

CNL CENTER

CNL CENTER

FOUNDRY
COMMERCIAL

CNL

CLASS A CAMPUS

DOWNTOWN ORL



420-450 SOUTH ORANGE AVENUE | ORLANDO, FLORIDA



CNL CENTER

OVERVIEW

ORLANDO'S PREMIER CLASS A+ OFFICE

CNL I

CNL II

LOCATION

CNL Center is located in the heart of Downtown Orlando adjacent to City Hall and nestled between Dr. Phillips Center for the Performing Arts and Kia Center.

AMENITIES & PARKING

The two-building office campus offers unprecedented amenities including on-site dining and stunning Class-A finishes, all wrapped with panoramic views of Seneff Arts Plaza and downtown. Two breezeways connect the buildings to the Central Business District's best designed and most convenient garage, with a 3/1,000 RSF parking ratio.

FLOOR PLANS

The buildings have efficient 26,000+ RSF floor plates with stunning views through floor-to-ceiling glass.

STUNNING INTERIORS

Thoughtfully designed with modern users in mind, CNL Center offers tenants and their guests an elevated office experience. With 10' finished ceilings on the upper floors and 16-20' ceilings on the first floor, CNL Center's interior spaces are bright and contemporary. Natural light floods private offices and conference rooms through floor-to-ceiling glass with views of Downtown Orlando and the stunning architecture of the Dr. Phillips Center for the Performing Arts.



CNL CENTER

TENANT EXPERIENCE



CNL CENTER TENANTS & THEIR GUESTS HAVE ACCESS TO...

FINE DINING

The Boheme Restaurant is located across the street from CNL Center in the Grand Bohemian Hotel. The perfect venue for important business lunches, romantic dinners or special events.



ON-SITE CASUAL DINING

City Beautiful Cafe serves breakfast and lunch on the first floor of City Hall, in between the CNL buildings. Nature's Table is located in CNL Tower I on the 2nd floor. Nature's Table offers a variety of smoothies and sandwiches, light salads, soups, and frozen yogurt.



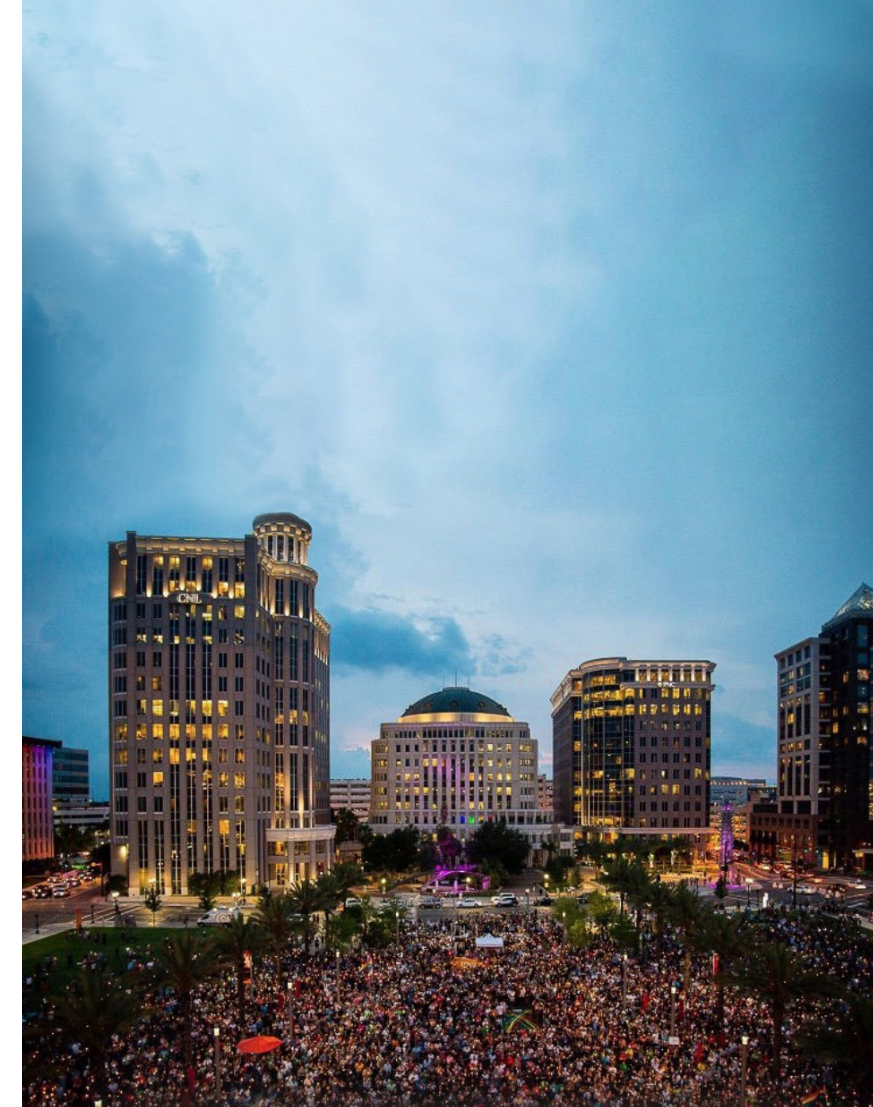
CAR SERVICE

On-site car detailing, services range from a simple wash to full car detail and wax. Available in the City Commons parking garage.



DRY CLEANING

Hangers Cleaners and Dry Clean America offer free pick-up and delivery service to CNL Center. For more information, call 407-894-6600 (Hangers Cleaners) or 407-712-3542 (Dry Clean America) and let them know you are a tenant at CNL Center I or II.



TENANT EVENTS

The CNL Center property management team hosts frequent tenant events at the building.

CONVENIENCE

Valley National ATM is located on the 2nd floor of CNL I.

TRANSPORTATION

CNL Center is just a one-minute walk to the only downtown Sunrail stop at Church Street Station. New ride-share scooters are always available just in front of the building.

24-HOUR SECURITY

Both buildings offer 24-hour security on-site with badge suite access and concierge security located in lobby.

FITNESS CENTER

Tenants have access to the Park Building Fitness Center right across the street from CNL Center II with unlimited use for only \$30/month.

CONFERENCE CENTER

Tenants have access to the nearly completed Conference center on the first floor at CNL Center II.



CNL CENTER

LOCATION

DOWNTOWN ORLANDO'S CENTRAL BUSINESS DISTRICT

200

Unique Dining Options

2,179

Hotel Rooms

225

Events held at Kia
Center

350

Performances at Dr.
Phillips Center for
the Performing Arts

CALL 407.540.7713 FOR MORE INFORMATION



CNL CENTER

LOCATED IN A BUSTLING DOWNTOWN

LOCAL EVENTS



LAKE EOLA FARMERS MARKET | SUNDAYS



IMMERSE | ANNUALLY



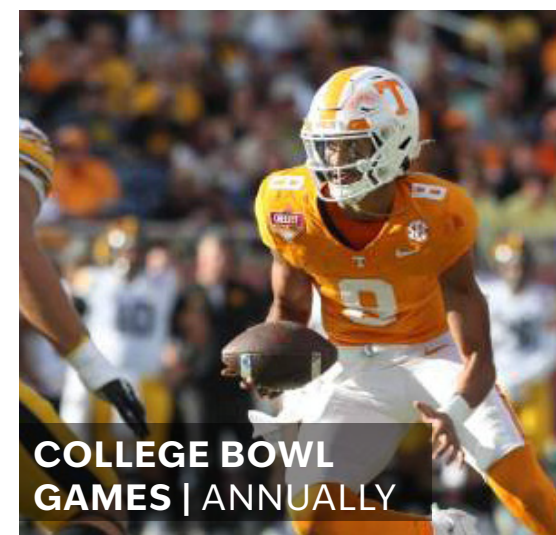
LIVE SHOWS AT DR. PHILLIPS CENTER
FOR THE PERFORMING ARTS



OLYMPIC TRIALS | 2024



HOME TO THE ORLANDO MAGIC



COLLEGE BOWL
GAMES | ANNUALLY



CALL 407.540.7713 FOR MORE INFORMATION

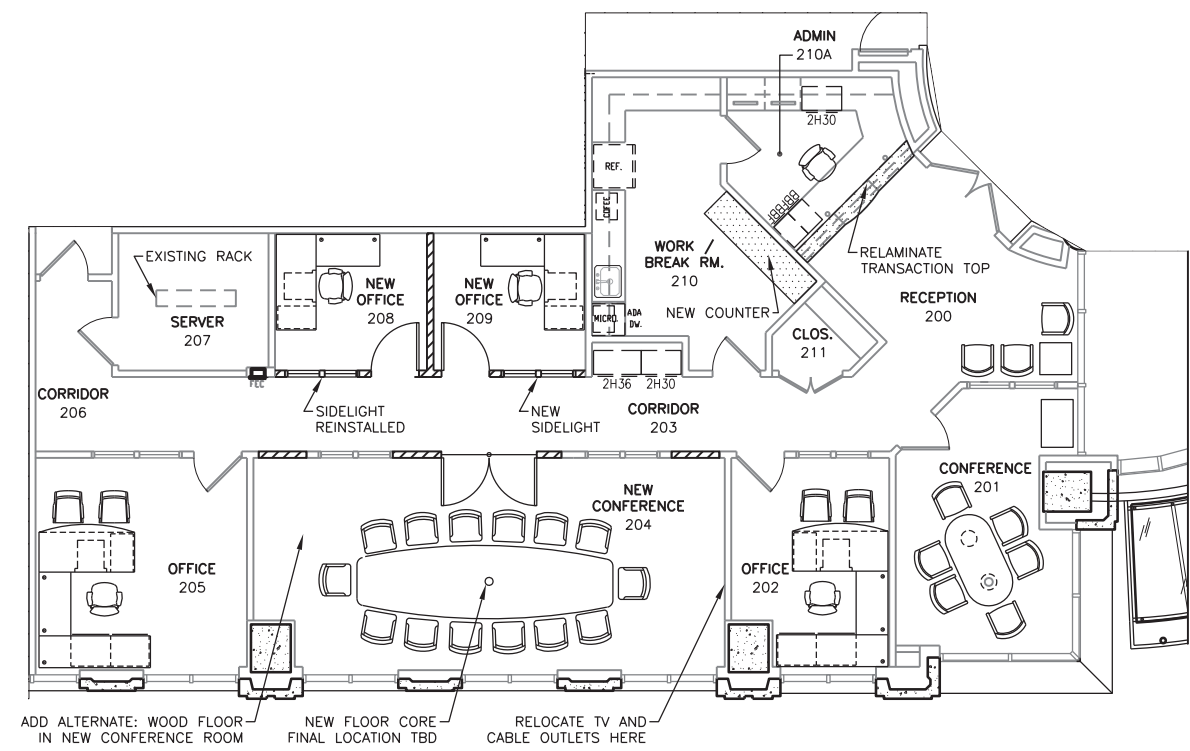
CNL CENTER I & II

CNL CENTER

FLOOR PLANS

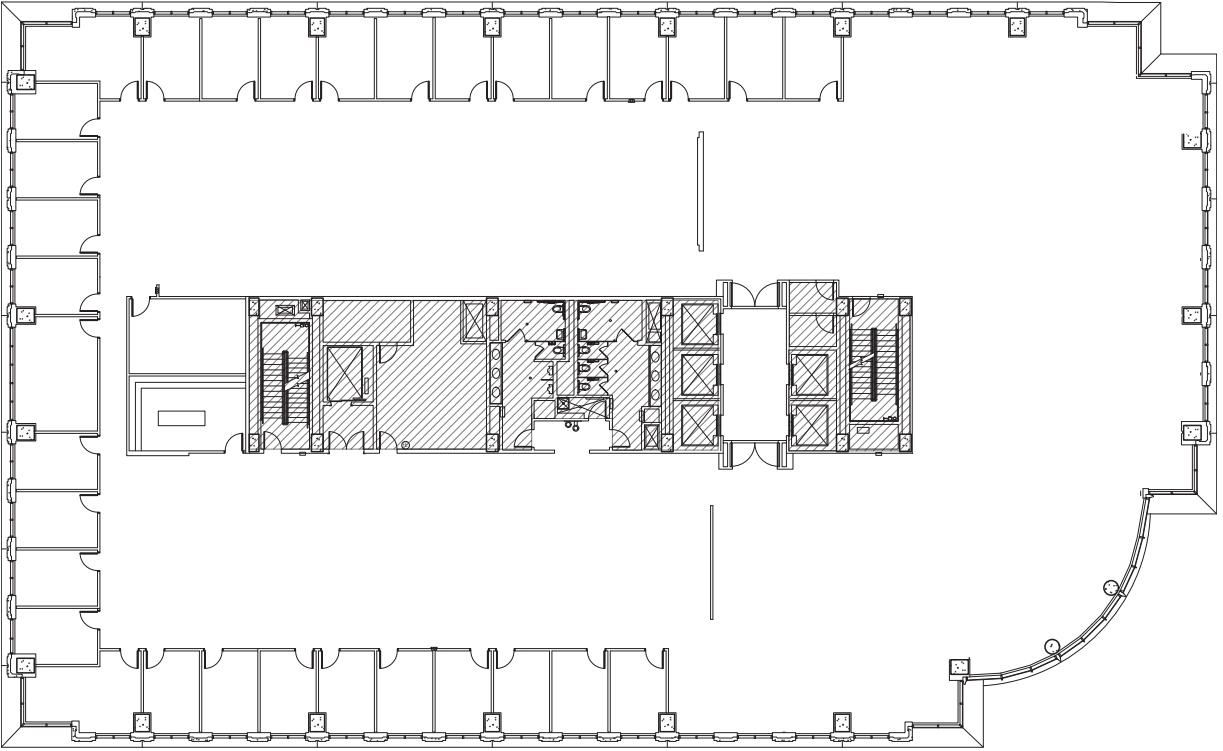
2ND FLOOR - CNL II

SUITE 220 | 2,359 SF AVAILABLE



5TH FLOOR - CNL II

FULL FLOOR | 10,000 - 24,410 SF AVAILABLE

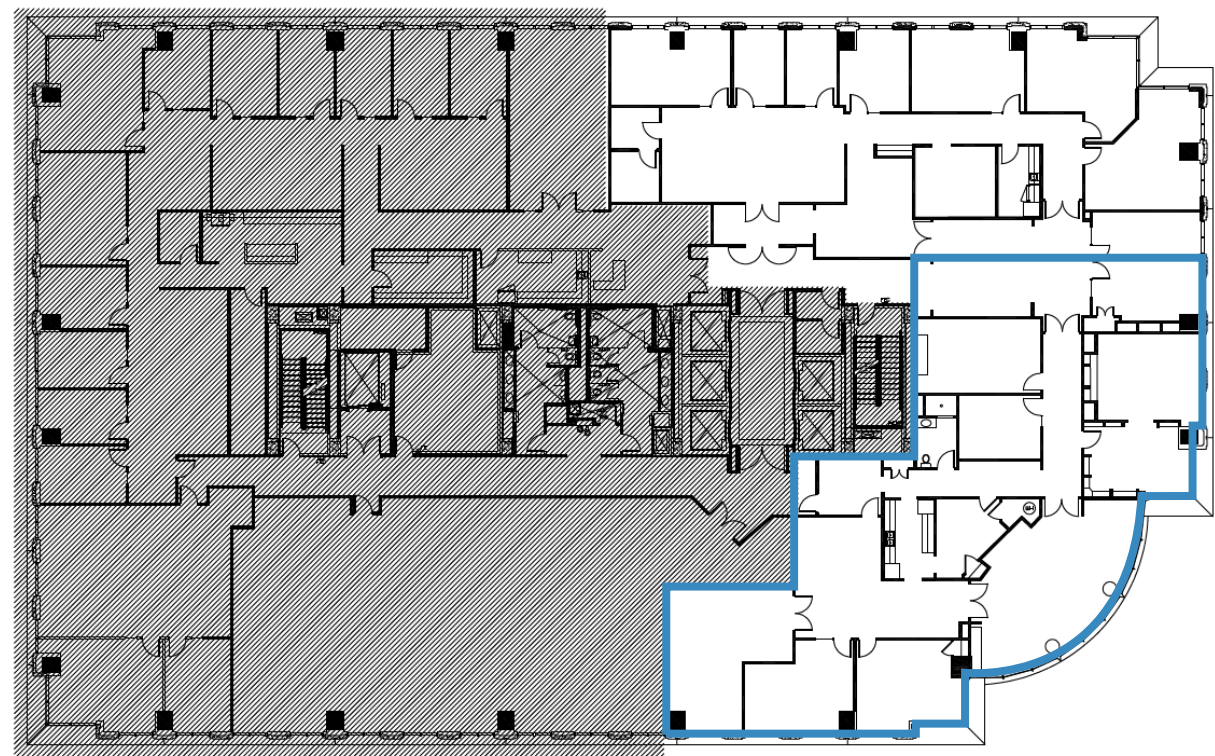


CNL CENTER

FLOOR PLANS

8TH FLOOR - CNL II

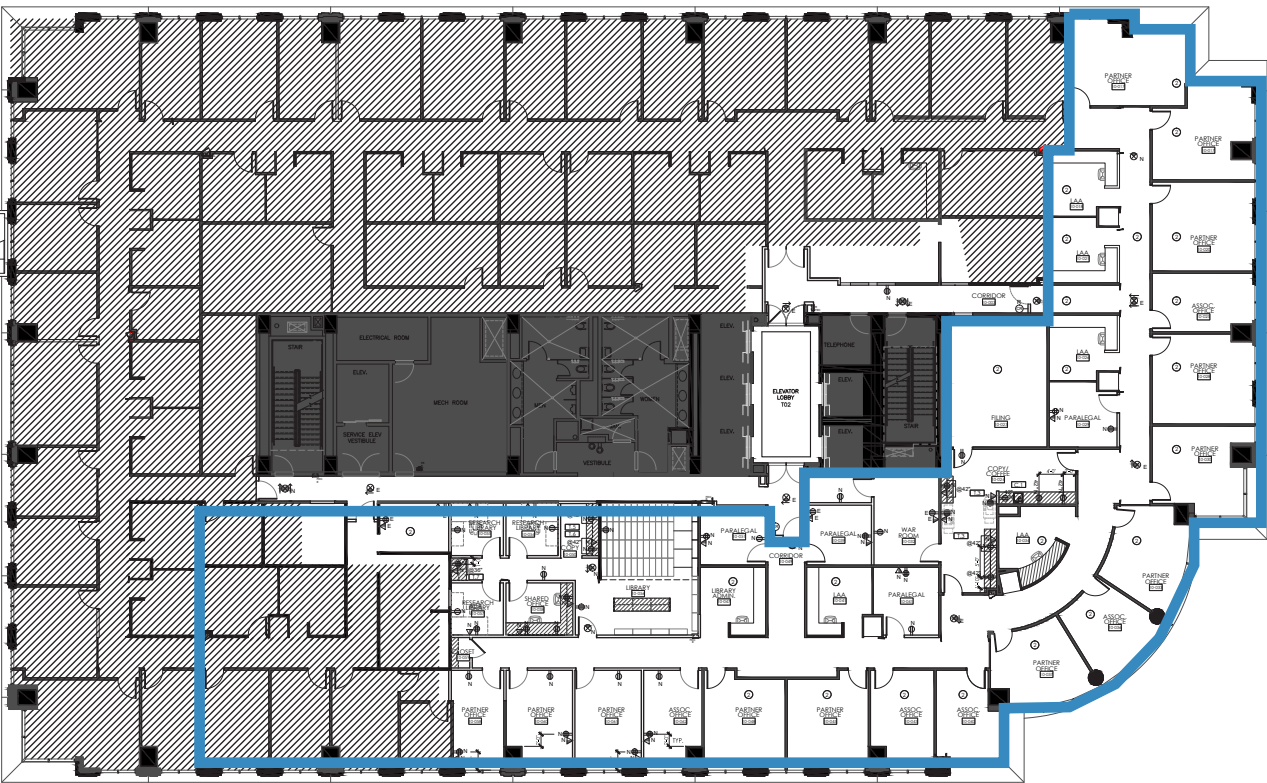
SUITE 800 | 6,037 SF AVAILABLE



10TH FLOOR - CNL II

SUITE 1000 - 1010 | 9,699 - 11,615 SF AVAILABLE MID 2027

**CAN BE COMBINED WITH 11TH AND 12TH FLOORS TO BE 60,499 SF*



CNL CENTER FLOOR PLANS

11TH FLOOR - CNL II

FULL FLOOR | 24,717 SF AVAILABLE MID 2027

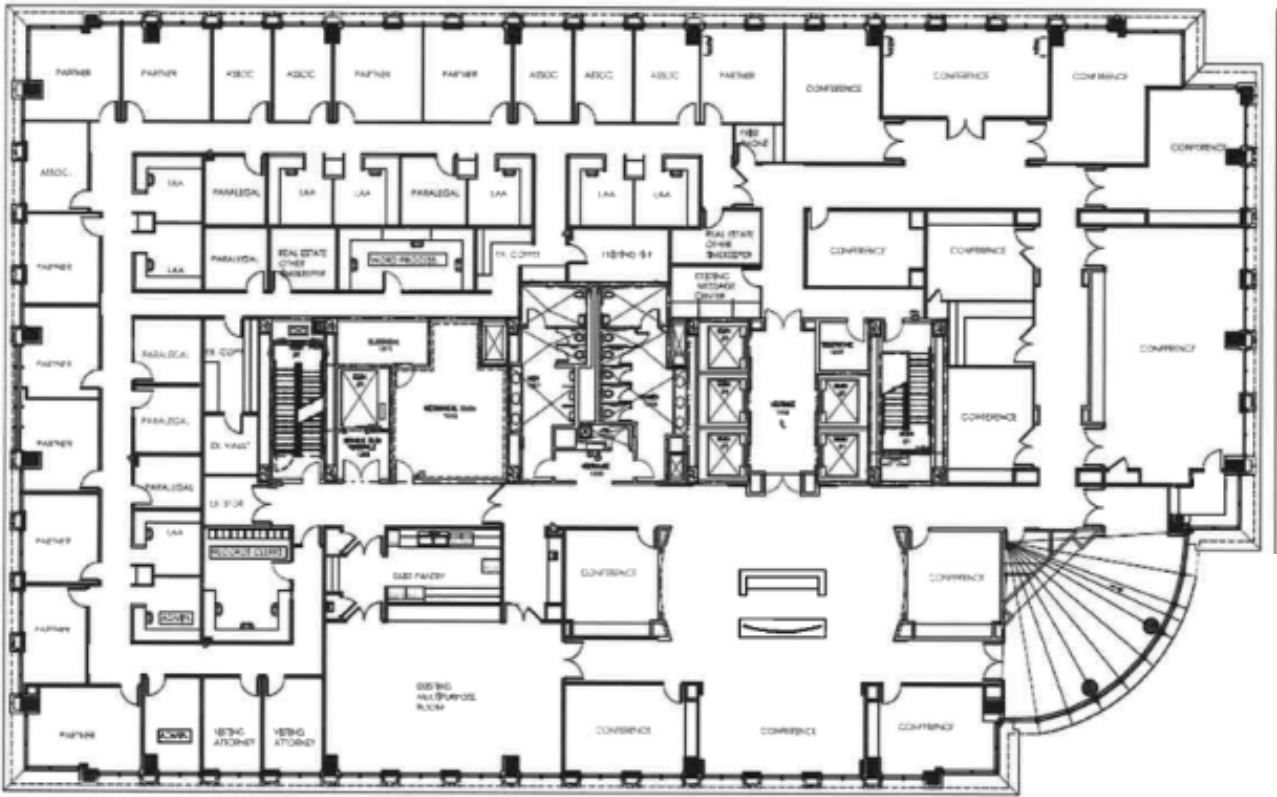
**CAN BE COMBINED WITH 10TH AND 12TH FLOORS TO BE 60,499 SF*



12TH FLOOR - CNL II

FULL FLOOR | 24,167 SF AVAILABLE MID 2027

**CAN BE COMBINED WITH 10TH AND 11TH FLOORS TO BE 60,499 SF*



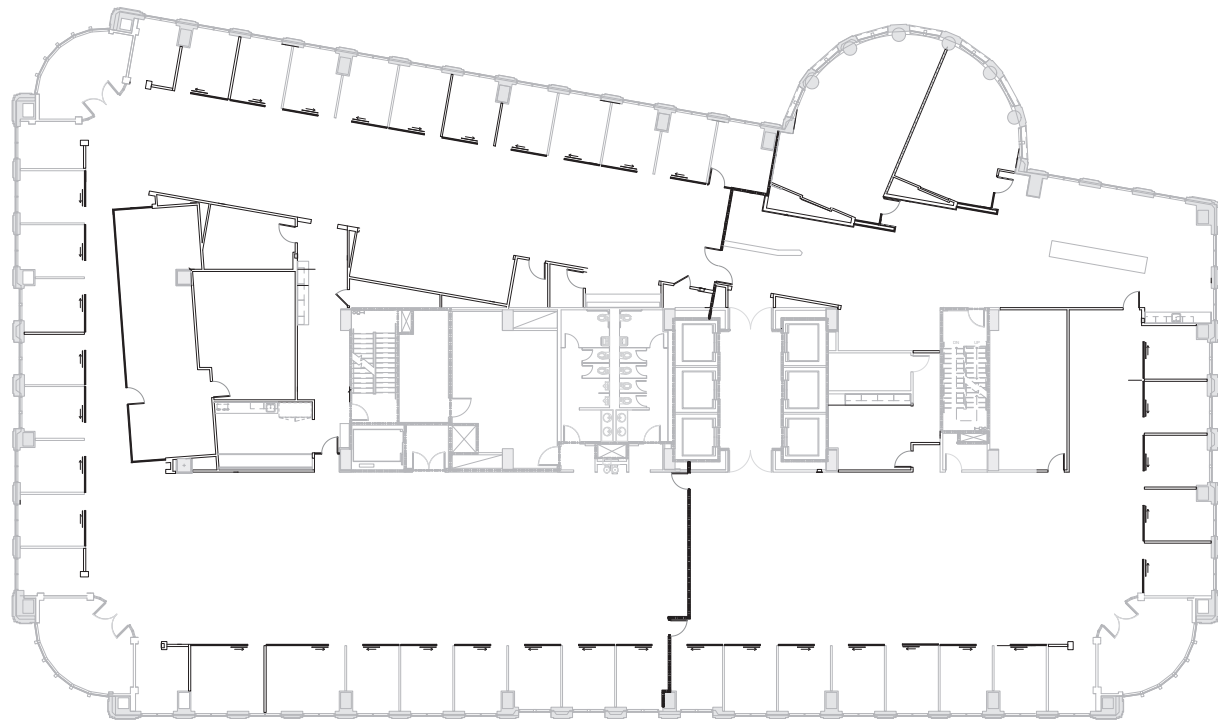
CNL CENTER

FLOOR PLANS

11TH FLOOR - CNL I

FULL FLOOR | 26,477 SF AVAILABLE 1/1/2028

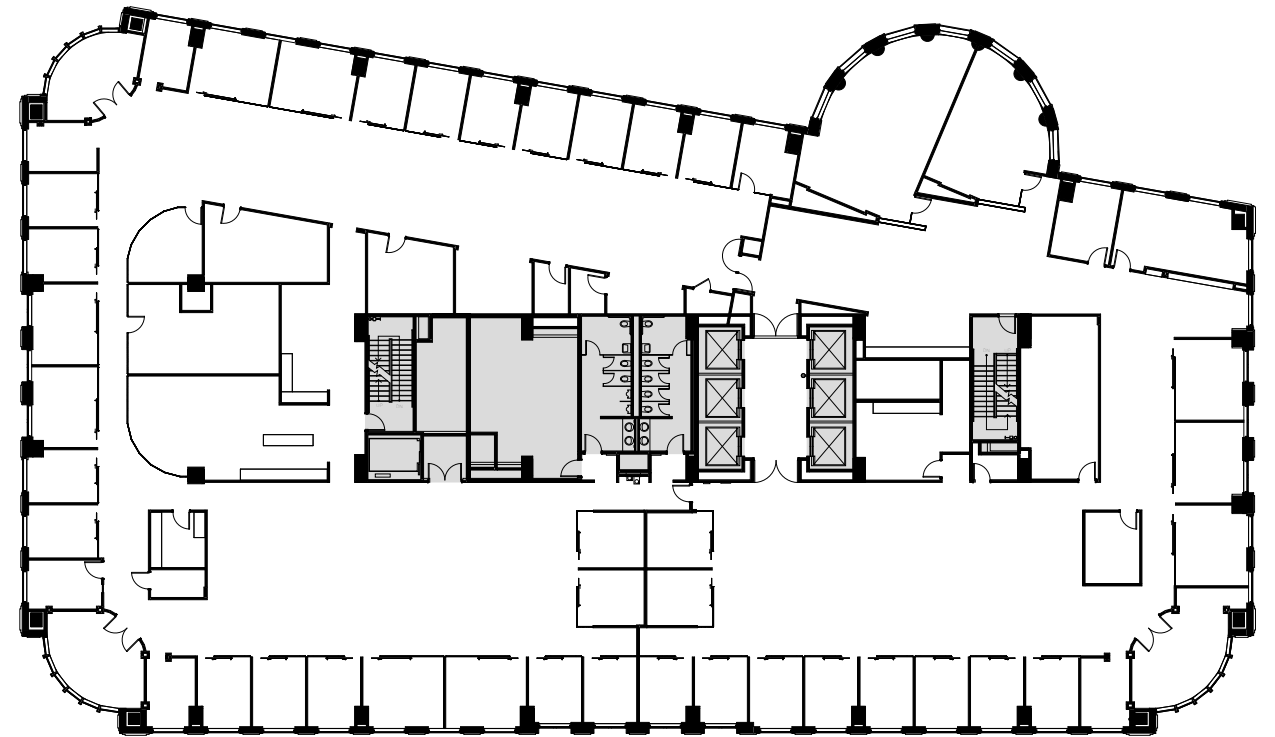
**CAN BE COMBINED WITH 12TH AND 13TH FLOORS TO BE 78,540 SF*



12TH FLOOR - CNL I

FULL FLOOR | 26,477 SF AVAILABLE IN 120 DAYS

**CAN BE COMBINED WITH 11TH AND 13TH FLOORS TO BE 78,540 SF*



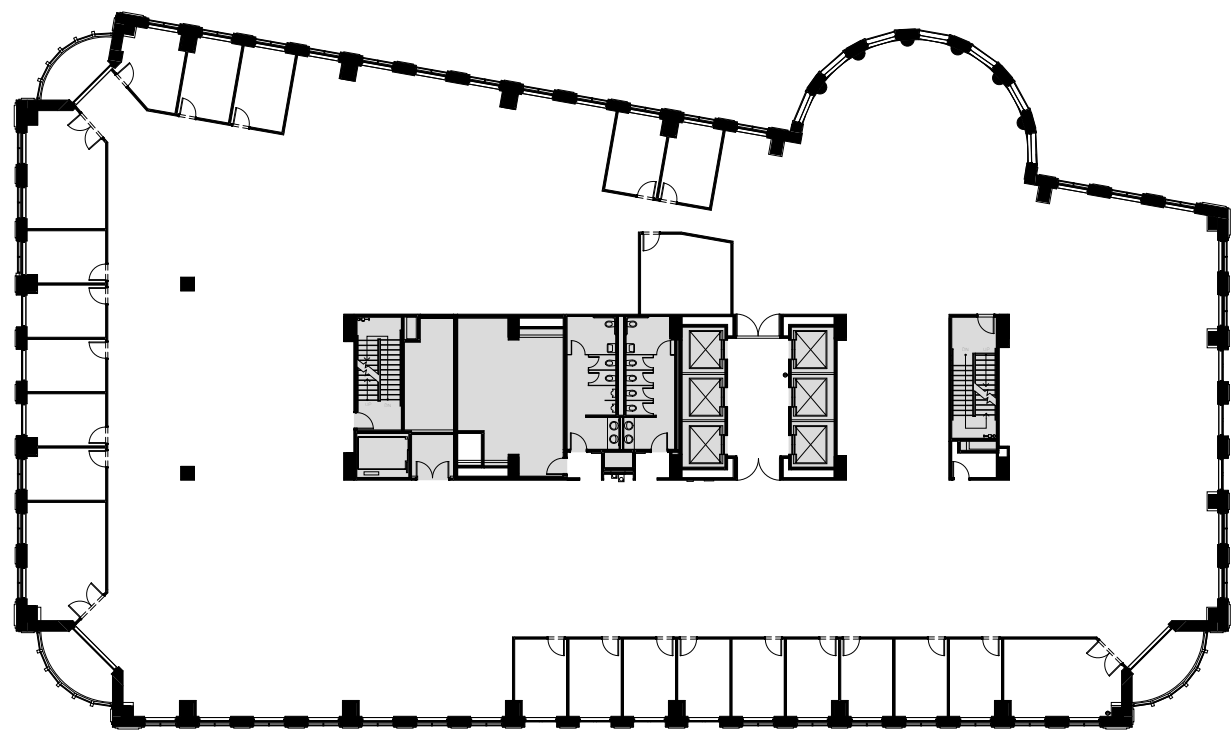
CNL CENTER

FLOOR PLANS

13TH FLOOR - CNL I

SUITE 1300 | 25,586 SF AVAILABLE

**CAN BE COMBINED WITH 11TH AND 12TH FLOORS TO BE 78,540 SF*



CALL 407.540.7713 FOR MORE INFORMATION

CNL CENTER I & II

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CONTACT INFORMATION

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PIEDMONT
REALTY TRUST™

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