



Citrus Center

255 South Orange Avenue

Located in the Heart of Downtown



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CBRE



Property Features



Exceptional Class A Onsite Amenities such as Citrus Club, and Citrus Club Spa & Fitness Center



Coveted location in the Central Business District walking distance to Dr. Phillips Center for Performing Arts, Amway Arena, and City Hall



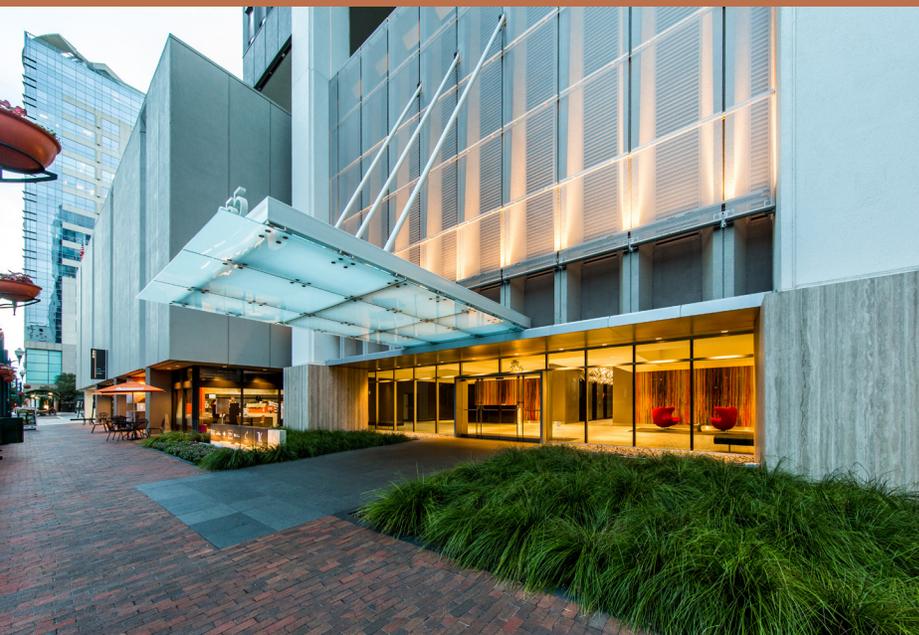
Superior access to downtown amenities including retail, restaurants and Lymm



Onsite Services such as New York Deli, Dunkin Donuts, Car Detail Service, Dry Cleaning, Banking, and 24 hour Access



Five-level integrated parking garage and surface parking at 2/1,000 RSF





Ideally Situated

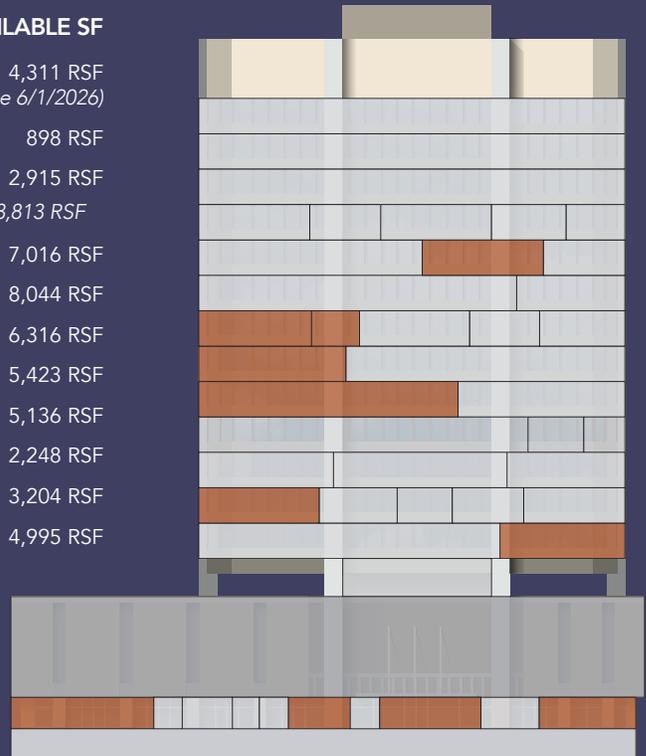
Accessibility & Amenities
at Orlando's Business Core

AREA AMENITIES

1. Citrus Club, Dunkin Donuts, & NY Deli
2. Solita Tacos & Margaritas, Latin Square, CFS Coffee, & DT Cafe
3. Grand Bohemian Hotel, Starbucks, & Nature's Table
4. The Corner Pizza Bar, Olives Greek, & Bento Cafe
5. Kres Chophouse, Artisan's Table, & Crepe Delicious
6. Napasorn Thai, Shakai Sushi, & Papi Smash Burger
7. Dapper Duck & Panino's Pizza
8. Thrive Cocktail Lounge & Eatery, Downtown PourHouse, Jimmy John's, & Taco Bell
9. Gringos Locos, Loading Zone, & Jam-Eng Caribbean
10. Elixir Kitchen & Bar, Tacos My Guey, Motorworks Brewing, & Insomnia Cookies
11. Tin & Taco, & Tropical Smoothie Cafe

AVAILABILITY

| SUITE | AVAILABLE SF |
|---------------------------------------|--|
| 1425 | 4,311 RSF <i>(Available 6/1/2026)</i> |
| 1245* | 898 RSF |
| 1250* | 2,915 RSF |
| <i>*Can be combined for 3,813 RSF</i> | |
| 1150 | 7,016 RSF |
| 1050 | 8,044 RSF |
| 700 | 6,316 RSF |
| 650 | 5,423 RSF |
| 100 | 5,136 RSF |
| 108 | 2,248 RSF |
| 112 | 3,204 RSF |
| 113 | 4,995 RSF |





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