



# FULCRUM

*Workspace  
on point*

150 N ORANGE AVE | ORLANDO, FL 32801

# *Creative office unlike anything downtown*

A pivotal moment has arrived in Orlando workspace. In our central downtown location, Fulcrum features redeveloped loft office space, abundant parking, and modern architectural features throughout. You'll discover:

**EXPANSIVE FLOOR PLATES**

**FLEXIBLE MEETING SPACES**

**MODERN RESTROOMS**

**SOCIAL HUB WITH COFFEE SHOP  
AND COMMUNITY SEATING**

**COLLABORATIVE LOBBY LOUNGES**

**PRE-BUILT SPEC SUITES**

# Tipping the balance toward innovation



## SIP, EAT + COLLABORATE

Made for today's workforce, Fulcrum's spacious lobby invites connection and collaboration, featuring a connected coffee bar.



## AMPLE PARKING

Fulcrum features adjacent deck parking with up to 6/1,000 SF parking ratio.



## BICYCLE STORAGE + SHOWERS

Fulcrum is alt-transit ready, just steps from two Sunrail stations with in-building bike storage and showers.



## CLASS-A CREATIVE

Fulcrum offers first-to-market Class-A Creative Office with modern amenities and flexible meeting spaces to foster community and collaboration.



## LARGEST FLOOR PLATES IN TOWN

Fulcrum features the largest, most efficient contiguous floor plates of any Class A office in the Orlando central business district.



## DEDICATED TENANT ENTRY

Allows Tenants of the building a shorter walk from the parking garage and bypasses a more crowded main lobby.

***Designed  
to spark  
interaction,  
wellness and  
innovation.***

**PRIVATE ALCOVES**

**LIGHTNING FAST WIFI**

**COMMON GATHERING AREAS**

**BREAKOUT MEETING SPACE**





# Welcome to Juan Valdez

Downtown Orlando's newest coffee shop located in Fulcrum offers 100% premium Colombian coffee and authentic Latin pastries. The brand represents the quality, values and traditions of Colombian coffee and every cup sold helps support Colombian coffee growers and their families.

**1ST FLOOR WITH SEPERATE ENTRANCE**

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**MEETING SPACES**

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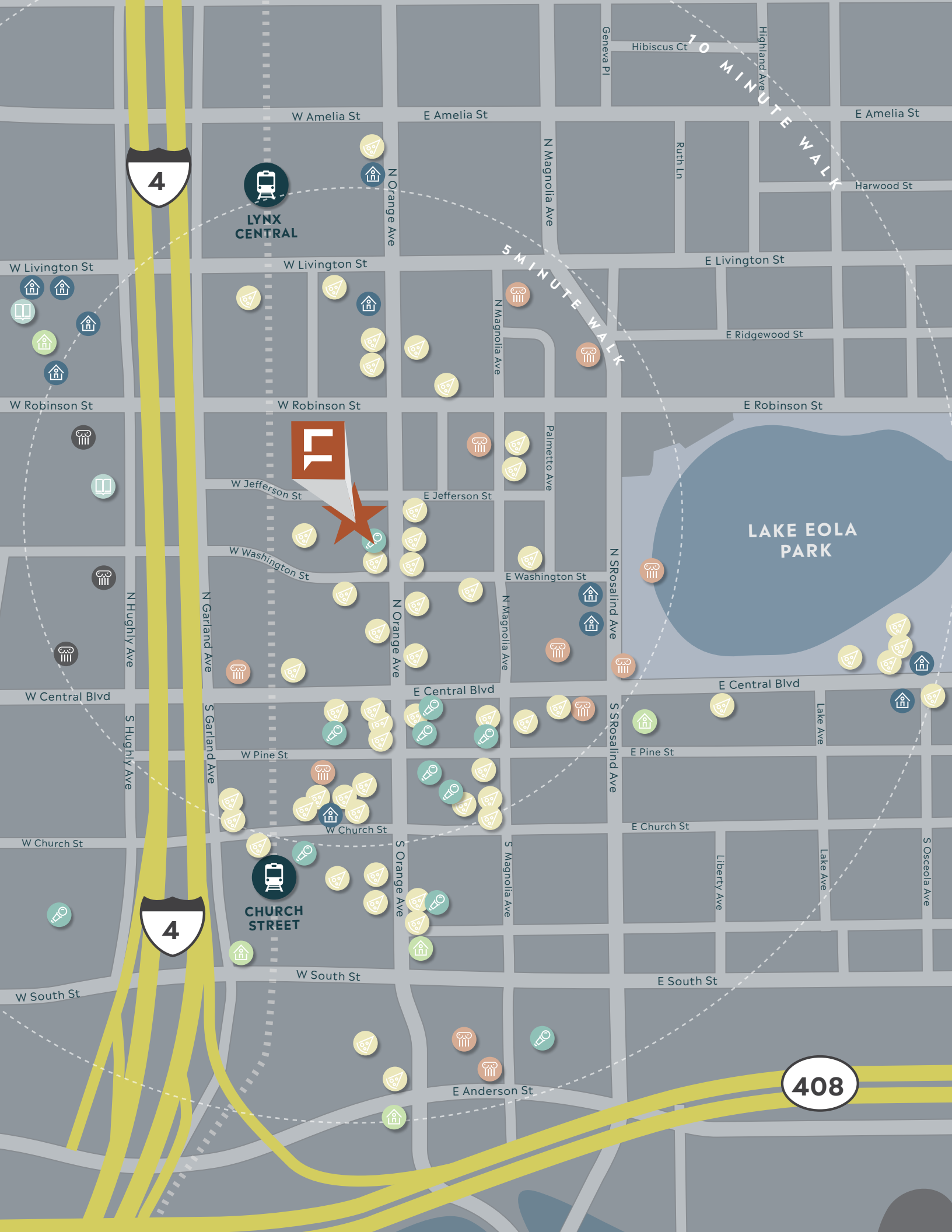
**LARGE MENU AND SNACK OPTIONS**

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**ACCESSIBLE TO TENANTS**

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**50+ walkable  
restaurants plus  
all the spots for  
daily errands and  
entertainment**



**COMMUNITY**

- Orlando Public Library
- US Post Office
- Downtown Orlando City Hall
- FedEx
- Avis Car Rental
- Publix at The Paramount
- Lake Eola Park
- Walgreens
- 7-Eleven
- DGX
- University Club
- Rukus Cycling



**ENTERTAINMENT**

- Dr. Phillips Center for the Performing Arts
- Cobb Plaza Cinema Café 12
- Citrus Club
- Corona Cigar Company
- SAK Comedy Lab
- Kia Center
- Soundbar Orlando



**FOOD & DRINK**

- Nuri's Pizza
- Greenbeat
- Empire Szechuan
- Tropical Smoothie Café
- Super Rico Colombian Restaurant & Bar
- Wall Street Cantina
- Ember
- Hamburger Mary's
- Insomnia Cookies
- Thai Cafe
- Lizzy McCormack's Irish Pub

- Tin & Taco
- Avenue Gastrobar
- Irish Shannon's Pub
- Downtown PourHouse
- Mathers Social Gathering
- 310 Lakeside
- World of Beer
- Artisan's Table
- Dunkin'
- Kres Chophouse
- Starbucks
- Bento

- Latin Square Cuisine
- Nature's Table
- New York Deli
- The Neighborhood Eatery
- Craft & Common Coffee
- Deeply Coffee
- Market on Magnolia
- Motorworks Brewing
- Gringos Locos
- Harry Buffalo
- Napasom Thai Restaurant
- Jimmy John's
- Harp & Celt Irish Pub
- Stardust Lounge
- Solita Tacos & Margaritas
- Stella Coffee
- Huey Mago's
- Taco Kat
- Tacos my Guey
- The Great Greek
- The Drake Kitchen & Bar
- Proper Orlando
- Game Room & Social Club
- AC Sky Bar



**HOSPITALITY**

- Aloft Hotel
- Grand Bohemian Hotel
- Marriott
- Embassy Suites
- AC Hotel



**EDUCATION**

- UCF Downtown Campus
- FAMU Law



**GOVERNMENT**

- Florida Dept of Children and Families
- US Bankruptcy Court
- U.S. Marshals Service Court



**MULTI-FAMILY**

- 55 West - 461 units
- Modera - 350 units
- Aspire - 164 units
- Orange & Robinson - 369 units
- Society - 464 units
- Central Station - 279 units
- Skyhouse - 320 units
- Radius - 389 units
- Parkside - 248 units
- Paramount - 313 units
- Camden - 299 units
- Citi Tower - 233 units
- Mill Creek - 300 units
- The Julian - 409 units
- Amelia Court - 256 units

# The Fulcrum connection

Fulcrum delivers a connected commuting experience. The building serves traditional and alt-commuters equally with ample parking, easy drive times, and a multitude of commute alternatives. Fulcrum is minutes from Interstate 4 and the East-West Connector, as well as:

**THREE AIRPORTS**

**TWO SUNRAIL STATIONS WITHIN TWO BLOCKS**

**DOZENS OF WALKABLE BUS STOPS**

**NEARBY ELECTRIC VEHICLE CHARGING**

**UCF DOWNTOWN CREATIVE VILLAGE CAMPUS**



Getting to and from Fulcrum is a breeze with ample traditional and alternative community options. For drivers, our on-site parking deck features ample parking with up to 6/1,000 SF parking ratio. For bikers and walkers, our creative office space features bike storage and in-building showers.



### 78K± SQUARE FEET

Fulcrum offers the largest contiguous open space available in downtown on just two floors.



### BUILT FOR GROWING COMPANIES

Fulcrum features generous floor plates with space available from 3,000 - 39,000± RSF on one floor to meet the needs of growing companies.



### VIBRANT, SOPHISTICATED DESIGN

Fulcrum's finishes are upscale, but welcoming. The creativity shines through with timeless colors and material choices.

AECOM

FULCRUM

*With breakout meeting space, flexible conferencing, technology enhancements, and an authentic, creative feel that only repurposed urban architecture can bring, Fulcrum offers pivotal workspace for pivotal ideas.*

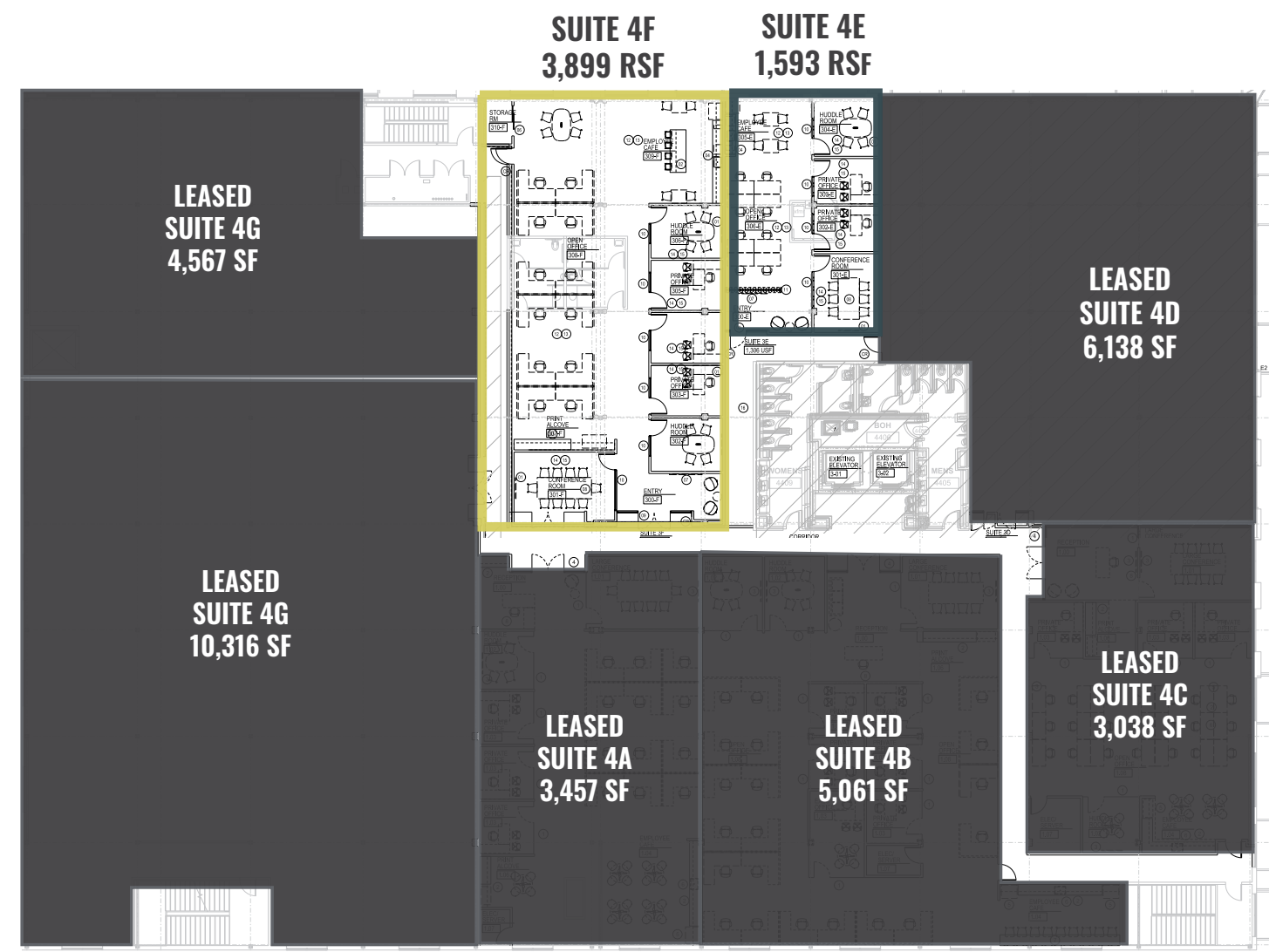


**1,593 RSF**



**LEVEL 3**

**5,492 RSF**



**LEVEL 4**

# *contact us*

## OFFICE LEASING

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