Truist Plaza AT CHURCH STREET STATION

HR

HIP

1

T

ii î

Jum

LINCOLN PROPERTY COMPANY

Ì







Interactive Lobby

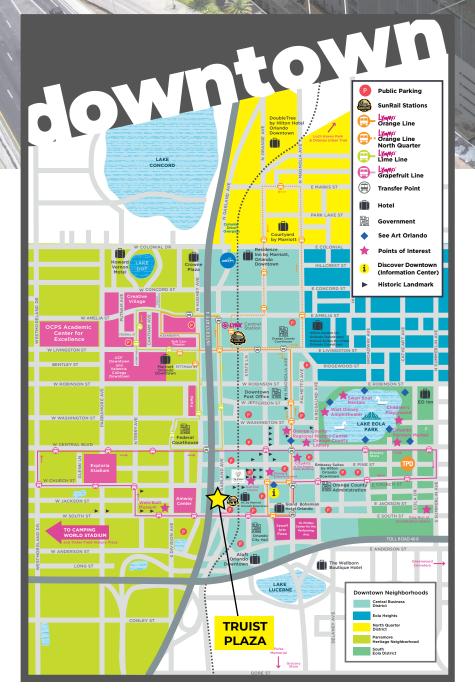
PROPERTY OVERVIEW

Truist Plaza at Church Street Station is a brandnew, contemporary mixed-use office tower at the corner of South Street and Garland Avenue in Downtown Orlando.

State-of-the-art building systems (ENERGY STAR certified), ground-floor retail, conference space and a first-class hotel further distinguishing the building as Orlando's newest landmark.

- 28-Story Tower
- ✤ 180 Hotel Rooms (AC Hotel by Marriott)
- 200,000[±] SF Office Space
- 🚔 9 Parking Levels
- プ Sunrise/Sunset Terrace Bar
- 🕅 Foxtail Coffee Cafe
- 🖉 Major tenants: Truist, RSM, HuntonBrady, E-Spaces
- Grand Central Station' type of Integrated SunRail Station Access
- I©I Access to Bumby Arcade Food Hall

Church Street Plaza



GATEWAY LOCATION

Truist Plaza

Truist Plaza is in the center of Downtown Orlando - easily accessible via I-4, SR 408 and many surface streets.

Tenants and visitors will enjoy unique pedestrian access to a surrounding amenity base of restaurants and entertainment venues, including the Doctor Phillips Center for Performing Arts and the Amway Center as well as other office buildings, hotels, a variety of retail offerings and many downtown living options. In addition, the Creative Village and Bob Carr Theater are only a short Lymmo (free downtown bus service) ride away.

The Orlando City Hall, Regional History Center, and Public Library are also within easy walking distance.

VACANT SPACES

FLOOR 17 Leased

FLOOR 16 Leased

FLOOR 15 Leased

FLOOR 14 Leased

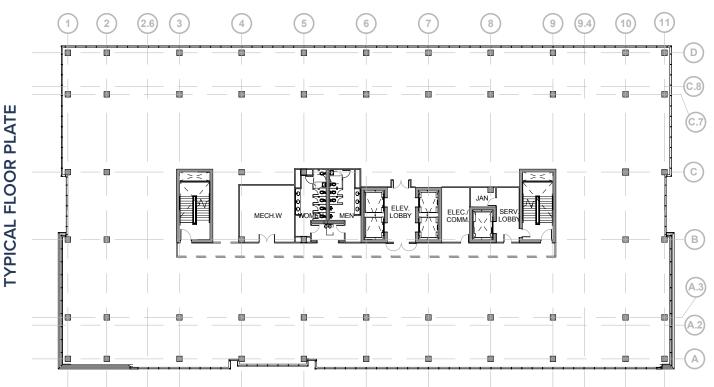
FLOOR 13 Leased

FLOOR 12 Available – 14,716 RSF

FLOOR 11 Available - 2,600 RSF

FLOOR 1 – LOBBY RETAIL Available – 1,961 RSF





INTEGRATED Sunrail Platform

A fully-integrated SunRail Station will be the only stop in the Downtown core, making Truist Plaza an instant destination.

AT.

Rai

S U N

1

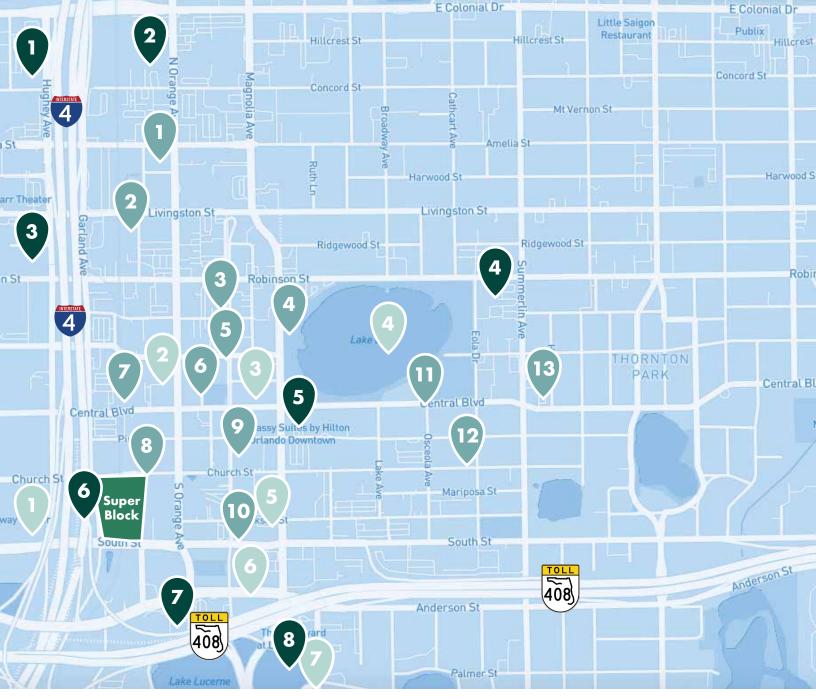
006

D

Ð

BEG

Coffee



Hotel

- 1. Crowne Plaza
- **2.** Residence In by Marriott
- 3. Marriott
- 4. Eo Inn
- **5.** Embassy Suites by Hilton

Restaurants

1. The Ramen, Greenbeat Dunkin' Donuts, Planet Smoothie

2. DoveCote, Ace Cafe, Fratelli's Italian,

 Craft & Common, The Neighborhood eatery, Thai Cafe

4. New Harvest Deli, Relax Grill,

6. AC by Marriott Inside SunTrust Plaza

7. Aloft

8. The Courtyard at Lake Lucerne

Entertainment

- 1. Amway Center
- 2. The Beacham
- 3. Orlando Public Library, Wall Street Plaza
- **4.** Lake Eola

5. Citrus Club

6. Dr. Phillip's Center for the Performing Arts

7. Dr. Phillip's House

5. Deeply Coffee, Cincinnati Chili Company, B. Nice Patio

Tacos

Bar 6. Wall Street Cantina, Wall Street Plaza, Waitiki, Sideshow, Gringos Locos

7. Tin & Taco, Planet Pizza, Cuban American Cafe, Super Rico Columbian

8. Atisian's Table, Kres

Chophouse, Hamburger Mary's, Pepe's Cantina

9. Market on Magnolia, Le Gourmet Break, U Roll Sushi, Jimmy Hula's, BENTO, Mai Thai, Olives, Shakai Sushi

10. Boheme, Starbucks

 World of Beer, Metro Espresso Pizza Cafe, The Pop Parlour, Eden's Fresh Co., Pizza@LakeEola, Tre Bambine, 310 Lakeside

12. The Stubborn Mule, Menagerie Eatery & Bar, Coco Cocina Mexicana, The Greenery Creamery, The Tea Room Experience, Oudom Thai Sushi

13. Jinya Ramen Bar, Graffiti Junktion, Anthony's Thornton Park, Soco Restaurant



A Longwood

149 East Church Ave. Longwood, FL 32750

- **B** Altamonte Springs 2741 South Ronald Reagan Blvd. Altamonte Springs, FL 32701
- C Maitland 801 North Orlando Ave. Maitland, FL 32751
- D Winter Park / Amtrak
 148 West Morse Blvd.
 Winter Park, FL 32789
- E AdventHealth 500 East Rollins Street Orlando, FL 32803

- F Lynx Central 101 West Livingston Street Orlando, FL 32801
- G Church Street 99 West South Street Orlando, FL 32801
- H Orlando Health / Amtrak 250 Columbia Street Orlando, FL 32806
- J Sand Lake Road 8030 South Orange Ave. Orlando, FL 32809
- J Meadow Woods
 120 Fairway Woods Blvd.
 Orlando, FL 32824

K Tupperware 3205 Orange Ave. Kissimmee, FL 34744

Truist Plaza 333 S. Garland Ave. Orlando, FL 32801

LINCOLN PROPERTY COMPANY

For additional information, please contact:

SHAYNA HANSEN shansen@lpc.com 407.872.3516 317.400.5636

LINCOLN PROPERTY COMPANY 333 S. Garland Avenue Suite 1401 Orlando, FL 32801

LPCsoutheast.com

WE MAKE THINGS HAPPEN.