

# 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.



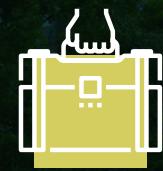
## CLASS-A CREATIVE

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 bypass a more crowded main lobby.

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



**LIGHTNING FAST WIFI**

**PRIVATE ALCOVES**

**COMMON GATHERING AREAS**

**BREAKOUT MEETING SPACE**



# Welcome to Juan Valdez

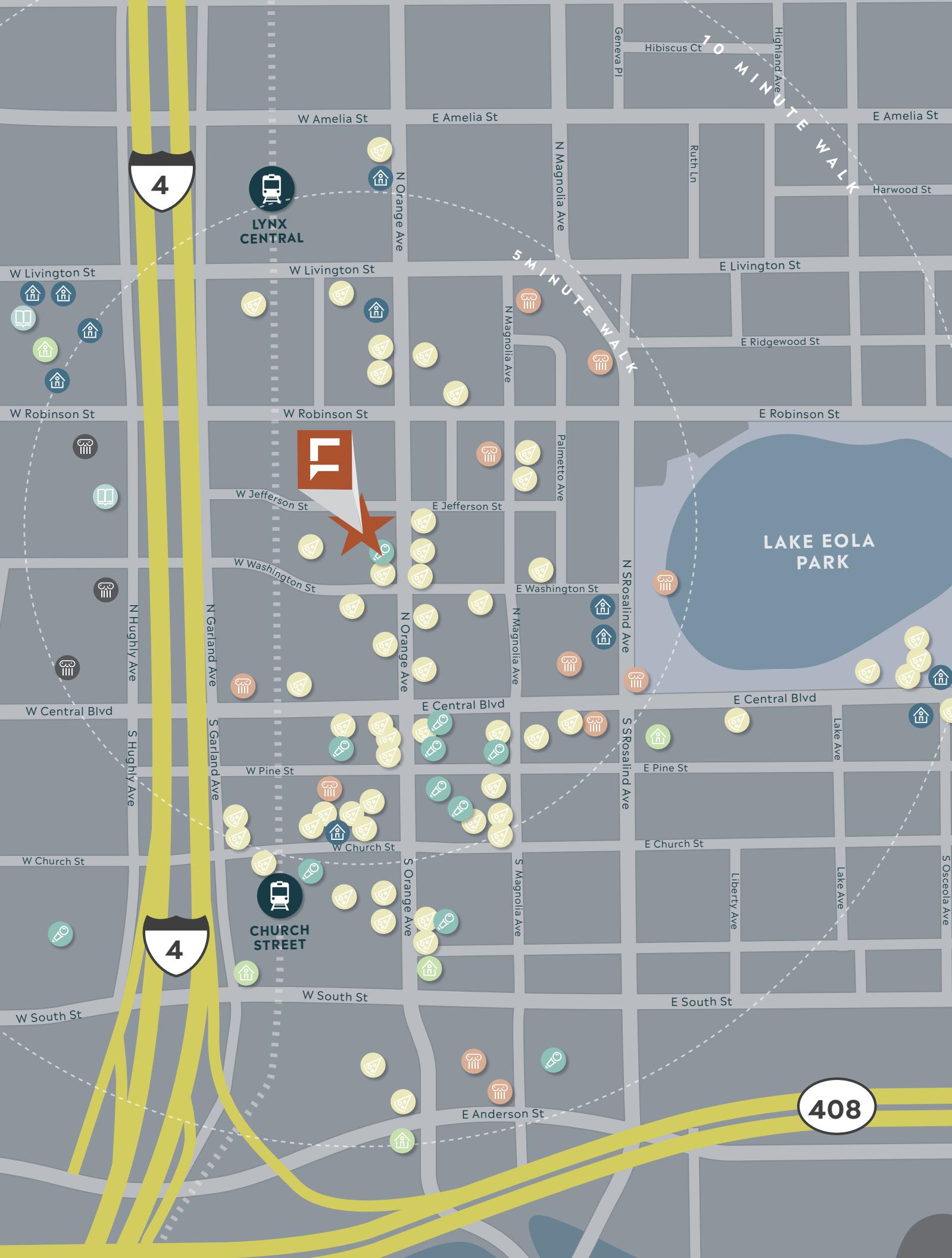
Downtown Orlando's newest coffee shop located in Fulcrum offers 100% premium Colombian coffee and authentic Latin pastries. The brand represents the quality, values and traditions of Colombian coffee and every cup sold helps support Colombian coffee growers and their families.

**1ST FLOOR WITH SEPERATE ENTRANCE**

**MEETING SPACES**

**LARGE MENU AND SNACK OPTIONS**

**ACCESIBLE TO TENANTS**



**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 1  
Citrus Club  
Corona Cigar Company  
SAK Comedy Lab  
Kia Center  
Soundbar Orlando

## FOOD & DRINK

Nuri's Pizza	Stardust Lounge
Greenbeat	Solita Tacos & Margarita
Empire Szechuan	Stella Coffee
Tropical Smoothie Café	Huey Magoo's
Super Rico Colombian Restaurant & Bar	Taco Kat
Wall Street Cantina	Tacos my Guey
Ember	The Great Greek
Hamburger Mary's	The Drake Kitchen & Ba
Insomnia Cookies	Proper Orlando
Thai Cafe	Game Room & Social C
Lizzy McCormack's Irish Pub	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.



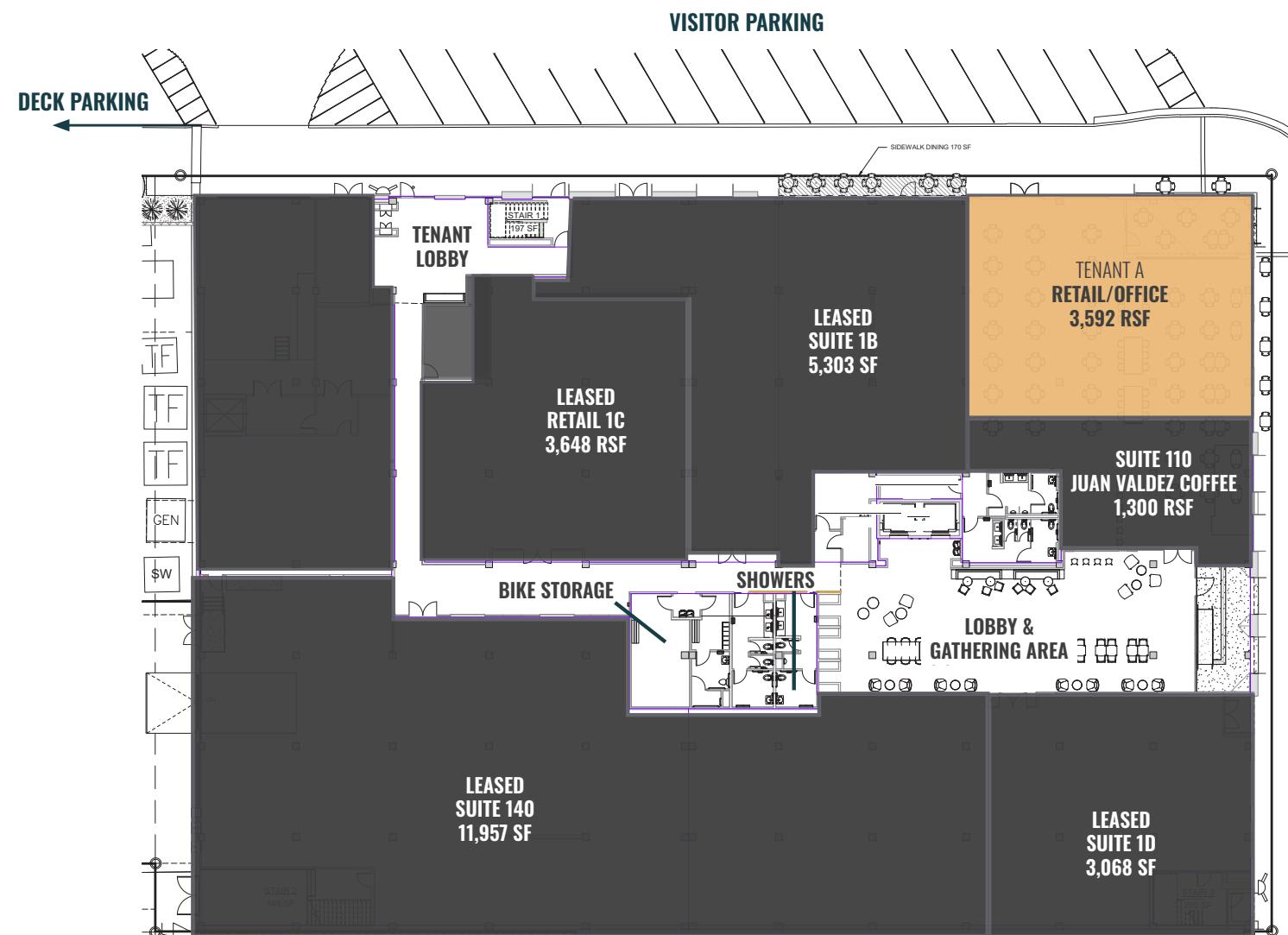
### VIBRANT, SOPHISTICATED DESIGN

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

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.

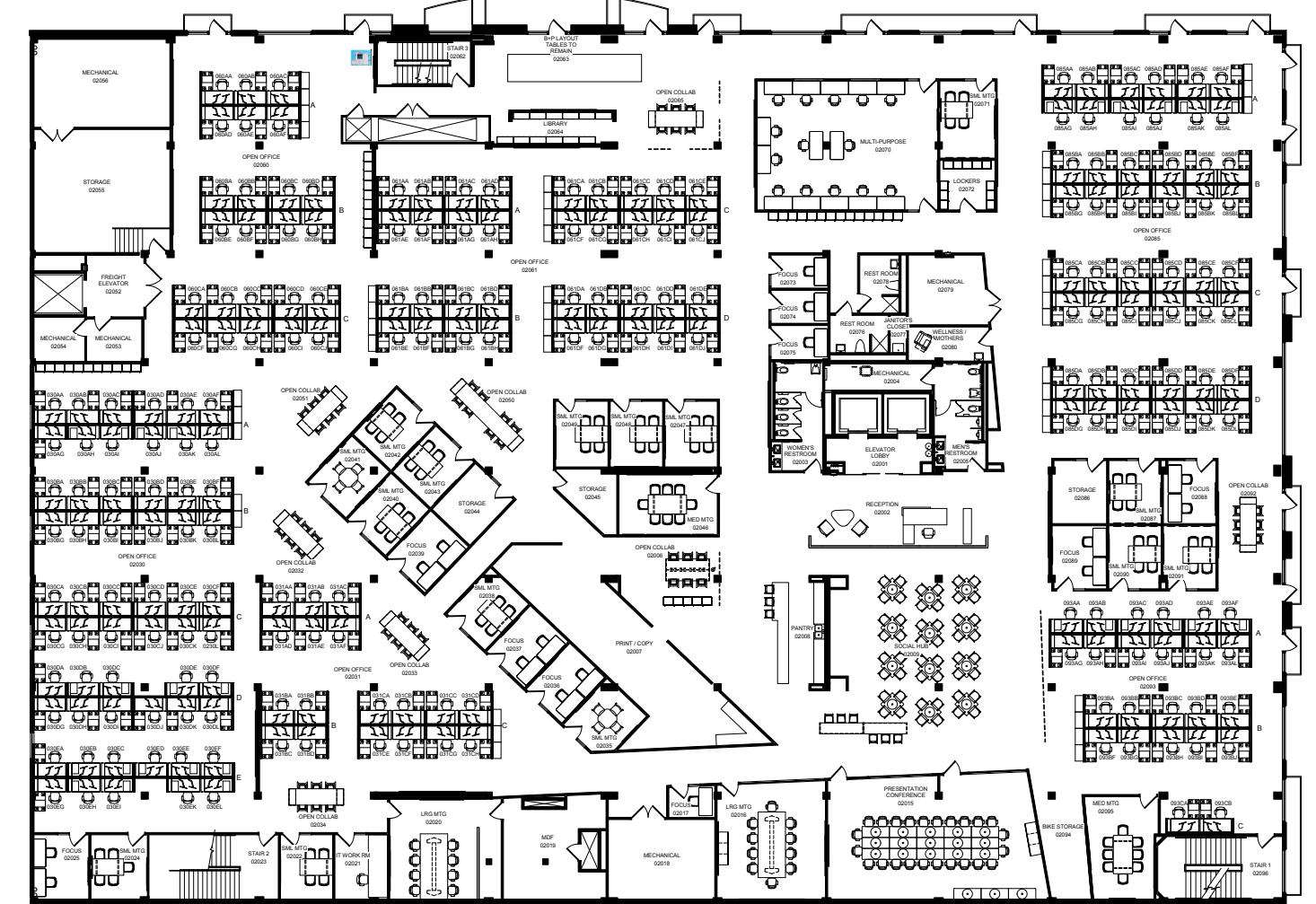


**3,592 RSF**



**41,620 RSF**

**2ND FLOOR - 41,620 RSF**



**LEVEL 1**

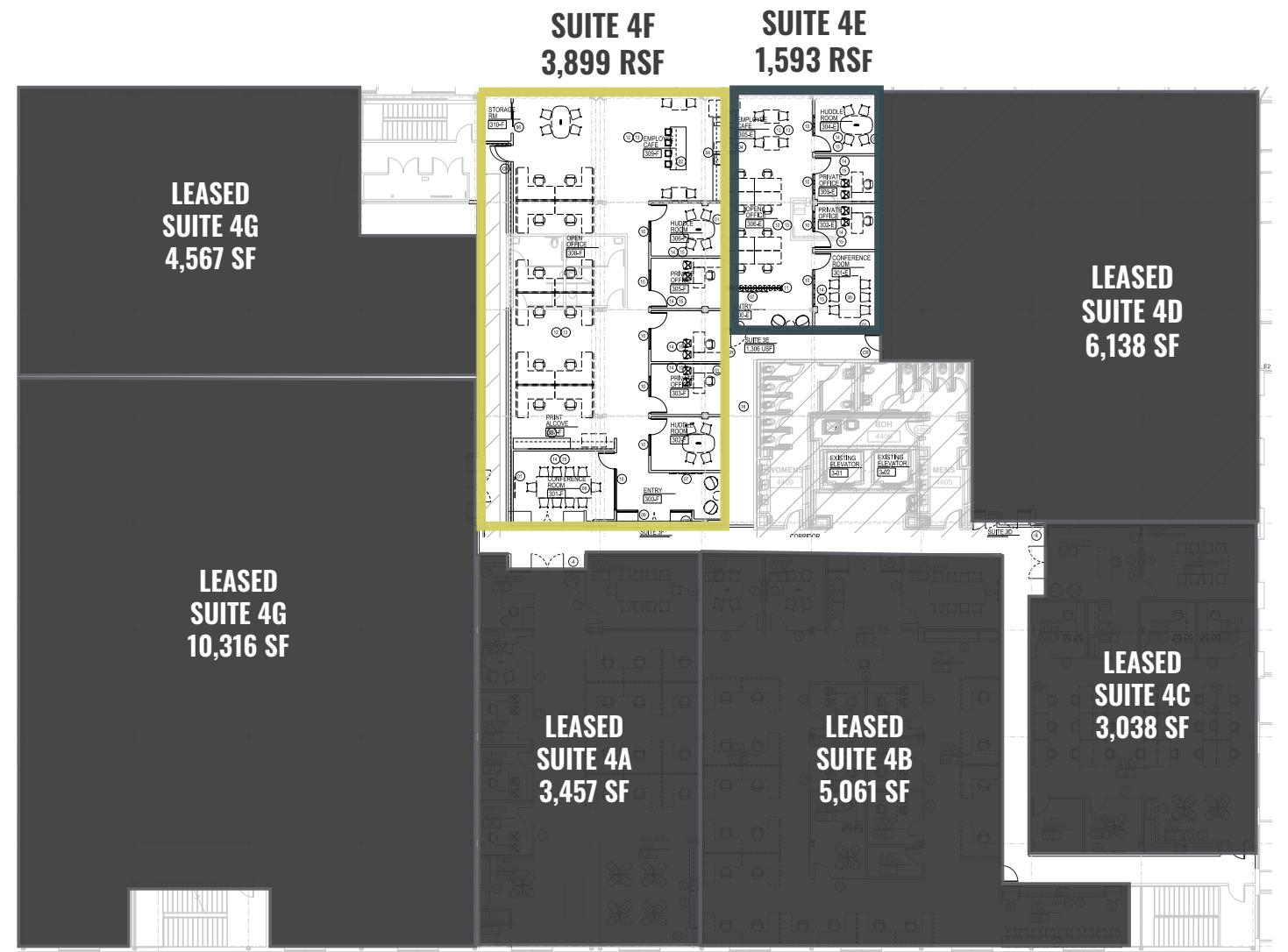
**LEVEL 2**

**FULLY LEASED**

**5,492 RSF**



**LEVEL 3**



**LEVEL 4**

# *contact us*

## **OFFICE LEASING**

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