

# 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**





100%  
premium  
Colombian  
coffee

# 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

---

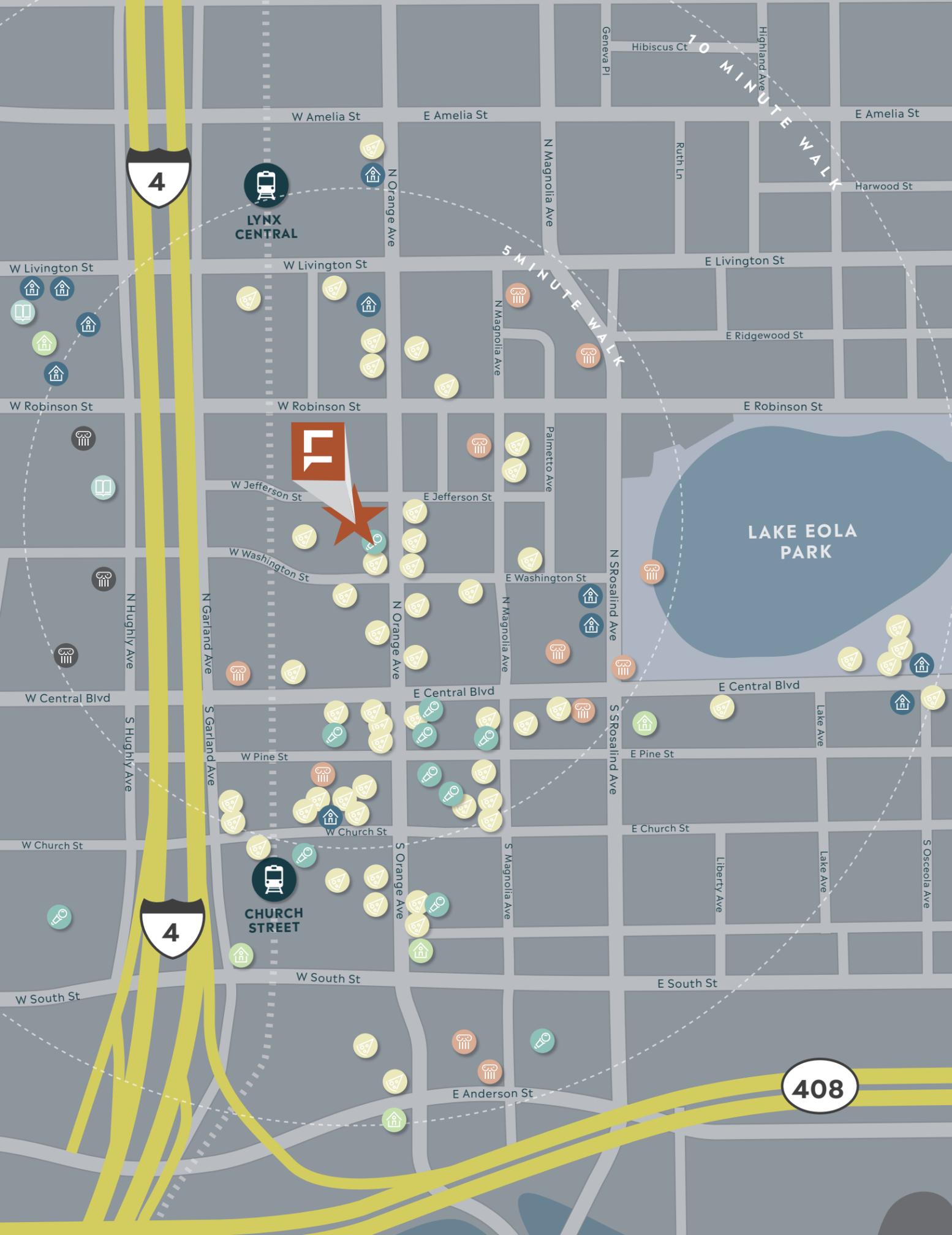
LARGE MENU AND SNACK OPTIONS

---

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
- Napasom Thai Restaurant
- Jimmy John's
- Harp & Celt Irish Pub
- Stardust Lounge
- Solita Tacos & Margaritas
- Stella Coffee
- Huey Mago'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.*

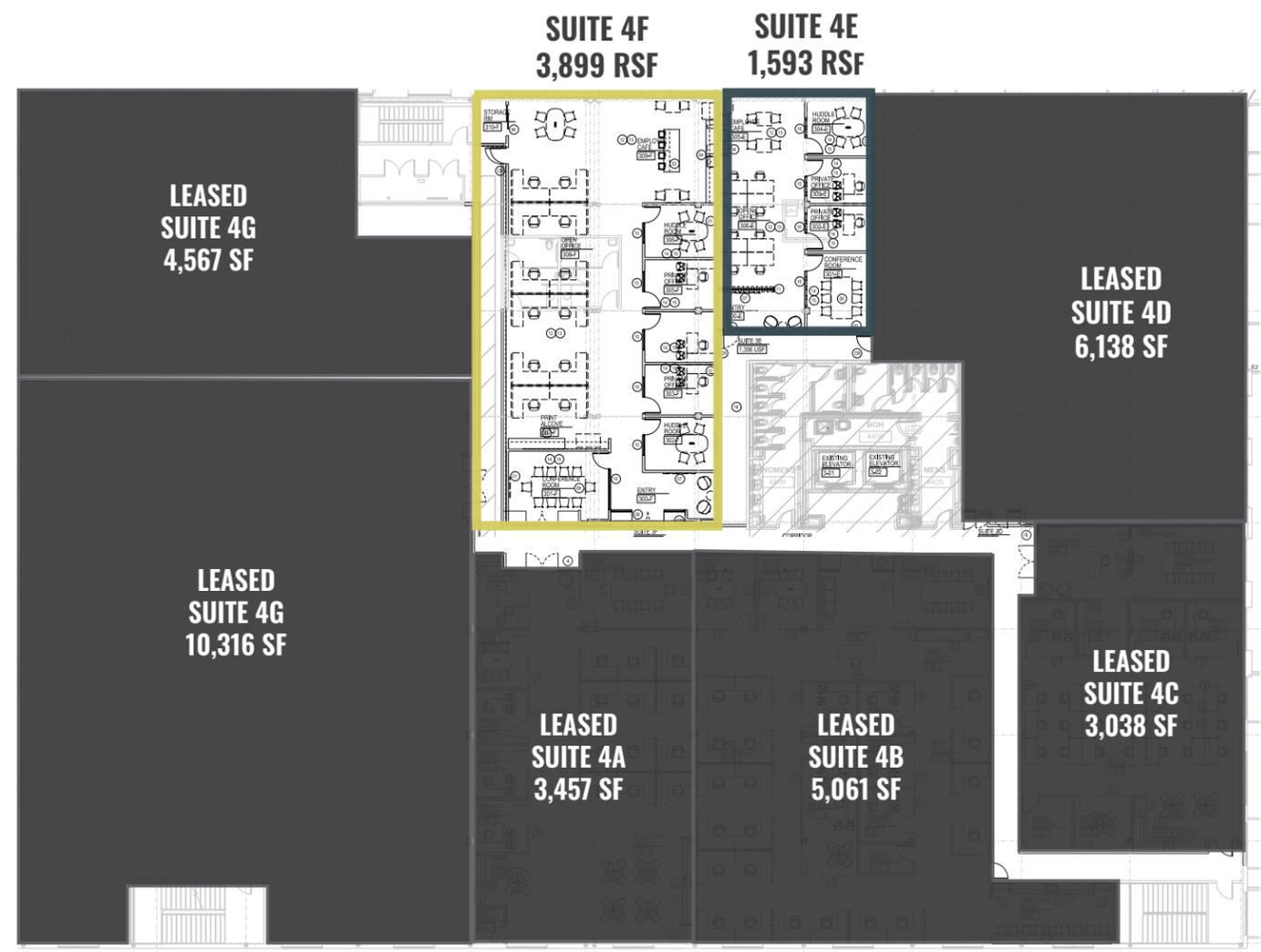


**1,593 RSF**



**LEVEL 3**

**5,492 RSF**



**LEVEL 4**

# *contact us*

## OFFICE LEASING

---

Alex Rosario

*Partner*

T 407.540.7713

[alex.rosario@foundrycommercial.com](mailto:alex.rosario@foundrycommercial.com)

Kevin Will

*Vice President*

T 407.458.5888

M 901.849.0690

[kevin.will@foundrycommercial.com](mailto:kevin.will@foundrycommercial.com)

**FULCRUMORLANDO.COM**

**150 N ORANGE AVE | ORLANDO, FL 32801**