

# CNL CENTER

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FOUNDRY  
COMMERCIAL

# CNL

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CLASS A CAMPUS

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DOWNTOWN ORL

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420-450 SOUTH ORANGE AVENUE | ORLANDO, FLORIDA





# CNL CENTER

## OVERVIEW

### ORLANDO'S PREMIER CLASS A+ OFFICE

CNL I

CNL II

## LOCATION

CNL Center is located in the heart of Downtown Orlando adjacent to City Hall and nestled between Dr. Phillips Center for the Performing Arts and Kia Center.

## AMENITIES & PARKING

The two-building office campus offers unprecedented amenities including on-site dining and stunning Class-A finishes, all wrapped with panoramic views of Seneff Arts Plaza and downtown. Two breezeways connect the buildings to the Central Business District's best designed and most convenient garage, with a 3/1,000 RSF parking ratio.

## FLOOR PLANS

The buildings have efficient 26,000+ RSF floor plates with stunning views through floor-to-ceiling glass.

## STUNNING INTERIORS

Thoughtfully designed with modern users in mind, CNL Center offers tenants and their guests an elevated office experience. With 10' finished ceilings on the upper floors and 16-20' ceilings on the first floor, CNL Center's interior spaces are bright and contemporary. Natural light floods private offices and conference rooms through floor-to-ceiling glass with views of Downtown Orlando and the stunning architecture of the Dr. Phillips Center for the Performing Arts.





# CNL CENTER

## TENANT EXPERIENCE



### CNL CENTER TENANTS & THEIR GUESTS HAVE ACCESS TO...

#### FINE DINING

The Boheme Restaurant is located across the street from CNL Center in the Grand Bohemian Hotel. The perfect venue for important business lunches, romantic dinners or special events.



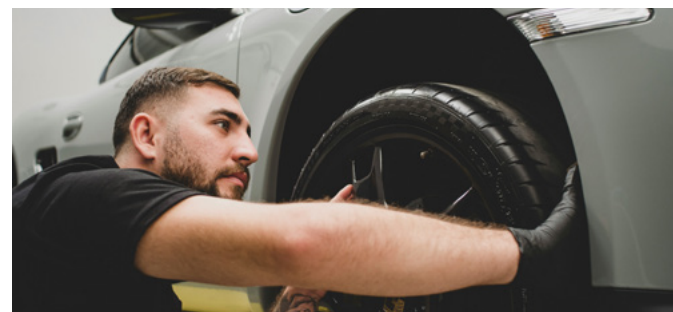
#### ON-SITE CASUAL DINING

City Beautiful Cafe serves breakfast and lunch on the first floor of City Hall, in between the CNL buildings. Nature's Table is located in CNL Tower I on the 2nd floor. Nature's Table offers a variety of smoothies and sandwiches, light salads, soups, and frozen yogurt.



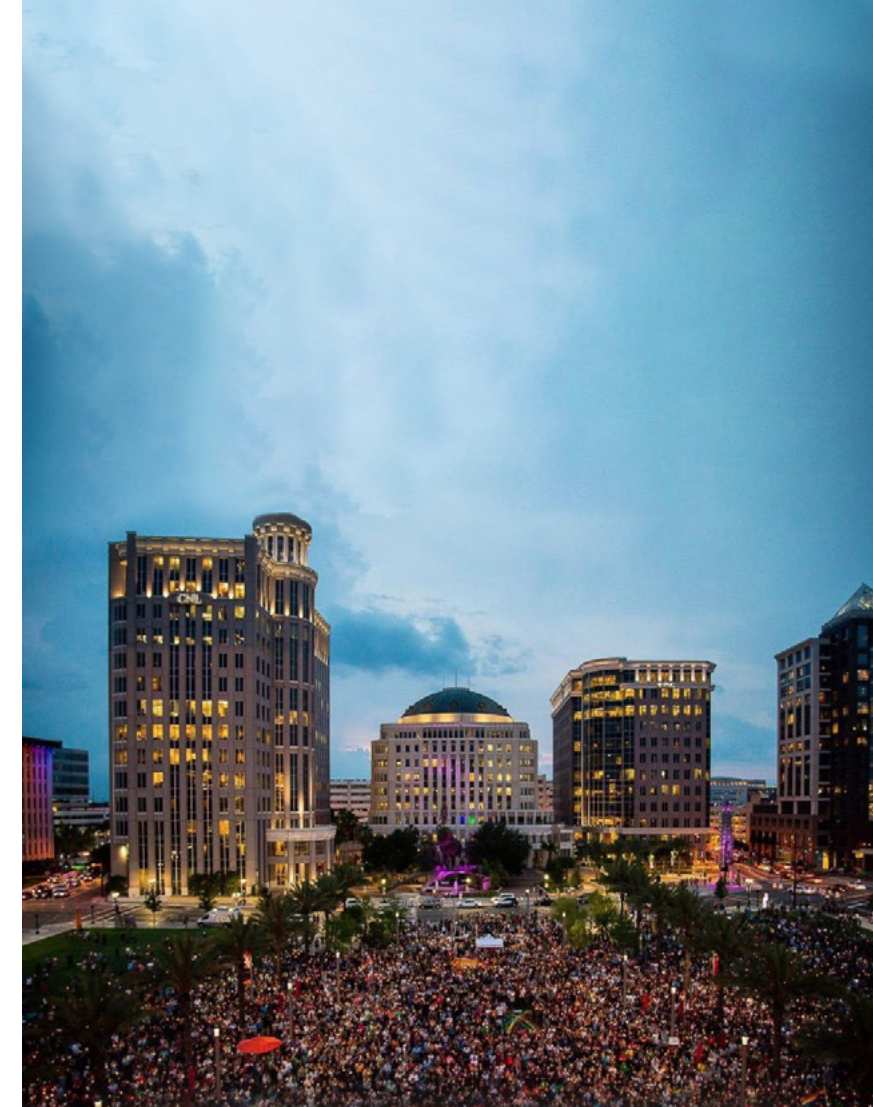
#### CAR SERVICE

On-site car detailing, services range from a simple wash to full car detail and wax. Available in the City Commons parking garage.



#### DRY CLEANING

Hangers Cleaners and Dry Clean America offer free pick-up and delivery service to CNL Center. For more information, call 407-894-6600 (Hangers Cleaners) or 407-712-3542 (Dry Clean America) and let them know you are a tenant at CNL Center I or II.



#### TENANT EVENTS

The CNL Center property management team hosts frequent tenant events at the building.

#### CONVENIENCE

Valley National ATM is located on the 2nd floor of CNL I.

#### TRANSPORTATION

CNL Center is just a one-minute walk to the only downtown Sunrail stop at Church Street Station. New ride-share scooters are always available just in front of the building.

#### 24-HOUR SECURITY

Both buildings offer 24-hour security on-site with badge suite access and concierge security located in lobby.

#### FITNESS CENTER

Tenants have access to the Park Building Fitness Center right across the street from CNL Center II with unlimited use for only \$30/month.

#### CONFERENCE CENTER

Tenants have access to the nearly completed Conference center on the first floor at CNL Center II.





# CNL CENTER

LOCATION

## DOWNTOWN ORLANDO'S CENTRAL BUSINESS DISTRICT

200

Unique Dining Options

2,179

Hotel Rooms

225

Events held at Kia  
Center

350

Performances at Dr.  
Phillips Center for  
the Performing Arts

CALL 407.540.7713 FOR MORE INFORMATION

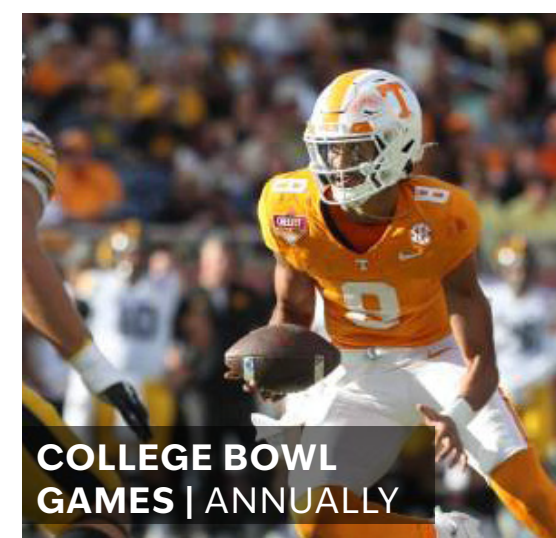




# CNL CENTER

LOCATED IN A BUSTLING DOWNTOWN

## LOCAL EVENTS



CALL 407.540.7713 FOR MORE INFORMATION

CNL CENTER I & II



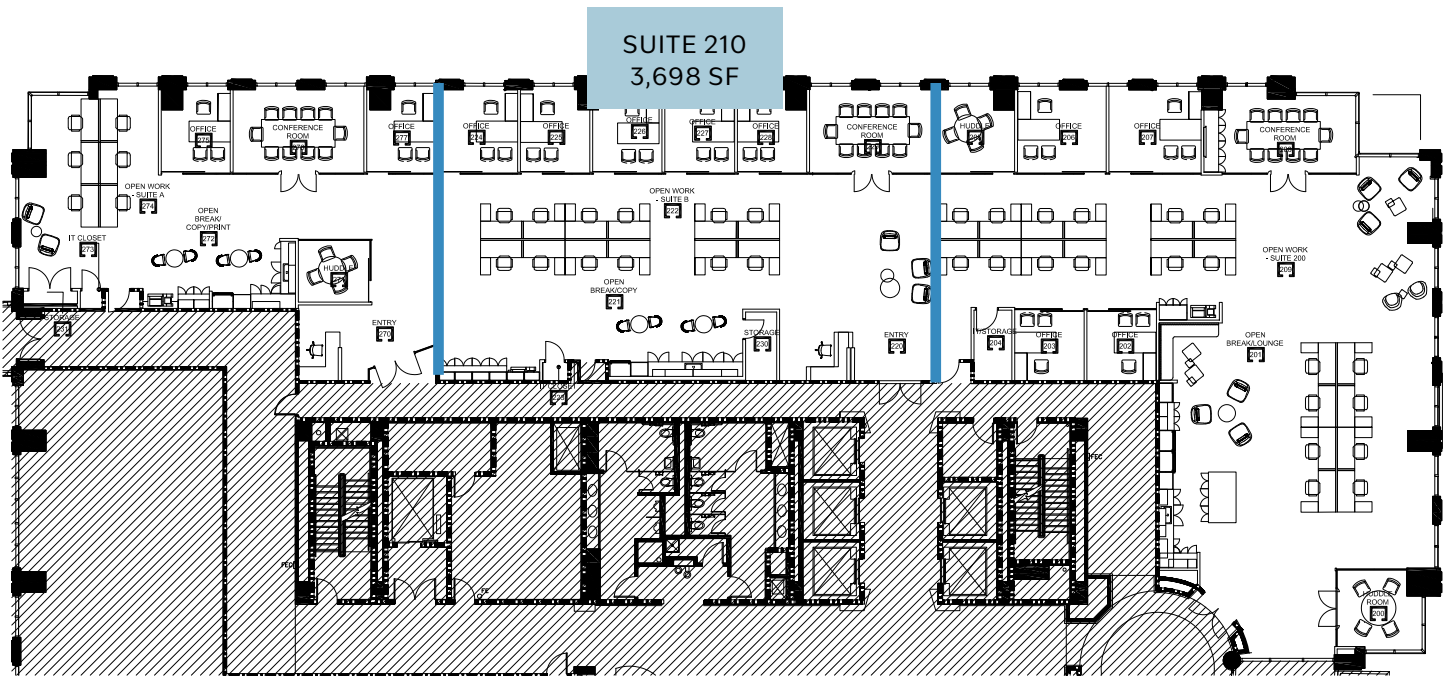
# CNL CENTER

## FLOOR PLANS

### 2<sup>ND</sup> FLOOR - CNL II

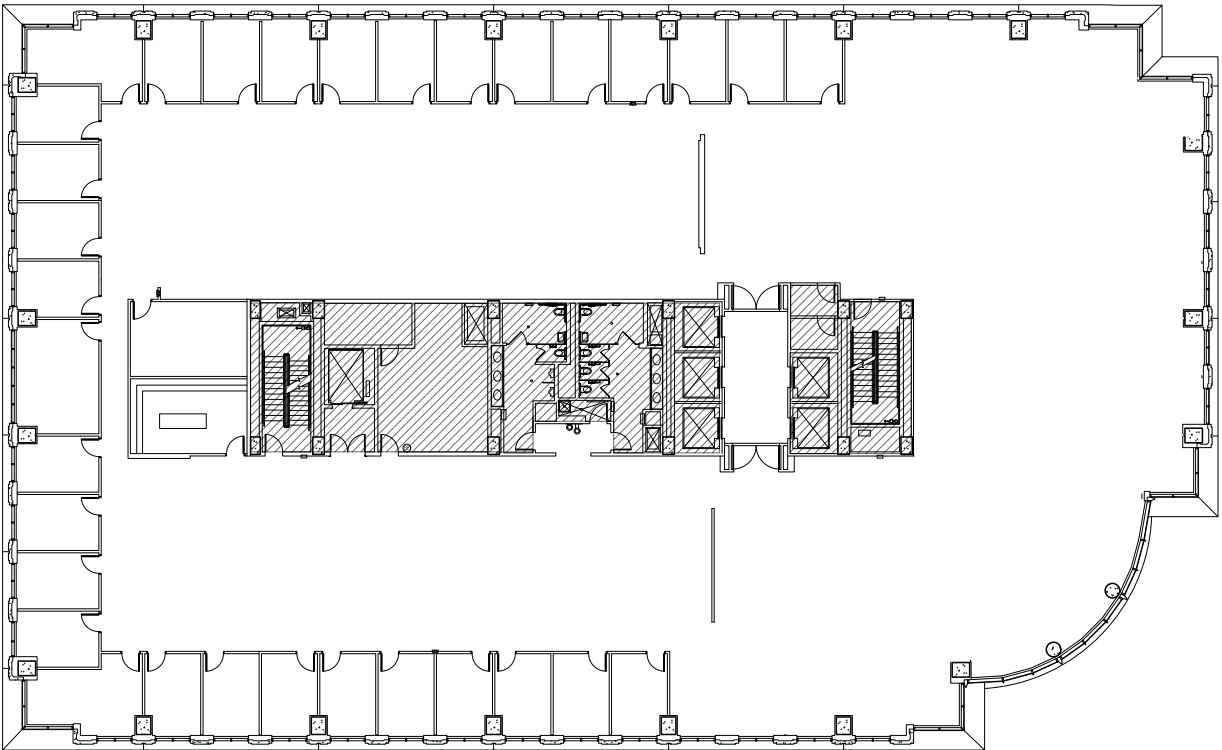
*SPEC SUITE IS TENANT READY TODAY!*

SUITE 210 | 3,698 SF



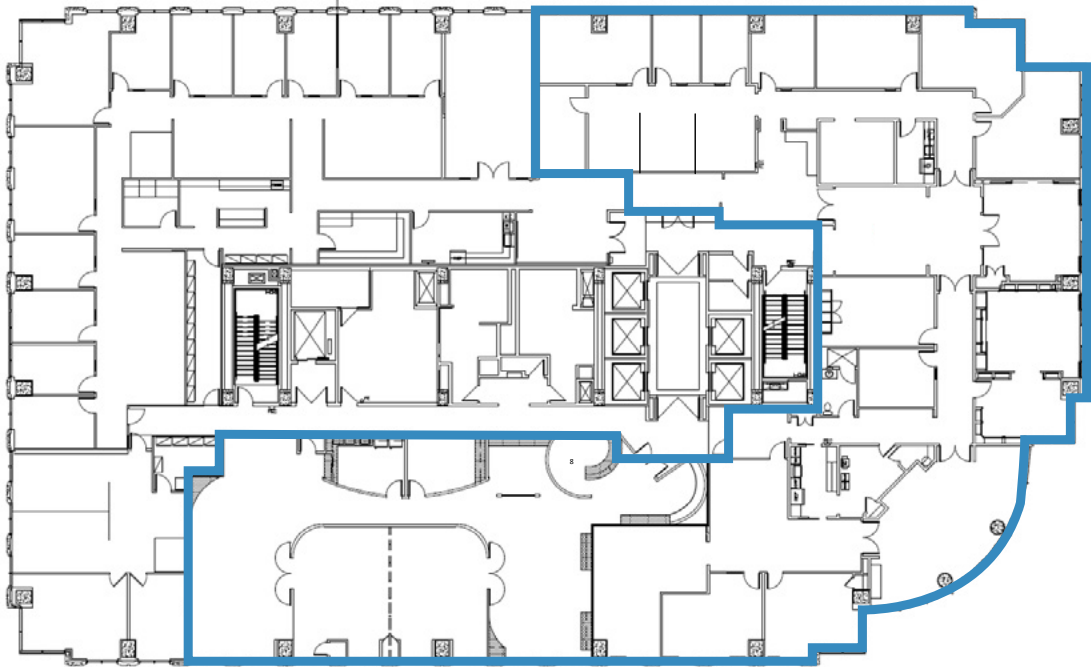
### 5<sup>TH</sup> FLOOR - CNL II

FULL FLOOR | 23,711 SF AVAILABLE



### 8<sup>TH</sup> FLOOR - CNL II

SUITE 800 | 10,446 - 14,755 SF AVAILABLE IN 90 DAYS

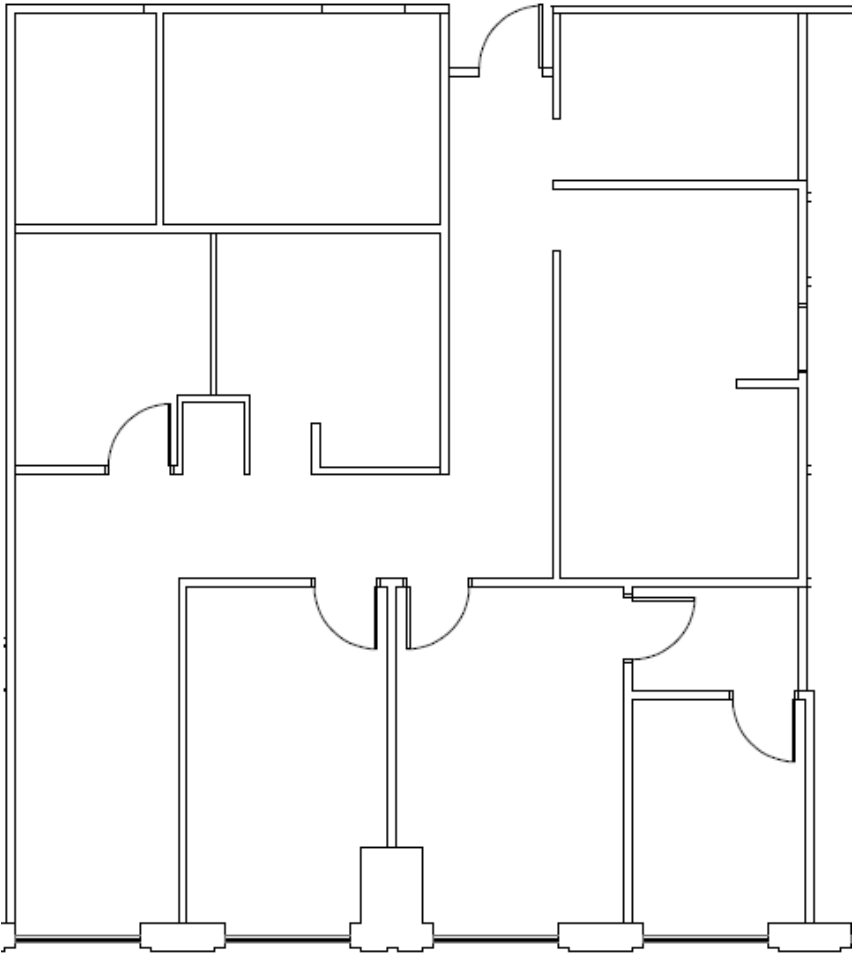


# CNL CENTER

## FLOOR PLANS

### 10<sup>TH</sup> FLOOR - CNL II

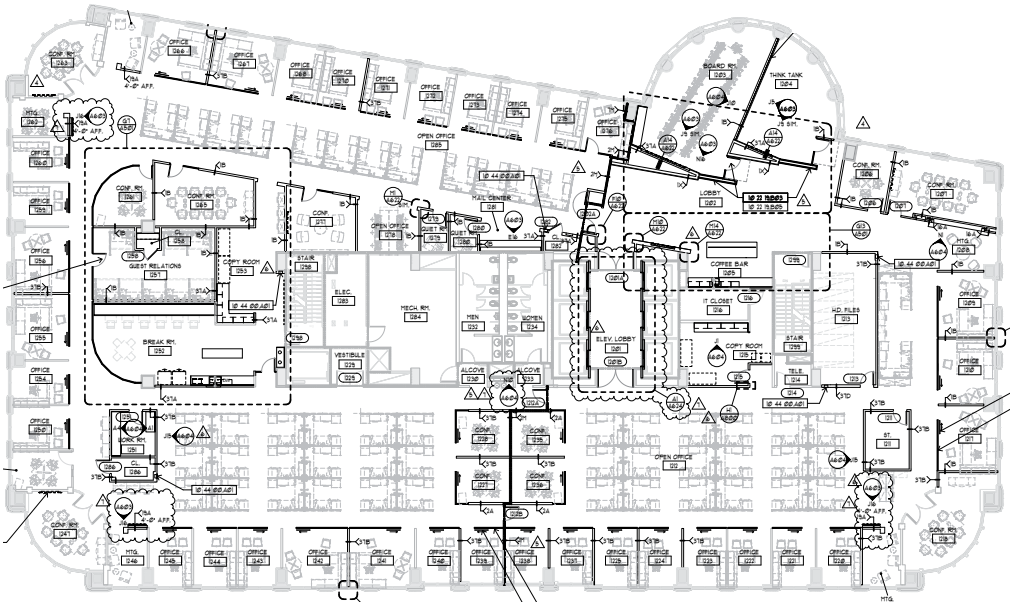
SUITE 1025 | 1,967 SF AVAILABLE



### 12<sup>TH</sup> FLOOR - CNL I

FULL FLOOR | 26,372 SF AVAILABLE IN 120 DAYS

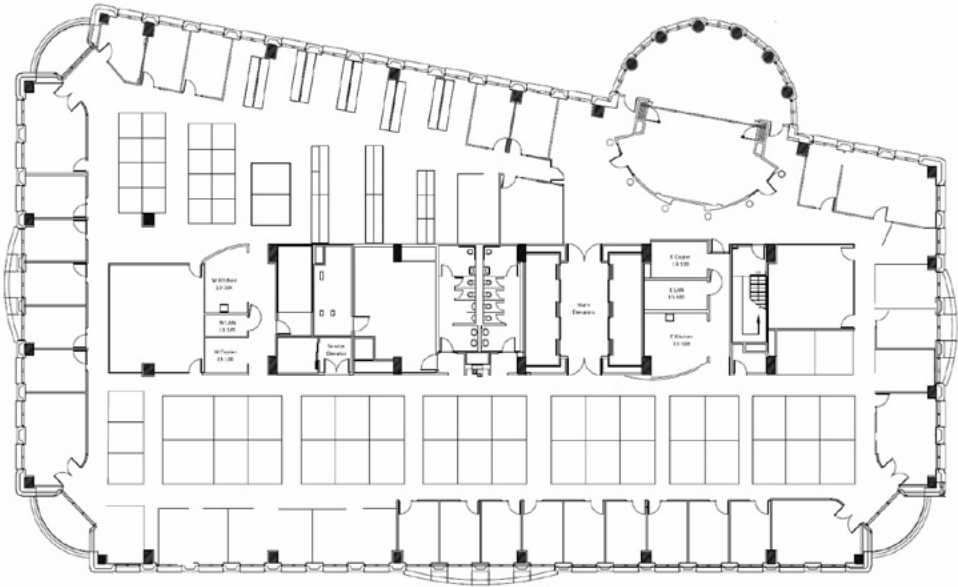
*\*CAN BE COMBINED WITH 13TH FLOOR TO BE 52,744 SF*



### 13<sup>TH</sup> FLOOR - CNL I

SUITE 1300 | 26,372 SF AVAILABLE IN 30 DAYS

*\*CAN BE COMBINED WITH 12TH FLOOR TO BE 52,744 SF*





# CNL CENTER

PHOTOS



CALL 407.540.7713 FOR MORE INFORMATION

CNL CENTER I & II

CNL



# CNL CENTER

## CNL CENTER

### CONTACT INFORMATION

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