

FOR LEASE

GAI BUILDING

ORLANDO, FL

U

gai consultants

618 E SOUTH ST, ORLANDO, FL 32801

 DENHOLTZ
PROPERTIES

CBRE

DISCOVER

THE GAI BUILDING



PRIME ORLANDO LOCATION

URBAN WALKABILITY, SUBURBAN ACCESSIBILITY

THE GAI BUILDING IS STRATEGICALLY LOCATED

at the eastern gateway to Downtown Orlando and adjacent to one of Orlando's primary expressways (SR 408 East-West Expressway: 94,500 VPD) – providing outstanding regional access. Tenants benefit from a strong surrounding amenity base. Just north of the Property is Thornton Park, with award winning restaurants, luxury condominiums and apartments, a Publix Supermarket and Lake Eola Park creating a true “Live, Work & Play” environment.



WALKABLE AMENITIES

- | | |
|--|---|
| 1 Broken Cage, RusTeak, Novelty at 101 | 2 Starbucks, The Stubborn Mule, Oudom Thai & Sushi |
| 3 The Greenery Creamery, The Tea Room, Bynx Orlando | 4 Publix, World of Beer, Osphere Grill & Bar |

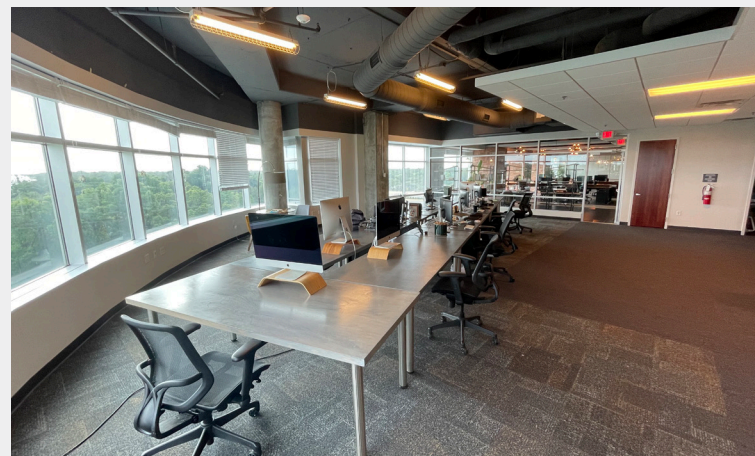
PROPERTY HIGHLIGHTS

BUILDING FEATURES

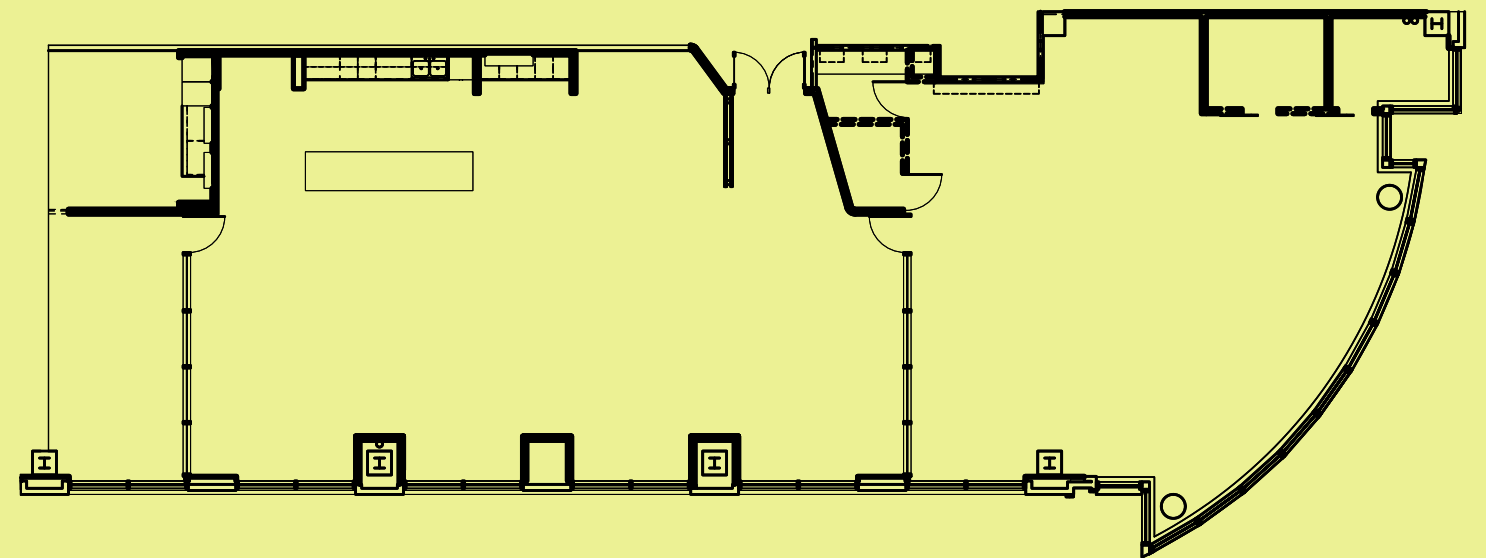
IT'S ALL ABOUT CONVENIENCE

- + Easy-access, fully-integrated parking garage
- + Complimentary parking at a market-leading 3.1 per 1,000 SF parking ratio
- + On-site flexible office operator offers maximum tenant flexibility
- + LEED Certified by U.S. Green Building Council
- + Built in 2011 with efficient 31,000+ SF floor plates

- + High-end, Class A common area finishes throughout
- + On-site electric car charging spaces



SUITE 620
4,670 SF
(AVAILABLE OCTOBER 2022)





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FOR MORE INFORMATION, CONTACT

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