

Two class A+ office
buildings in the center of
Downtown Orlando

CNL CENTER

CNL CITY COMMONS CAMPUS BROCHURE

CNL I
BUILDING

CNL II
BUILDING

ORLANDO
CITY HALL

450-420 SOUTH ORANGE AVENUE | ORLANDO, FLORIDA



WELCOME TO CNL CENTER

ORLANDO'S PREMIER CLASS A+ OFFICE

LOCATION

CNL Center is located in the heart of Downtown Orlando adjacent to City Hall and directly across Orange Avenue from Dr. Phillips Center for the Performing Arts.

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.

FLOORPLANS

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

IN THE
HEART OF
OUR CITY

📍 DOWNTOWN ORLANDO

You can expect food trucks, holiday festivities and unique cultural events throughout the year hosted at Seneff Arts Plaza right in front of CNL Center.

MAKE AN IMPRESSION

WELCOME CLIENTS TO YOUR CONTEMPORARY OFFICE SPACE

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.



WORK STYLE

STUNNING FINISHES & EFFICIENT SPACES



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.



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.



CAR SERVICE

On-site car detailing through G.I. Cleaners 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.



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.



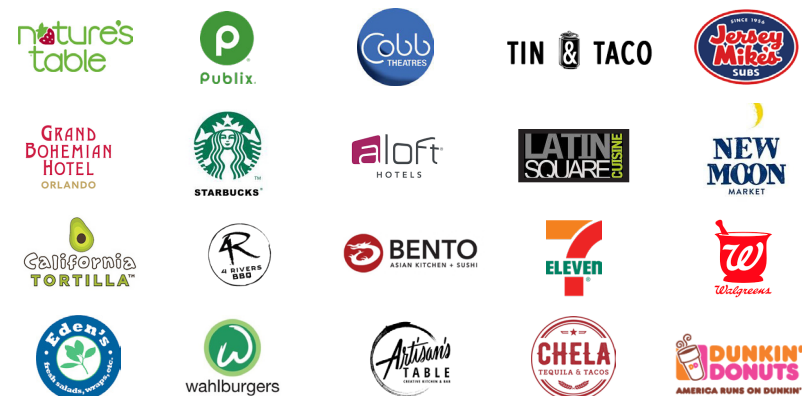
CONFERENCE CENTER

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

DOWNTOWN

- FOOD
- APARTMENTS
- SHOPPING
- ENTERTAINMENT
- HOTELS
- RELIGIOUS & EDUCATIONAL

WALKABLE AMENITIES



MORE THAN YOU THINK

A UNIQUELY LIVABLE COMMUNITY

One significant factor that sets Orlando apart is its **REMARKABLE QUALITY OF LIFE**. Those who venture into Orlando beyond our world-famous tourist attractions, quickly realize that this is a uniquely “livable” community. Distinctive, brick streets and tree lined neighborhoods; year-round outdoor recreation; proximity to beaches, lakes, springs, parks and trails; worldclass entertainment options; professional sports; cultural events; **CLOSETS FREE OF WINTER COATS, SCARVES AND GLOVES** all contribute to an environment that most never want to leave once they’ve called it home. In fact, companies of all types and sizes find that our **UNPARALLELED QUALITY OF LIFE ENHANCES EMPLOYEE RECRUITMENT AND RETENTION**.

(Source: Orlando Economic Partnership)



WHY ORLANDO

THE CITY BEAUTIFUL



CLIMATE Orlando’s tropical climate offers year-round outdoor activity and minimal workforce interruptions. The average annual temperature is 73.9° F. The season’s peak average temperatures occur in August at 92° F, and lows occur during February at 48° F.

#1

IN THE NATION
FOR **JOB GROWTH**
AMONG TOP 30
METROS 2015-2018
(U.S. Bureau of Labor Statistics)

500,000+

COLLEGE STUDENTS
WITHIN 100-MILE RADIUS
(Orlando Economic Partnership)

#2

MOST COMPETITIVE
U.S. LOCATION FOR
BUSINESS
(KPMG)

\$15B

IN **INFRASTRUCTURE**
IMPROVEMENTS
(Orlando Economic Partnership)

#2

MOST FUN CITY IN
AMERICA
(WalletHub 2019)



YEAR-ROUND LIFESTYLE

CHARMING RESIDENTIAL COMMUNITIES & WORLD-CLASS ENTERTAINMENT



RECREATION/ENTERTAINMENT

- #1 Family travel destination in the world
- 70+ million visitors annually
- 1,000+ fresh water lakes
- #1 Meetings and conventions destination
- 300+ Golf courses, including Arnold Palmer's Bay Hill
- More theme parks, resorts, and attractions than any place in the world (including Walt Disney World, Universal Orlando Resort, and Seaworld Orlando)



SPORTS

- Orlando Magic (NBA)
- Orlando Solar Bears (ECHL)
- Orlando City Soccer Club (MLS)
- Camping World Bowl
- Buffalo Wild Wings Citrus Bowl
- AutoNation Cure Bowl
- NFL Pro Bowl
- Alliance Orlando Football
- Florida Classic
- UCF Knights (NCAA-1)
- College Football Kickoff Games



ARTS & CULTURE

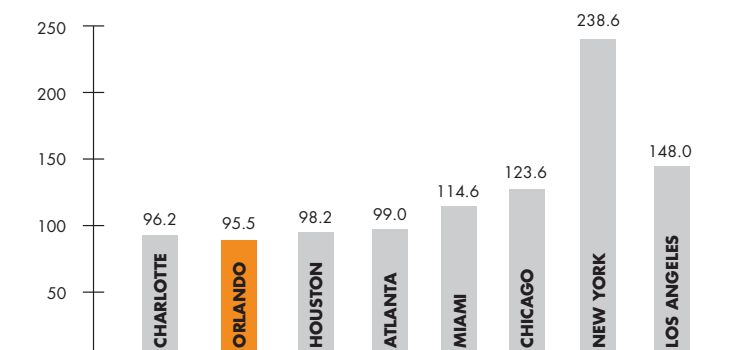
- Dr. Phillips Center for the Performing Arts
- Orlando Philharmonic Orchestra
- Orlando Symphony Orchestra
- Orlando Science Center
- Orlando Ballet
- Orlando Museum of Art
- Morse Museum
- Florida Film Festival



HOUSING Executive housing choices are abundant: from urban historic neighborhoods with winding brick roads, to suburban homes with big backyards, to high-rise condos with bars and restaurants next door, to world renowned golf course communities with famous neighbors.



COST OF LIVING INDEX





CNLCENTER

CNL CITY COMMONS CAMPUS

FOR MORE INFORMATION:

ALEX ROSARIO | 407.540.7713

alex.rosario@foundrycommercial.com

FOUNDRY
COMMERCIAL

420 S. Orange Ave, Suite 400
Orlando, FL 32801
foundrycommercial.com