



FOUNDRY
COMMERCIAL

ORLANDO, FL

GATEWAY CENTER

1000 LEGION PLACE

±1,857 - 21,834 RSF AVAILABLE FOR LEASE



CLASS-A DEVELOPMENT

Gateway Center has the best in/out access in all of Orlando's Central Business District and excellent visibility on I-4. In addition, Gateway Center has won the 2018 - 2019 TOBY Outstanding Building of the Year Award and the TOBY 360 Award.

| SUITE | RSF |
|------------------------|--------|
| 700 | 4,370 |
| 725 | 1,857 |
| 11 th Floor | 21,834 |
| 1230 | 2,768 |
| 15 th Floor | 11,616 |

PROPERTY FEATURES

- Elegant lobby with granite finishes
- Panoramic lake views (surrounded by 4 lakes)
- Garage parking with a ratio of 3.5/1,000 RSF
- Free fitness center and locker rooms
- On-site deli
- On-site security officer
- Adjacent Double Tree Hotel
- Storage space available
- On-site property management

11th and 15th floors can be combined up to 33,450 RSF

An investment by **FCA PARTNERS**



FOR MORE INFORMATION, PLEASE CONTACT:

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 Licensed Real Estate Broker

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EASY ACCESS FROM I-4

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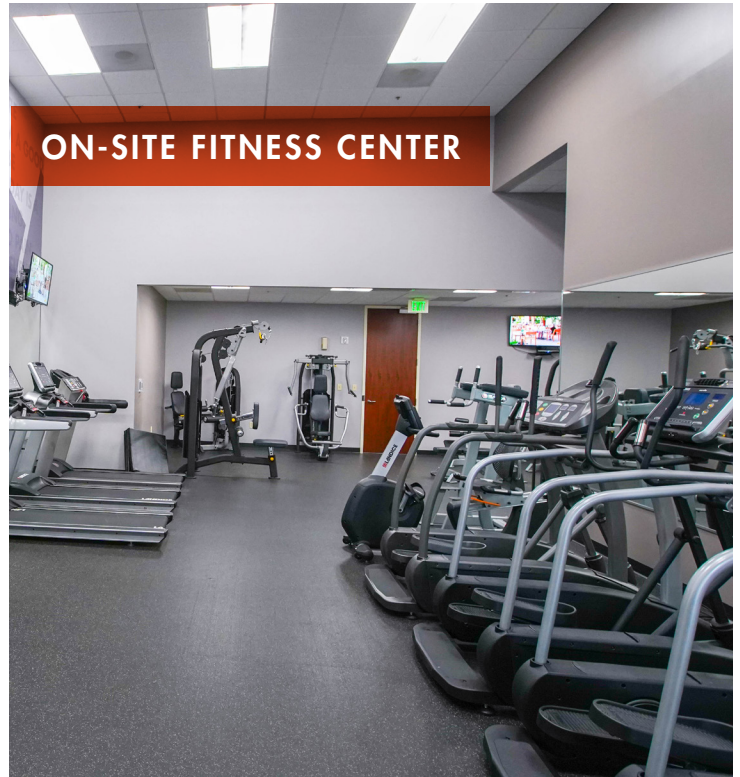
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RENOVATED LOCKER ROOMS



ON-SITE FITNESS CENTER

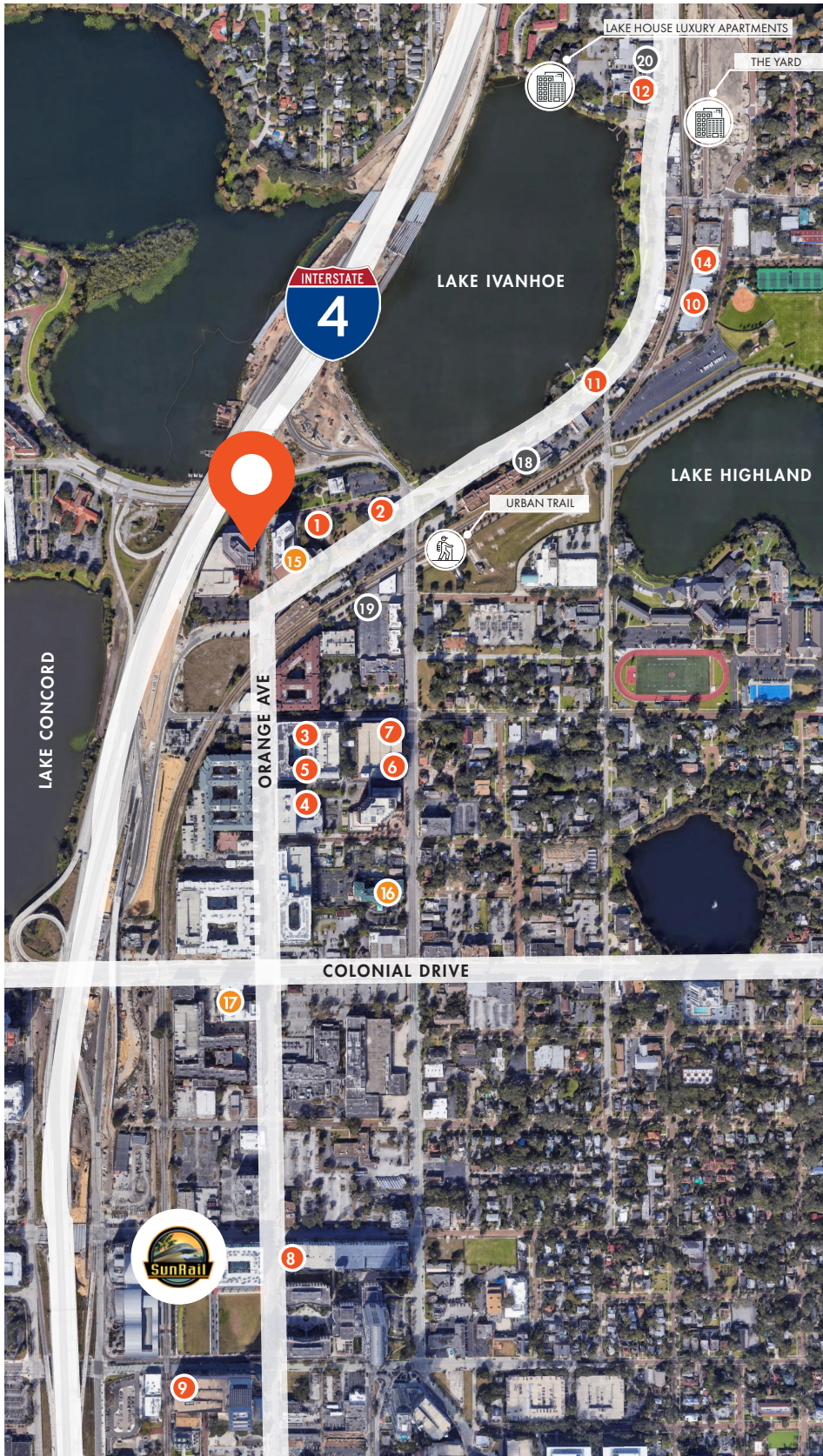


COMMON AREA RENOVATIONS

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LOCATION

Gateway Center is a premium 17-story office building with I-4 visibility located at the intersection of Ivanhoe Boulevard and I-4 in Downtown Orlando.

RESTAURANTS

- 1 Sixty South
- 2 Barnie's Coffee & Tea Co.
- 3 Downtown CREDO
- 4 Reyes Mezcaleria
- 5 City Pub
- 6 Nature's Table
- 7 Cafe Trastevere
- 8 Greenbeat
- 9 Ace Cafe Orlando
- 10 Backhaus German Bakery & Deli
- 11 The Hammered Lamb
- 12 The Lucky Lure
- 13 White Wolf Cafe
- 14 Ivanhoe Park Brewing Company

HOTELS

- 15 DoubleTree by Hilton
- 16 Courtyard by Marriott
- 17 Residence Inn by Marriott Orlando

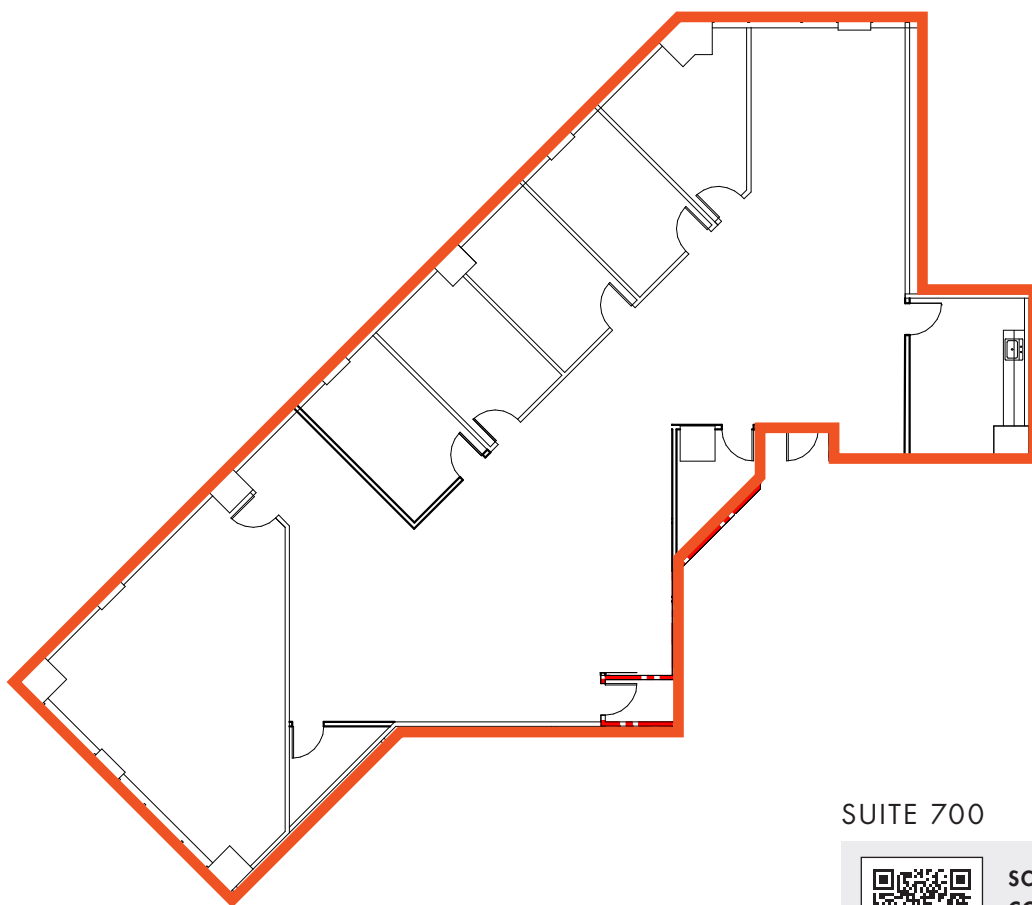
RETAIL

- 18 Oxford Eyes
- 19 Lotus Fitness Studio
- 20 Dora Mae

7TH FLOOR

SUITE 700

4,370 SF AVAILABLE



SUITE 700



SCAN OR CLICK THE QR
CODE TO VIEW VIRTUAL
WALKTHROUGH

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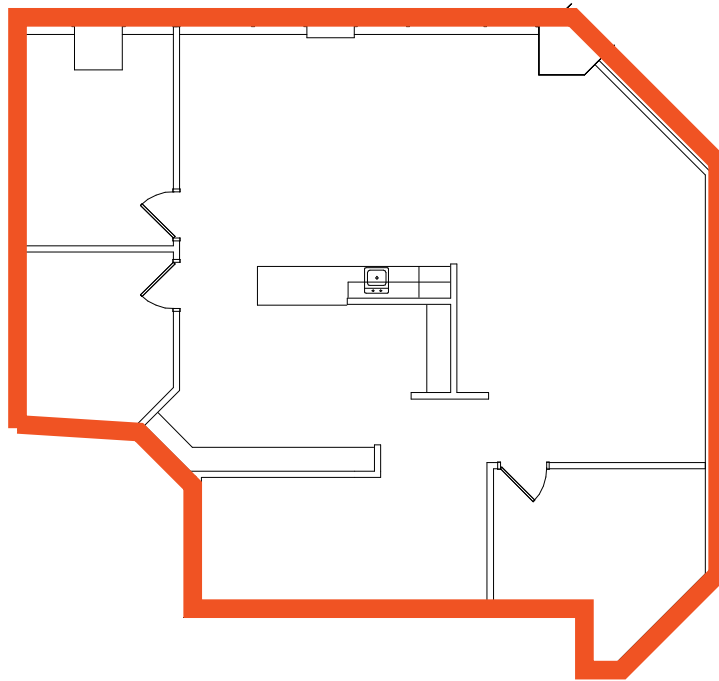
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7TH FLOOR

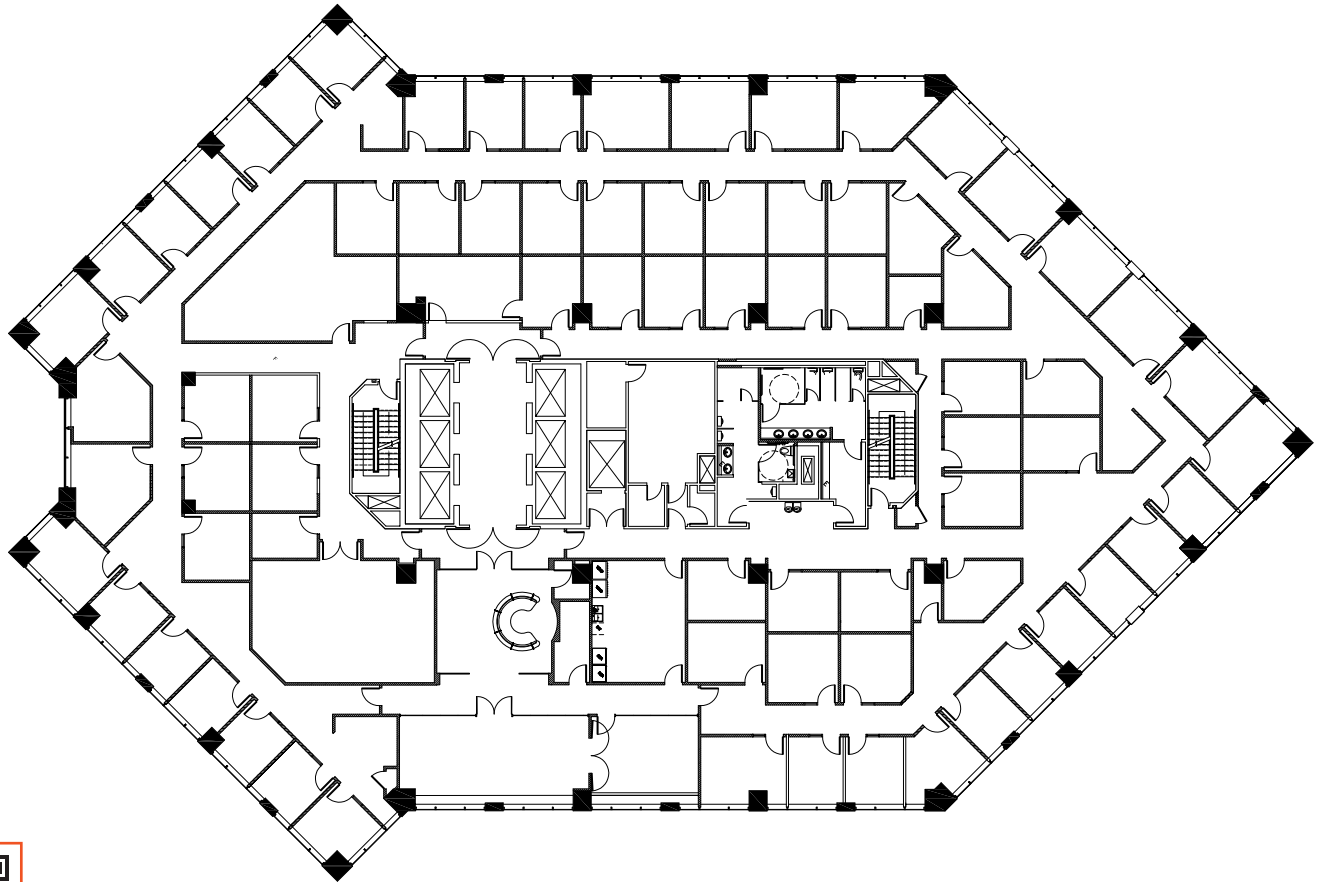
SUITE 725

1,857 SF AVAILABLE



11TH FLOOR

21,834 SF AVAILABLE



SCAN QR CODE
TO VIEW



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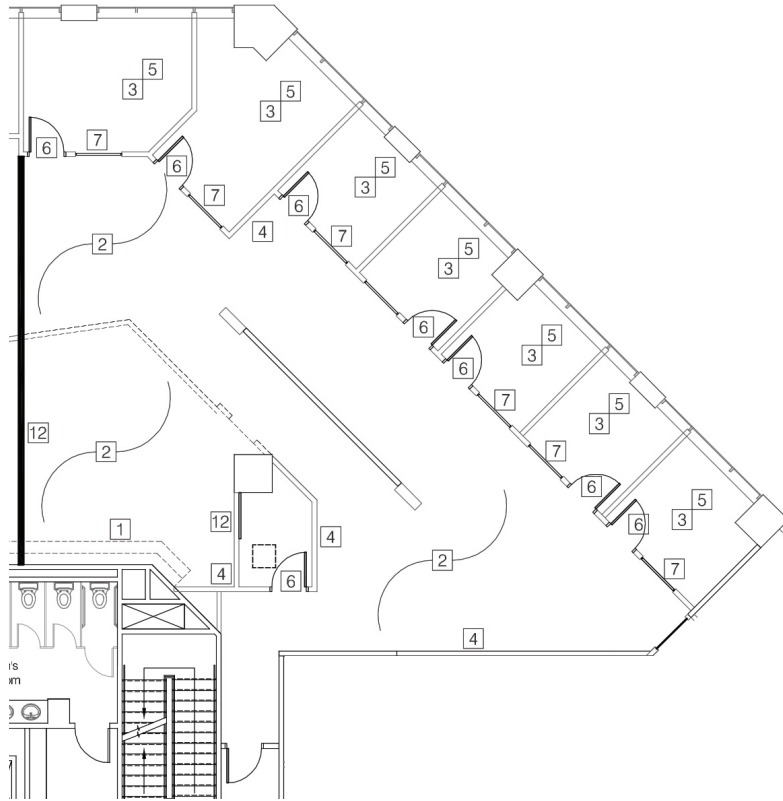
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12TH FLOOR

SUITE 1230

2,768 SF AVAILABLE 7/1/2025



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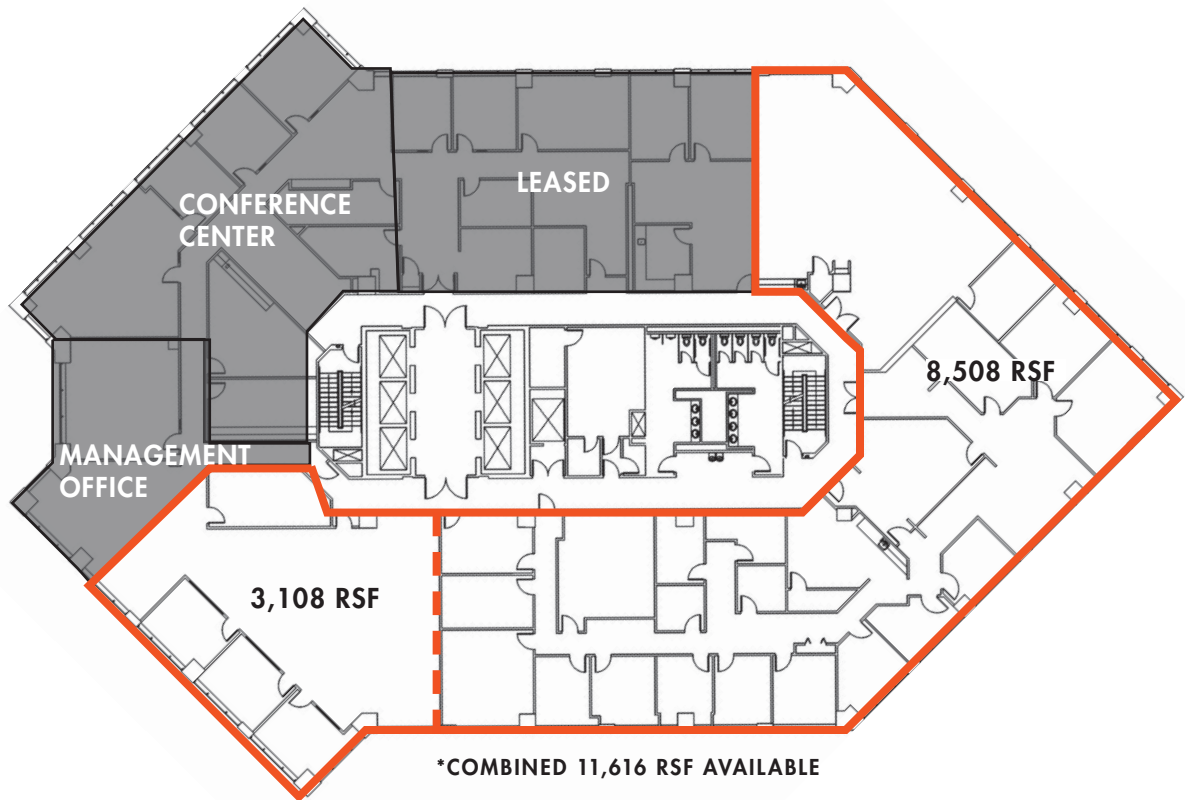
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15TH FLOOR

11,616 RSF AVAILABLE



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