

Prime  
Downtown  
Location



ONE ORLANDO  
CENTRE

800 NORTH MAGNOLIA AVENUE

365,000 ±RSF CLASS A OFFICE TOWER



CLICK FOR VIDEO



CBRE

# Property Features



Prime Location with exquisite views of Downtown Orlando -  
Included in HqO's 2024 Best Spaces to Work Certified List



Superior Access to I-4 and Bus Line



Abundant covered parking at 4 per 1,000 sf plus a visitor surface parking lot for easy access



Second Floor Quick Service Restaurant – Nature's Table



Recently completed state of the art fitness center

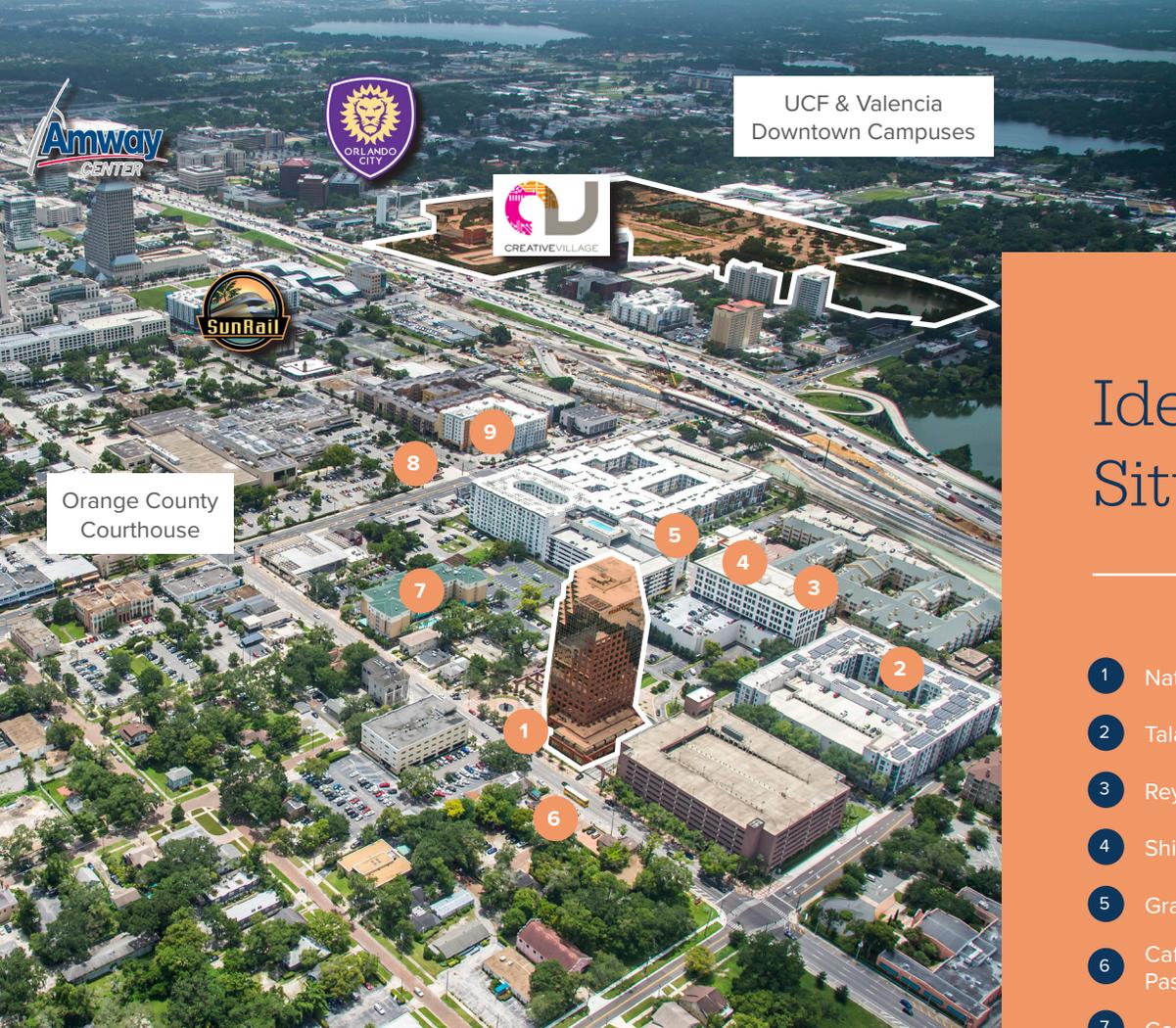


Newly renovated tenant multi-use conference and training centers



Nearby amenities including retail, restaurants and hotels





UCF & Valencia  
Downtown Campuses



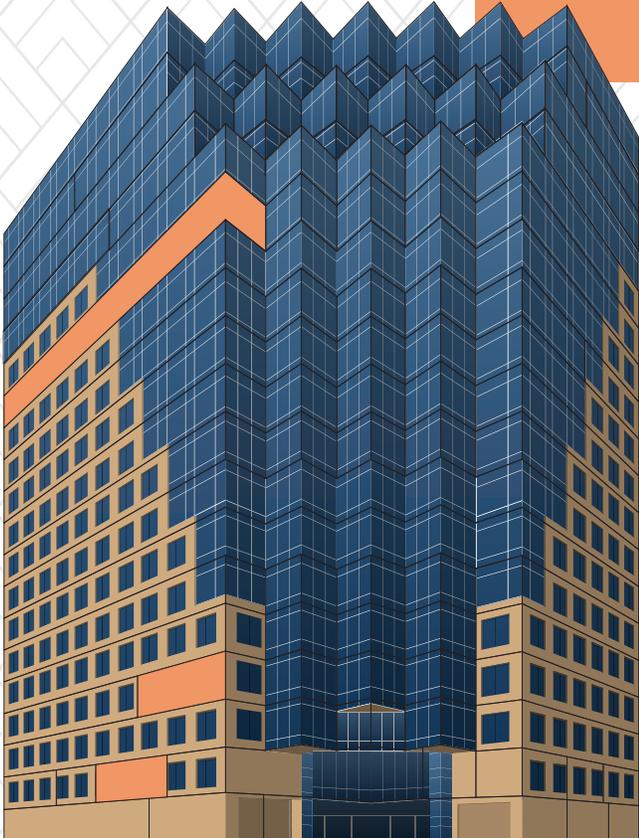
Orange County  
Courthouse

# Ideally Situated.

- 1 Nature's Table
- 2 Talay Thai
- 3 Reyes Mezcaleria
- 4 Shin Japanese Cuisine
- 5 Gravity Taproom
- 6 Café Trastevere Italian & The Pastrami Project
- 7 Courtyard by Marriott
- 8 New York Deli Subs
- 9 Residence Inn by Marriott

## Availability

SUITE	AVAILABLE SF
1400	7,178 RSF
420	1,702 RSF
210	1,935 RSF





**ONE ORLANDO**  
CENTRE

800 NORTH MAGNOLIA AVENUE

FOR ADDITIONAL INFORMATION

**JAY DIXON**

+1 407 404 5062  
jay.dixon@cbre.com

**COLIN MORRISON**

+1 407 404 5104  
colin.morrison1@cbre.com

CBRE, Inc. Licensed Real Estate Broker

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



**CBRE**