

±1,967 - 23,711 RSF AVAILABLE FOR LEASE

CNL I & II | 420 - 450 S. ORANGE AVE, ORLANDO, FL

# CNL CENTER I & II

RARE FULL FLOOR OPPORTUNITY

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FOUNDRY  
COMMERCIAL



SUITE	RSF
250 - CNL I	5,461
2nd Floor - CNL II*	2,531 - 11,627
5th Floor - CNL II	23,711
1025 - CNL II	1,967

**PROPERTY FEATURES**

- On-site building conference center
- 10' finished ceilings on the upper floors and 16-20' on the first floor
- State-of-the-art building systems
- Most efficient on-site parking garage in the CBD
- 24-hour security on-site
- 10' finished ceilings on the upper floors and 16-20' on the first floor
- Day porter on-site
- Fiber telecommunications
- Bank/ATM, Two cafes and mobile detailer on-site
- Dry cleaning delivery available
- Adjacent to two premiere CBD hotels
- Sustainability: LEED Gold Certified, BOMA 360, Energy Star. Piedmont Office Realty Trust is a 2021 Energy Star Partner of the Year

\*Turn Key Spec Suites



FOR MORE INFORMATION, PLEASE CONTACT:

ALEX ROSARIO | 407.540.7713  
 Partner  
 Alex.Rosario@foundrycommercial.com  
 Licensed Real Estate Broker



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FLOOR TO CEILING WINDOWS

CNL I & II | CLASS A OFFICE FOR LEASE



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Partner

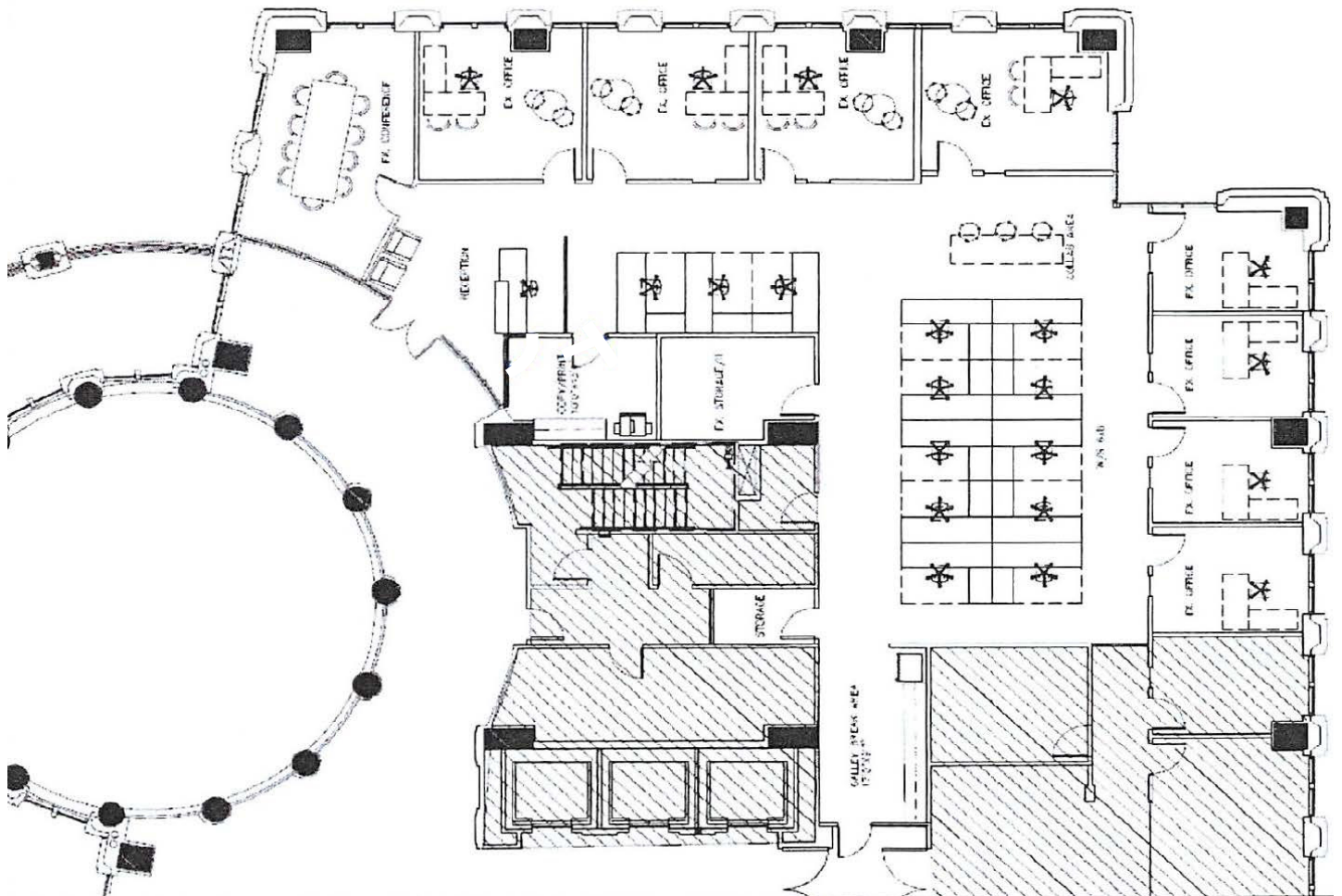
Alex.Rosario@foundrycommercial.com

Licensed Real Estate Broker

[foundrycommercial.com](http://foundrycommercial.com)

## SUITE 250 - CNL I

5,461 SF AVAILABLE



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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COMMERCIAL

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## SECOND FLOOR - CNL II

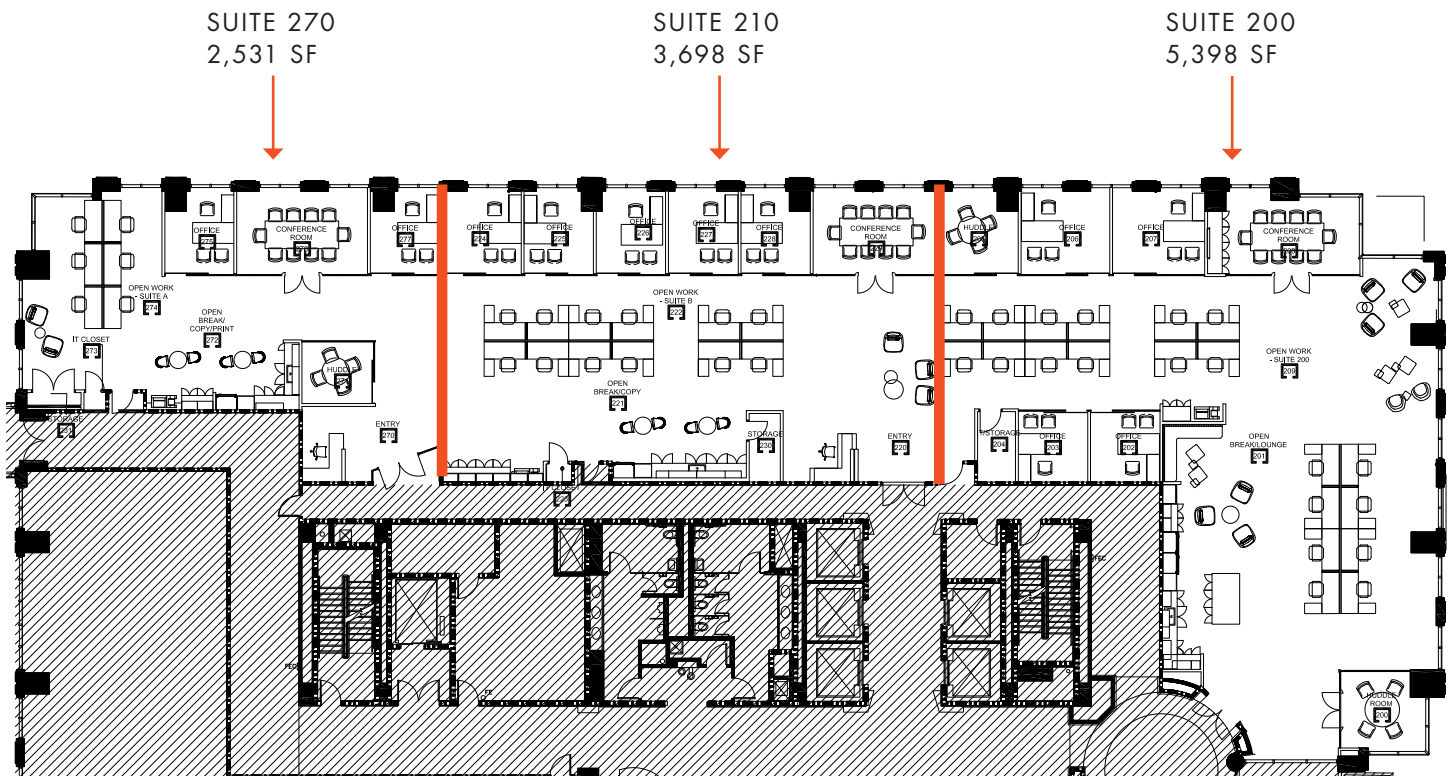
**Spec Suites Delivered!**

SUITE 270 | 2,531 SF

SUITE 210 | 3,698 SF

SUITE 200 | 5,398 SF

SPACES CAN BE COMBINED TO ACCOMMODATE 11,627 RSF



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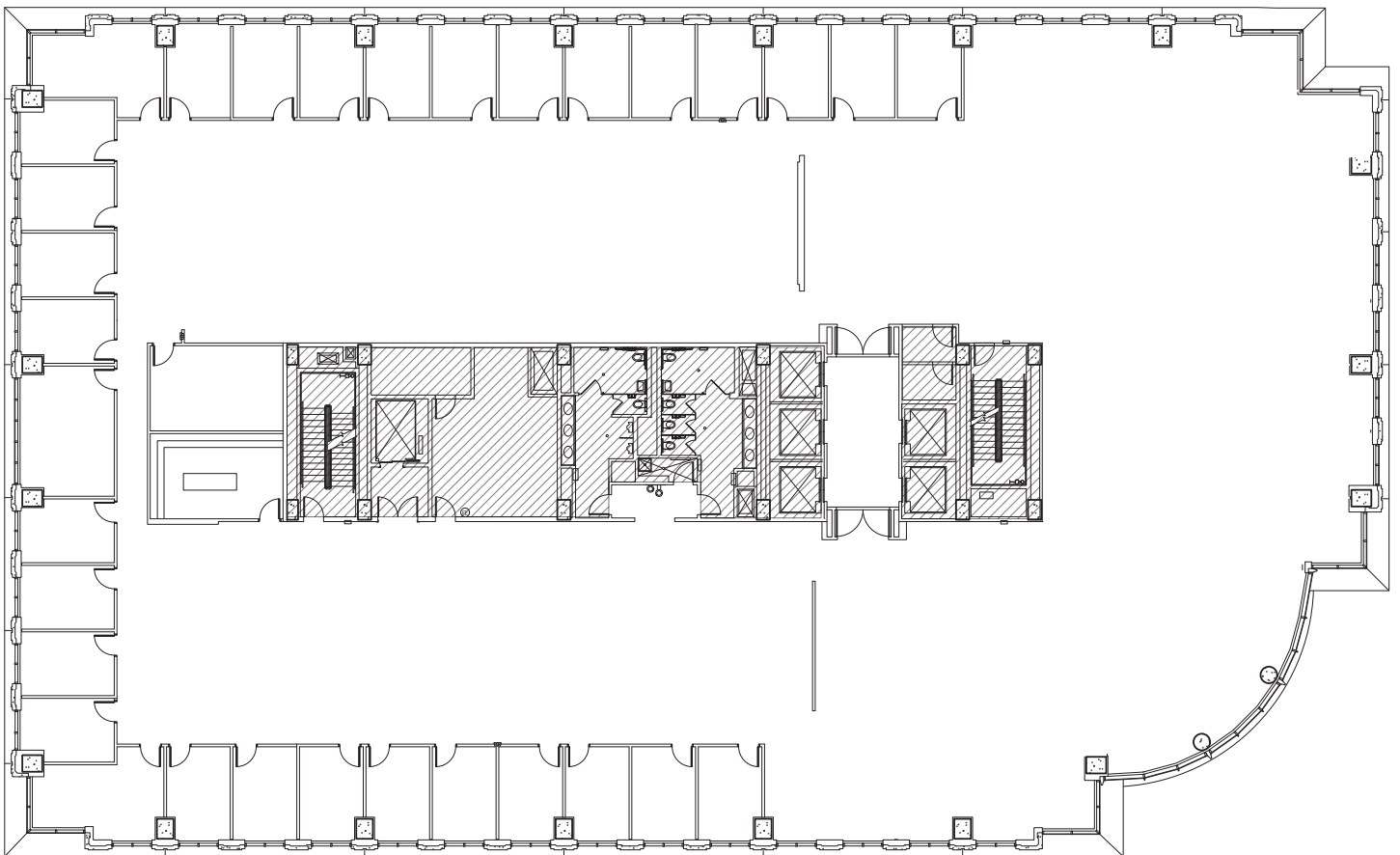
Licensed Real Estate Broker

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## FIFTH FLOOR - CNL II

FULL FLOOR | 23,711 SF AVAILABLE

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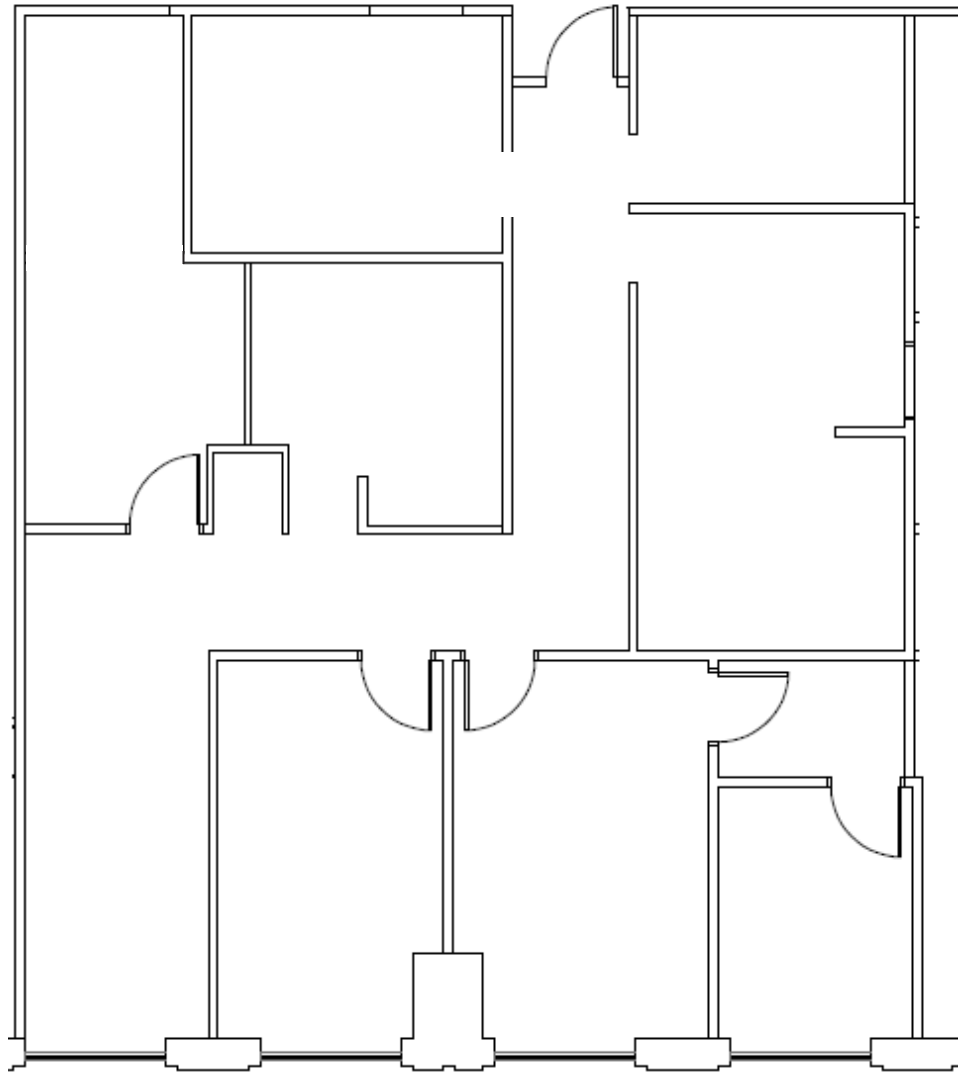


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## TENTH FLOOR - CNL II

SUITE 1025 | 1,967 SF AVAILABLE

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