



FOUNDRY  
COMMERCIAL

ORLANDO, FL

## GATEWAY CENTER

1000 LEGION PLACE

±1,857 - 21,834 RSF AVAILABLE FOR LEASE





## CLASS-A DEVELOPMENT

Gateway Center has the best in/out access in all of Orlando's Central Business District and excellent visibility on I-4. In addition, Gateway Center has won the 2018 - 2019 TOBY Outstanding Building of the Year Award and the TOBY 360 Award.

## PROPERTY FEATURES

- Elegant lobby with granite finishes
- Panoramic lake views (surrounded by 4 lakes)
- Garage parking with a ratio of 3.5/1,000 RSF
- Free fitness center and locker rooms
- On-site deli
- On-site security officer
- Adjacent Double Tree Hotel
- Storage space available
- On-site property management

SUITE	RSF
700	4,370
725	1,857
11 <sup>th</sup> Floor	21,834
1230	2,768
15 <sup>th</sup> Floor	3,108

11<sup>th</sup> and 15<sup>th</sup> floors can be combined up to 33,450 RSF

An investment by **FCA**  
PARTNERS

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COMMERCIAL

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A photograph of a modern locker room. On the left, there are several grey lockers with silver handles. In the center, there is a white vanity with two sinks and a large mirror above it. The floor is made of light-colored wood-look planks. A yellow patterned bag is on the floor in the foreground.

## RENOVATED LOCKER ROOMS

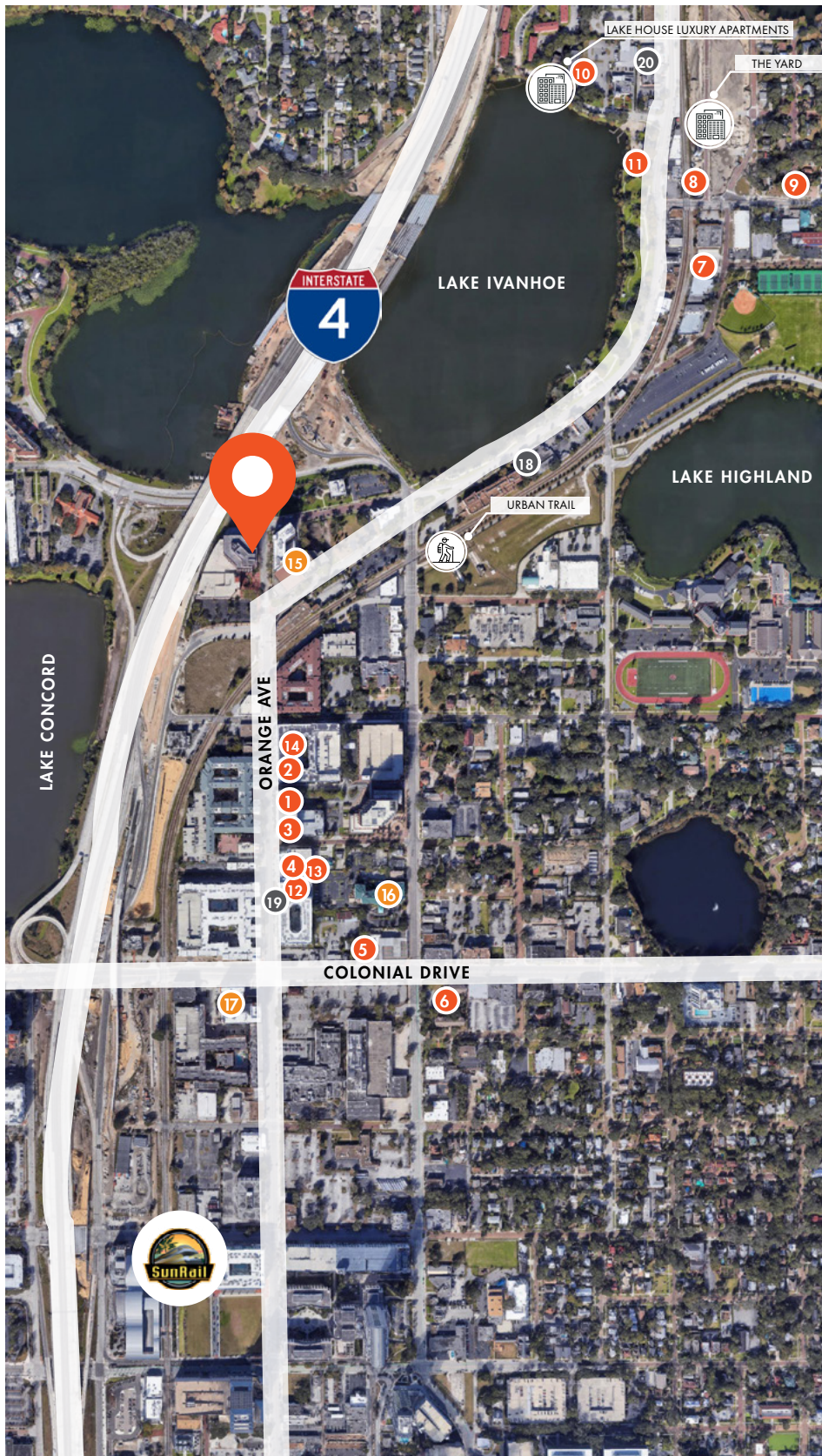
A photograph of a well-equipped fitness center. In the foreground, there are several treadmills. In the background, there are various exercise machines, including a stationary bike and a rowing machine. The room has a grey carpet and a drop ceiling with fluorescent lights.

## ON-SITE FITNESS CENTER

A photograph of a modern common area hallway. The walls are a light grey color, and the floor is made of light-colored wood-look planks. There are several dark grey doors along the hallway, some with small signs. A large wooden double door is at the end of the hallway. The ceiling has recessed lighting.

## COMMON AREA RENOVATIONS





## LOCATION

Gateway Center is a premium 17-story office building with I-4 visibility located at the intersection of Ivanhoe Boulevard and I-4 in Downtown Orlando.

## RESTAURANTS

- 1 Reyes Mezcaleria
- 2 Talay
- 3 Shin Japanese Cuisine
- 4 Gravity Taproom
- 5 The Tavern Bar & Tacos
- 6 Maki Hibachi
- 7 Ivanhoe Park Brewing Company
- 8 Gnarly Barley
- 9 Hideaway Bar
- 10 The Pinery
- 11 Russell's on Lake Ivanhoe
- 12 Sparrow Wine Bar
- 13 Natsu Omakase
- 14 Beignets & Brew

## HOTELS

- 15 DoubleTree by Hilton
- 16 Courtyard by Marriott
- 17 Residence Inn by Marriott Orlando

## RETAIL

- 18 Oxford Eyes
- 19 F45 Downtown Orlando
- 20 Dora Mae

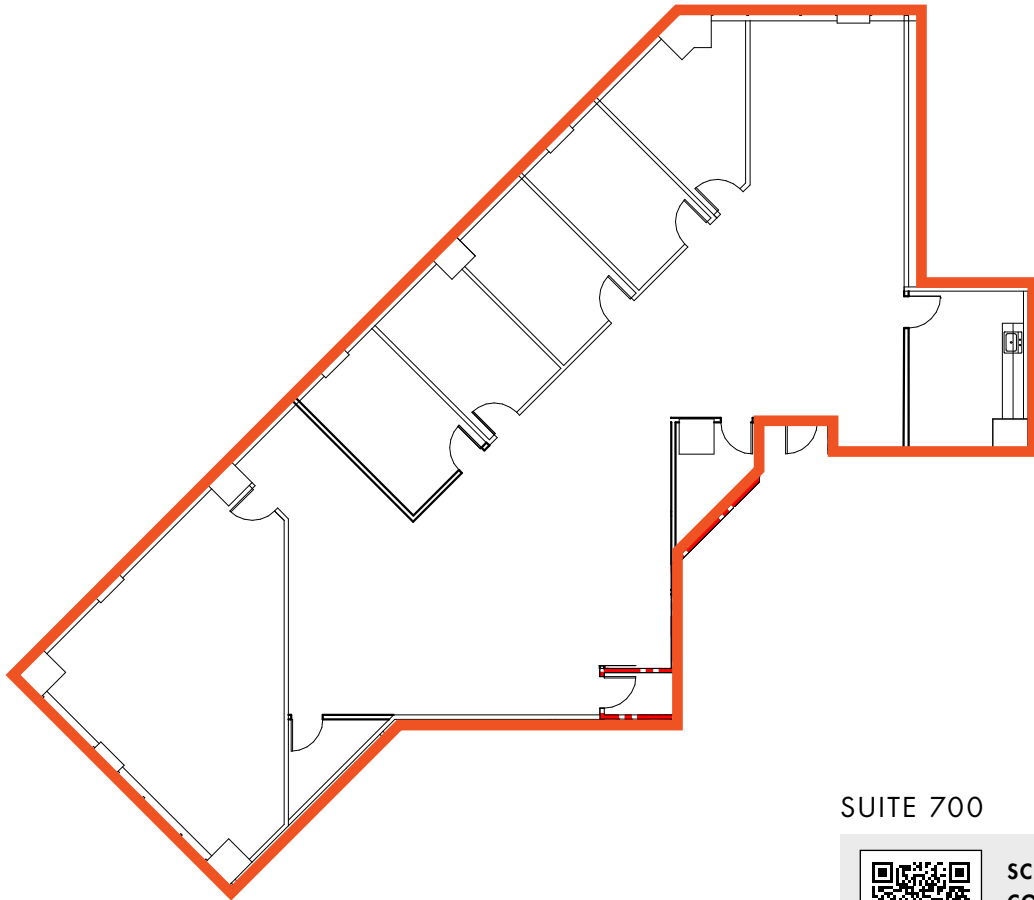


## 7<sup>TH</sup> FLOOR

SUITE 700

4,370 SF AVAILABLE

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SUITE 700



SCAN OR CLICK THE QR  
CODE TO VIEW VIRTUAL  
WALKTHROUGH

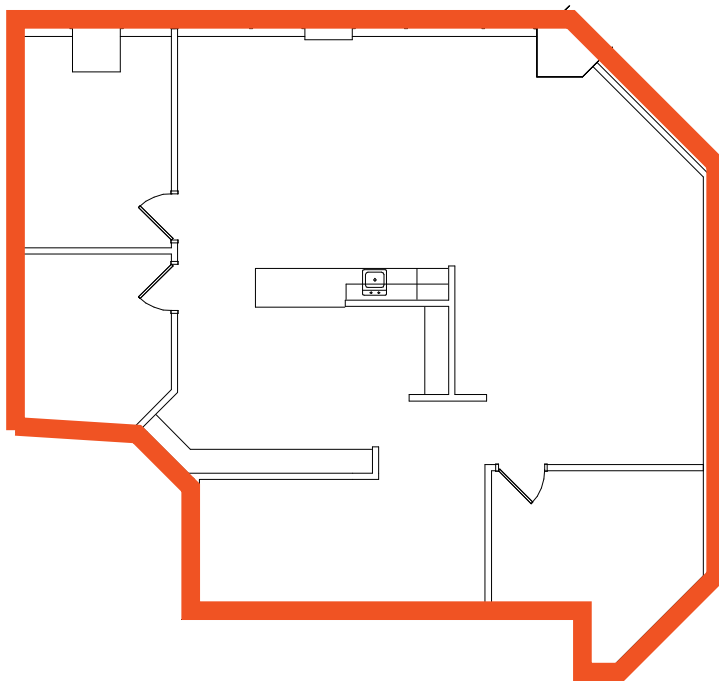


## 7<sup>TH</sup> FLOOR

SUITE 725

1,857 SF AVAILABLE

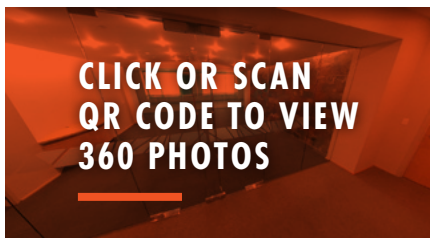
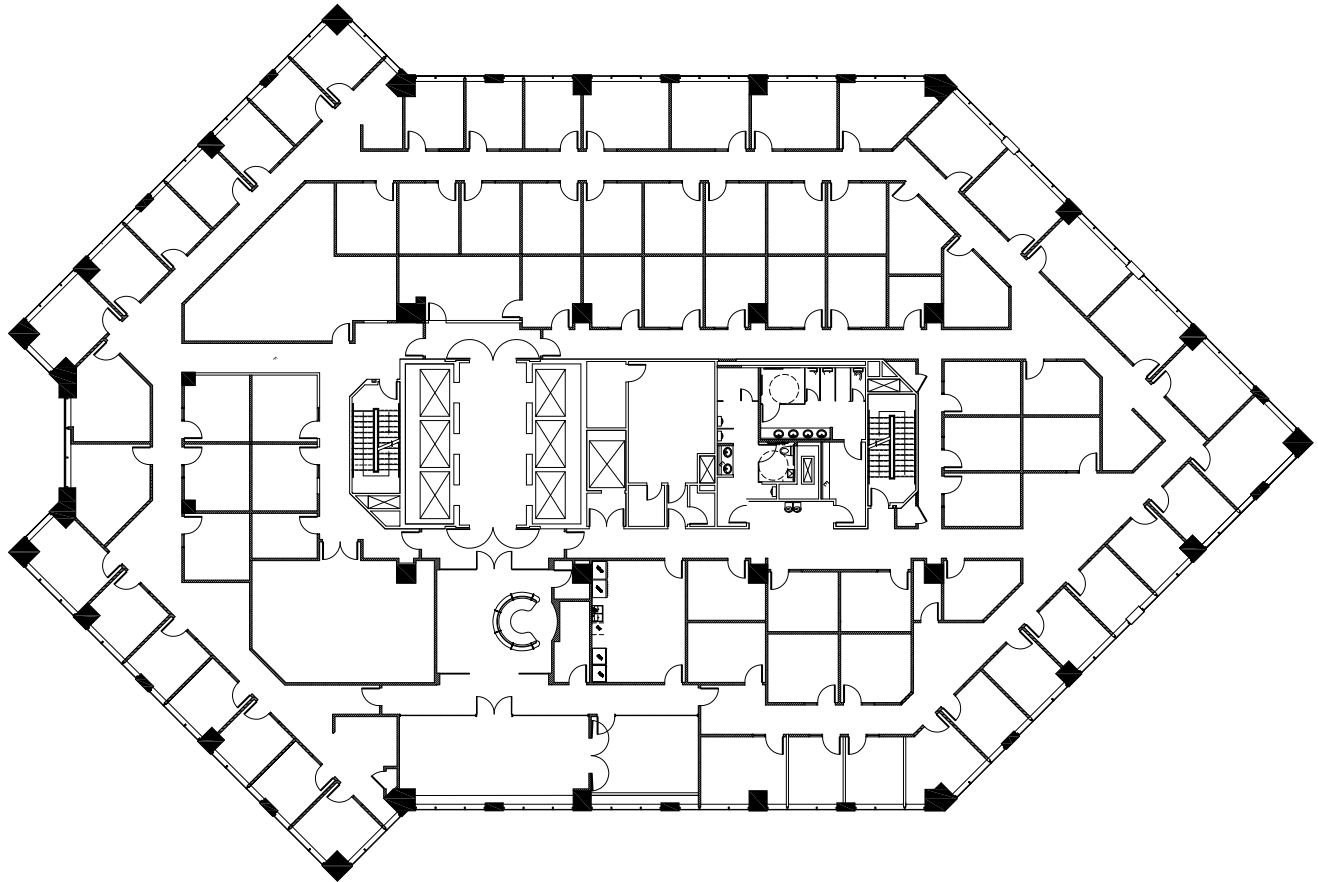
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## 11<sup>TH</sup> FLOOR

21,834 SF AVAILABLE



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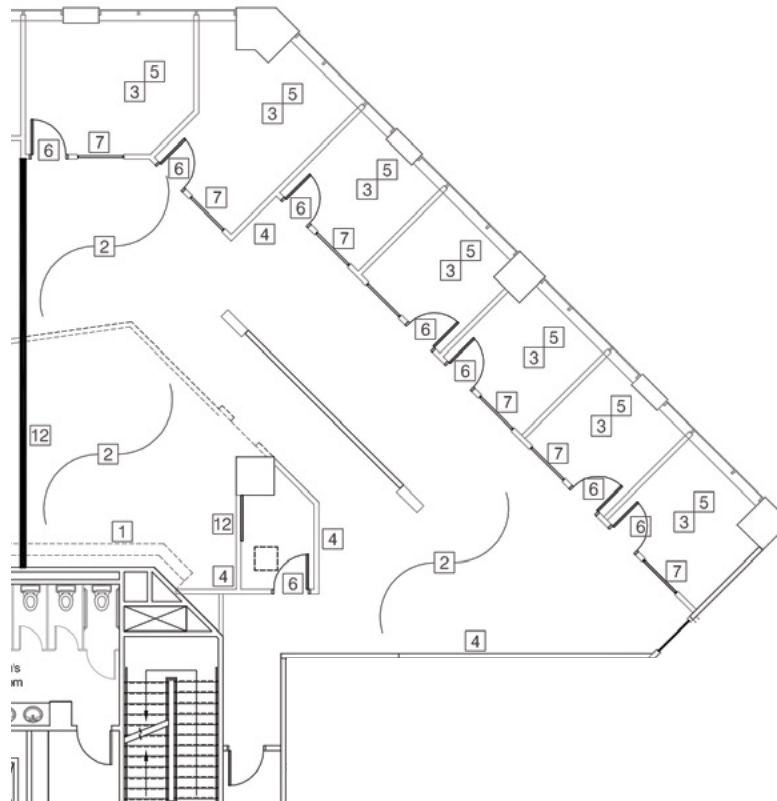


## 12<sup>TH</sup> FLOOR

SUITE 1230

2,768 SF AVAILABLE

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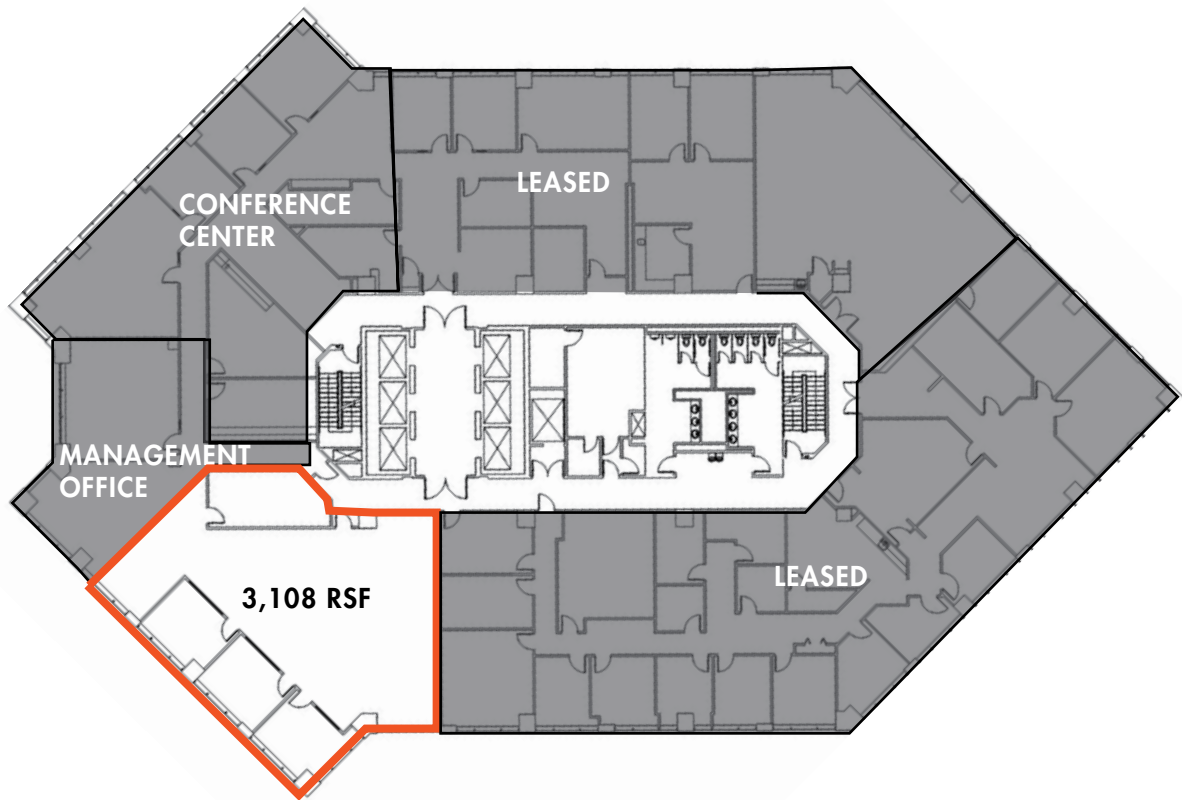
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## 15<sup>TH</sup> FLOOR

3,108 RSF AVAILABLE

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