

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

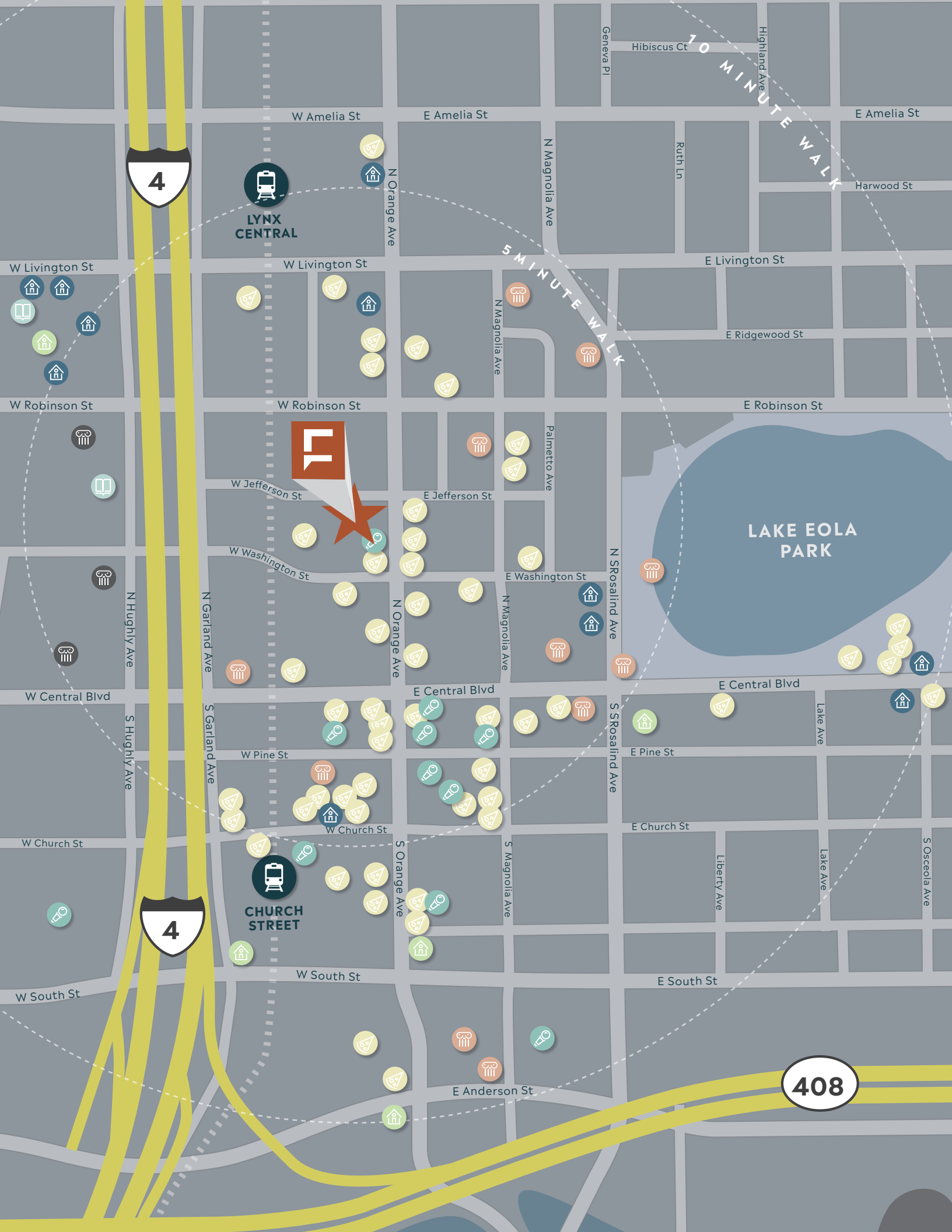
Downtown Orlando's newest coffee shop located in Fulcrum offers 100% premium Colombian coffee and authentic Latin pastries. The brand represents the quality, values and traditions of Colombian coffee and every cup sold helps support Colombian coffee growers and their families.

1ST FLOOR WITH SEPERATE ENTRANCE

MEETING SPACES

LARGE MENU AND SNACK OPTIONS

ACCESSIBLE 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 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
- Napasorn Thai Restaurant
- Jimmy John's
- Harp & Celt Irish Pub
- Stardust Lounge
- Solita Tacos & Margaritas
- Stella Coffee
- Huey Magoo'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

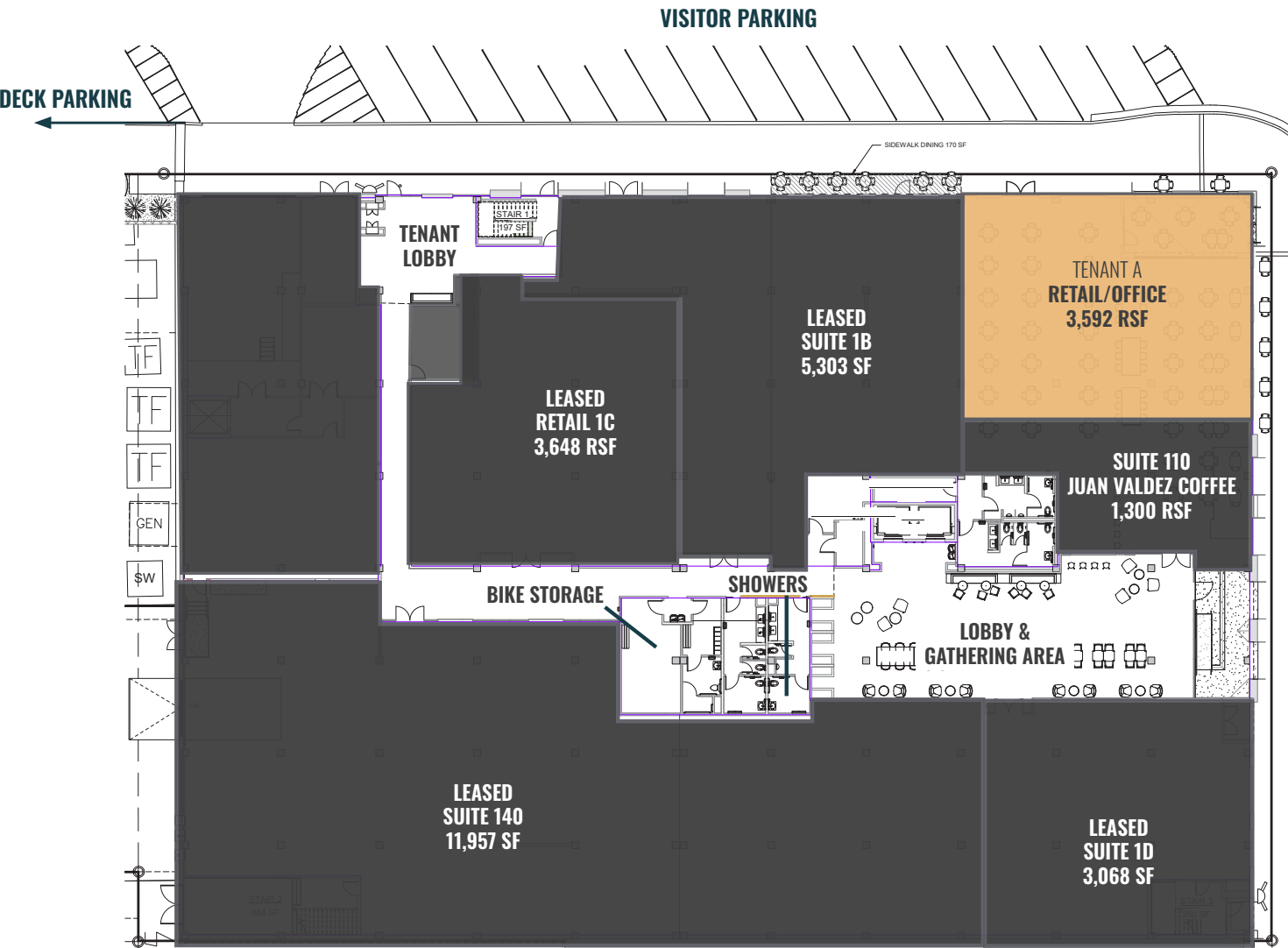
Fulcrum's finishes are upscale, but welcoming. The creativity shines through with timeless colors and material choices.

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.

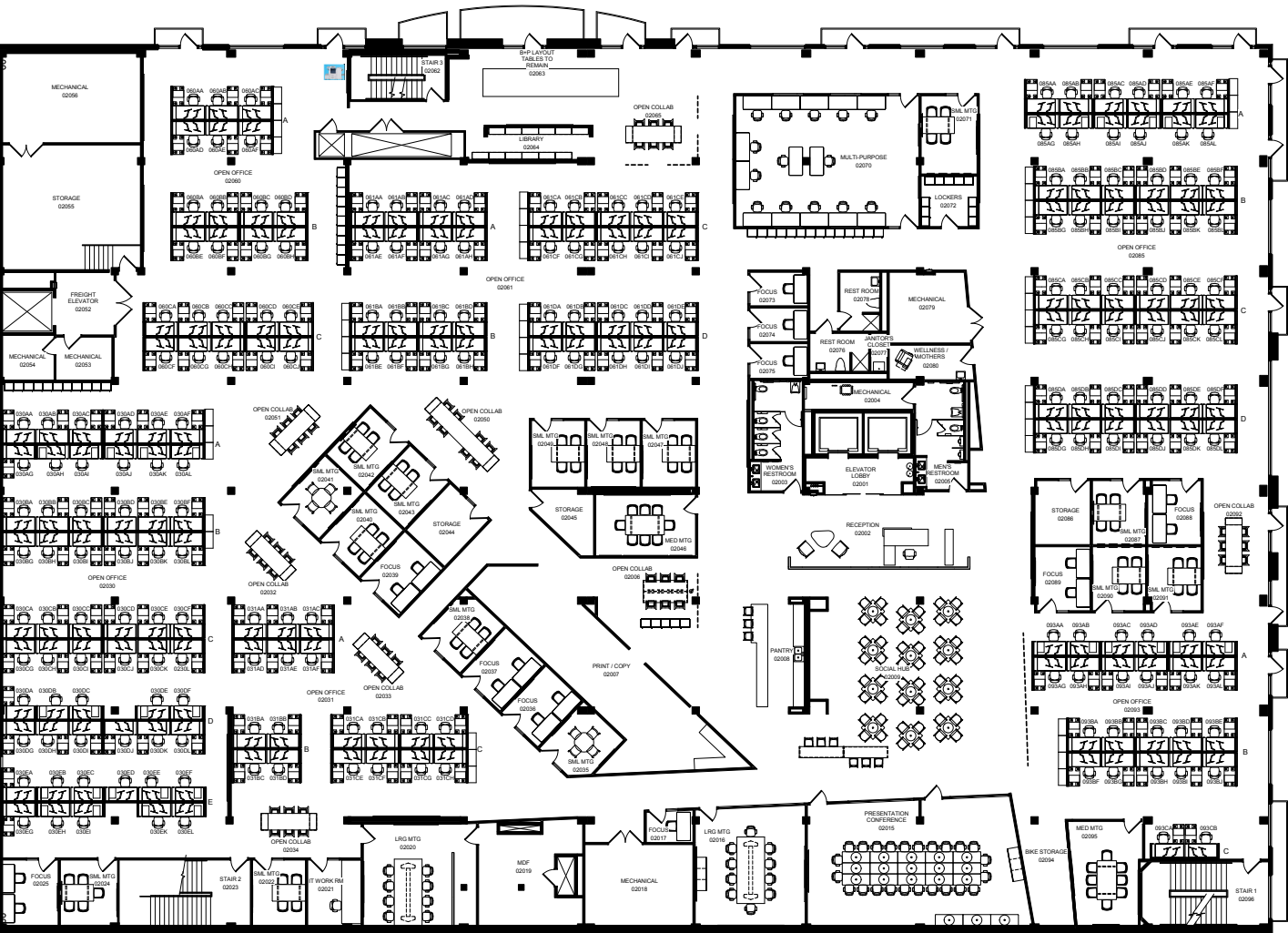
3,592 RSF



LEVEL 1

41,620 RSF

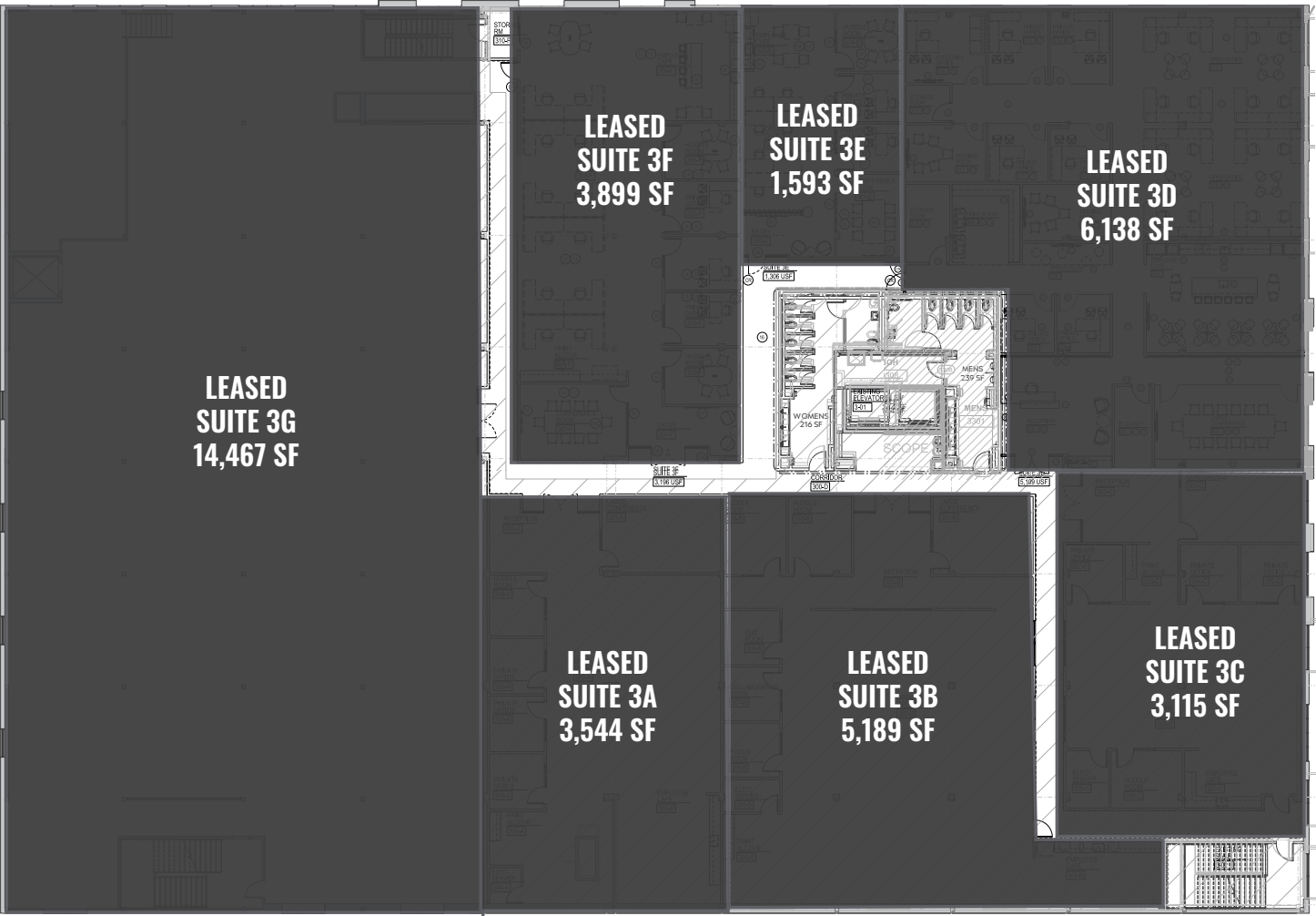
2ND FLOOR - 41,620 RSF



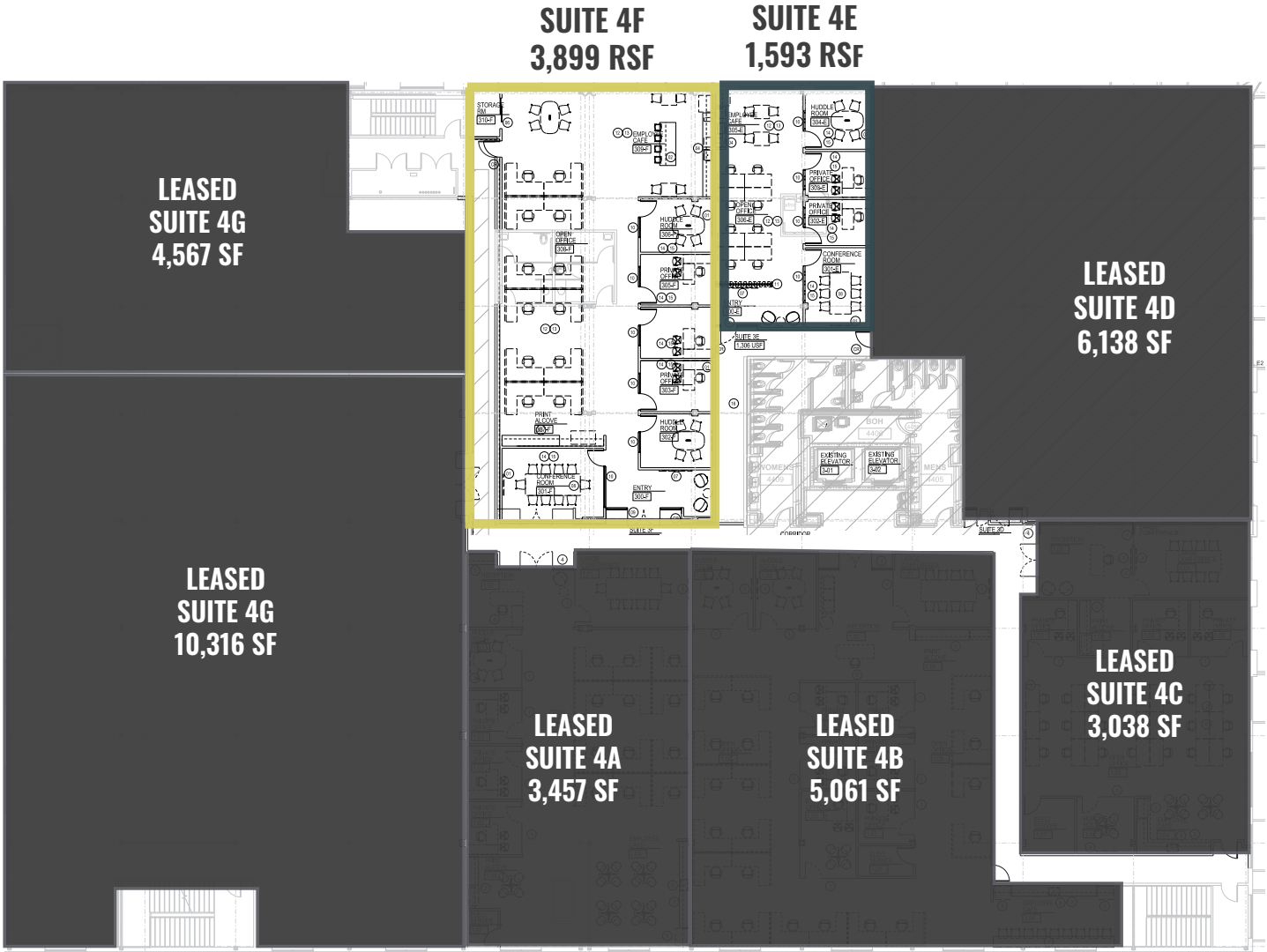
LEVEL 2

FULLY LEASED

5,492 RSF



LEVEL 3



LEVEL 4

contact us

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