/7 SECURITY





# Premium Tower Amenities



Newly renovated lobby, corridors, conference center, café and shared collaborative spaces



On-site visitor parking



Cuban-American lobby café



On-site Banking & ATM services



Telcom - AT&T, Spectrum, & Century Link

# Central Orlando Positioning

Enjoy the convenience of employee-centered amenities at Central Fairwinds. With a walk score of 92, tenants enjoy easy access to a variety of dining, retail, and service options.



STAY

1. Marriott Downtown Orlando
2. Hilton Garden Inn
3. AC Hotels Marriott
4. Embassy Suites Hotels
5. Grand Bohemian
6. Aloft
7. Residence Inn
8. Crowne Plaza Orlando
9. Courtyard by Marriott



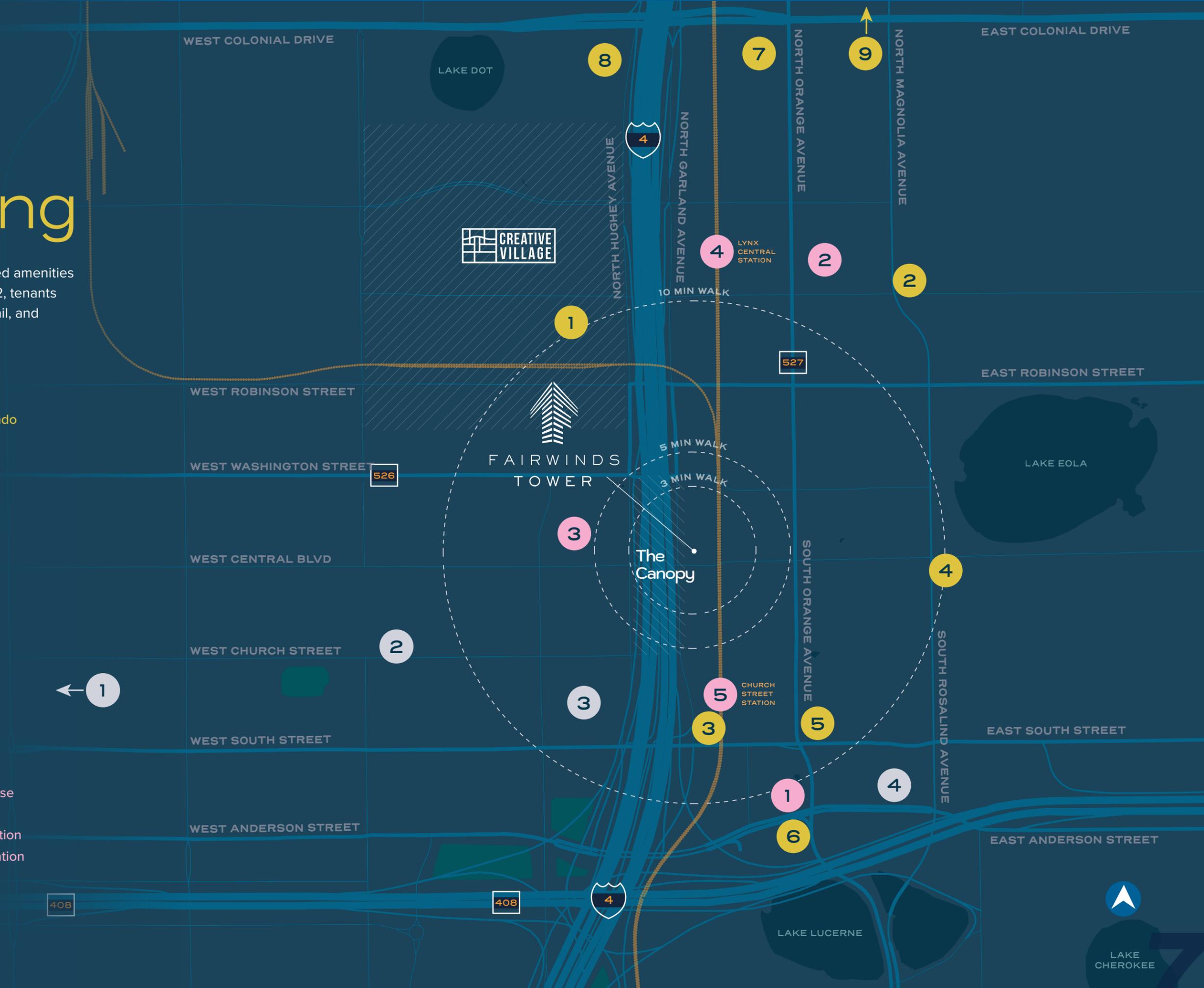
ENTERTAINMENT

1. Camping World Stadium
2. Inter & Co-Stadium
3. Kia Center
4. Dr. Phillips Center



MUNICIPAL & TRANSPORT

1. Orlando City Hall
2. Orange County Courthouse
3. US Middle District Court
4. LYNX Central SunRail Station
5. Church Street SunRail Station



LAKE CHEROKEE

# New Developments in Downtown

**The Canopy** is designed to blend nature and technology, drawing inspiration from Orlando's beautiful canopy of trees to create a vibrant, inclusive and sustainable urban oasis that reflects the spirit of downtown Orlando, while connecting its diverse neighborhoods, and fostering a sense of belonging.



**CONNECTION**  
INTEGRATING WITH VARIOUS MODES OF TRANSPORTATION  
ENSURING ACCESSIBILITY



**SAFETY**  
PRIORITIZING VISITOR WELL-BEING AND SECURITY THROUGH DESIGN AND STRATEGIC PLANNING



**COMMUNITY**  
AMPLE SPACE FOR GATHERINGS, FESTIVALS AND CULTURAL EVENTS  
BRINGING PEOPLE TOGETHER



**GREENERY**  
LUSH LANDSCAPING AND GREEN SPACES FOR RELAXATION AND REJUVENATION



**MOBILITY**  
PEDESTRIAN-FRIENDLY WALKWAYS AND BIKE PATHS ENCOURAGING ACTIVE LIFESTYLES AND SUSTAINABLE TRANSPORTATION



**ARTISTIC IMMERSION**  
IMMERSIVE ART INSTALLATIONS THAT CAPTIVATE THE IMAGINATION AND INSPIRE CREATIVITY



**Creative Village** delivers a true “live, work, learn, play” urban Innovation District that supports a synergistic and dynamic mix of uses including higher education, PS-8 education, mixed-income residential, student housing, office space/creative studios, retail/commercial, hotel and open space.



**PHASE 1 (COMPLETED AUGUST 2022)**

- 260 MIXED-INCOME APARTMENTS
- 640 PURPOSE-BUILT STUDENT HOUSING BEDS
- 701 MARKET-RATE APARTMENTS
- 176,000 SF ELECTRONIC ARTS STUDIO CORPORATE ANCHOR
- 28,000 SF OF GROUND FLOOR COMMERCIAL SPACE
- 2.3-ACRE LUMINARY GREEN PARK



**PHASE 2 (UNDERWAY)**

- 450 MARKET-RATE; 106 MIXED-INCOME APARTMENTS
- 600 PURPOSE-BUILT STUDENT HOUSING BEDS
- 100,000-200,000 SF OF OFFICE AND MIXED-USE SPACE
- 180-ROOM HOTEL FOR VISITORS AND PROFESSIONALS
- “HIGH-TECH TOWN SQUARE,” BLENDING INCLUSIVE INNOVATION WITH ORLANDO’S DIGITAL ECONOMY



UCF Dr. Phillips Academic Commons



EA Orlando Studio



The Julian Apartments

Luminary Green Park

Source: creativevillageorlando.com; theorlandoreal.com



The Canopy is expected to begin construction in summer 2026 and to be completed in 2027.

Source: orlando.gov

# Orlando Business Growth Surges

As the 20th-largest metropolitan area in the United States and the 3rd largest MSA in the state, Orlando is home to a wide range of industries, from science, technology and bio-medical research to digital media and advanced manufacturing.

The dynamic lifestyle offers something to enjoy every day; the perfect breeding ground for businesses looking to grow and thrive.



## TALENT POOL

- CONCENTRATION OF ABUNDANT AND HIGHLY SKILLED LABOR
- DIVERSITY OF AGES AND BACKGROUNDS
- SUSTAINED POPULATION GROWTH AND IMMIGRATION



## AFFORDABILITY

- LOWER COST OF DOING BUSINESS
- LOWER COST OF LIVING
- INCENTIVE PACKAGES
- RIGHT-TO-WORK LAWS



## QUALITY OF LIFE

- WARMER CLIMATE
- NATURAL AMENITIES
- AIR, ROAD, AND RAIL CONNECTIVITY
- SAFETY



## BRIGHTLINE

\$5 BILLION RAILWAY EXTENSION CONNECTING MIAMI TO ORLANDO INTERNATIONAL AIRPORT'S TERMINAL C, PROJECTING 8 MILLION ANNUAL PASSENGERS.



## I-4 ULTIMATE

\$2.3 BILLION RENOVATION COMPLETED ON 21-MILE STRETCH OF INTERSTATE-4

ACCOMMODATES CONTINUED GROWTH THROUGHOUT THE REGION WITH 15 MAJOR INTERCHANGES, WIDER BRIDGES, REWORKED EXITS, FOUR NEW EXPRESS LANES IN THE CENTER OF I-4 AND OTHER IMPROVEMENTS.

Source: JLL Orlando Spotlight; Esri

126,096  
Total Businesses

1.3M  
Total Employees

2.9M  
Orlando Residents

## Florida's Tax Advantage

37.4%  
Population Growth  
Since 2010

Florida's tax advantages and affordability consistently draw firms from diverse industries.

- No corporate income tax on limited partnerships or S-corps and no state income tax
- Florida offers Targeted Industry and Workforce Training incentives that provide tax credits or refunds for jobs created within the state
- Sale and Use Tax exemptions on machinery, R&D labor, electricity used for manufacturing, aerospace and more

5.2M  
Projected Residents  
by 2030



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## FOR LEASING INFORMATION:

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Managing Director  
+1 407.982.8688  
micah.strader@jll.com

### Madison Kimbell

Vice President  
+1 407.982.8580  
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