



THE EXCHANGE

ON ORANGE

200, 222, 250 S. Orange Ave. | Orlando, FL





You've arrived at the
beating heart of
Orlando business

An Orlando icon reimaged



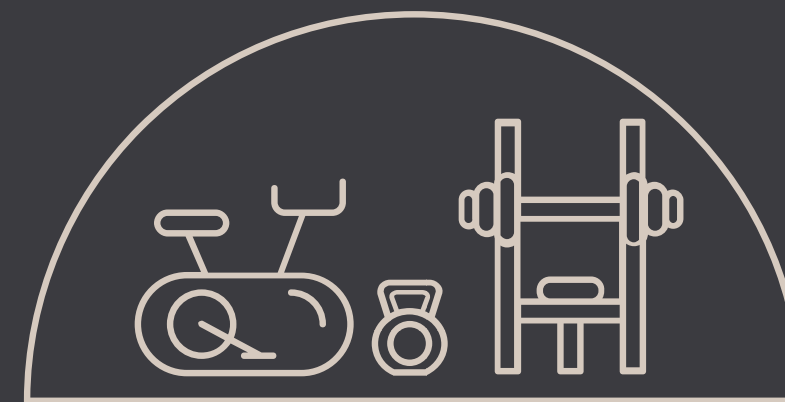
Trophy Office Space With a Difference

- Orlando's iconic tower reimaged and revitalized
- Located in the dynamic heart of Orlando's business community



Hospitality-infused Lobby and Tenant Lounge

- High tech conference facilities with seating up to 100 people
- Transformed hospitality-infused tenant lounge with full service coffee and cocktail bar, pool tables, Top Golf Swing Suites and collaboration space
- Solita - On-site restaurant serving up tacos and craft cocktails



Exchange Fitness

- Downtown's premier fitness studio offering state-of-the-art equipment, Pelotons, and locker room
- Engaging group fitness classes
- Personal training with customized workouts



Outdoor Park at the Epicenter of Downtown

- On-site greenspace offering tenants one-of-a-kind outdoor space for eating lunch, collaborating, working, or relaxing
- Epicenter of downtown

Welcome to The Exchange

Reimagine the future of work.

- Located at the corner of “Main and Main” in the center of the city’s CBD
- A transformed, eight-story atrium experience
- Tenant Lounge with pool tables, games, and collaborative work space (*Under Construction*)
- Outdoor collaboration space and park
- New full service coffee and cocktail bar (*Under Construction*)
- A full-service conference center with seating for up to 100
- On-site F&B options – Latin Square, Nature’s Table, DT Cafe, CSF Coffee, Solita Tacos & Tequila, and more
- Top Golf Swing Suites (*Under Construction*)
- A state-of-the-art fitness studio – Exchange Fitness



Exchange your office experience

We've created something new:
the epicenter of a business
ecosystem Downtown.

The Exchange offers a diversity of business environments from the highest views in the city tower of 200 S Orange, to the customizable spaces of 222 and the park-side 250.

This indoor-outdoor experience caters to tenants' needs, unfurling into green space and merging with the park plaza on the building's south side.



LOBBY EXPERIENCE



EXPERIENCE THE PARK



OUTDOOR COLLABORATION AND LEISURE SPACE



COFFEE AND COCKTAIL BAR



HOSPITALITY INFUSED LOUNGE AREA



EXTERIOR RENOVATION OF 222 S. ORANGE



TENANT TERRACES AT 222 S. ORANGE

Welcoming restaurants, cafes and bars...

Downtown Orlando is home to over 30 top-tier restaurants, bars, and coffee shops, with quick-service breakfasts, memorable dinners, and everything in between.

Restaurants within 5 min walk



Restaurants within 5 min drive



The best of Downtown on your doorstep

From big-name musical acts to the opera, from the magic of the silver screen to the Magic at World Stadium. It's all here.

Entertainment

Orlando City Stadium Dr Philips Center for the Performing Arts

Kia Center Bob Carr Theater City Art Factory History Center

CMX Cinema Plaza Camping World Stadium Mad Cow Theater



Supremely connected whether road, rail or bus

Convenient highway access, the SunRail,
or Lynx buses. It all connects here.



Road

Unmatched highway and tollway
access via I-4 and Hwy 408



Rail

SunRail trains connecting Miami to
Jacksonville only 5 minutes away at
Church St Station



Bus

Supremely connected LYNX bus stops

THE

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EXCHANGE