



Property Highlights

- 21-story office building totaling 245,201± SF
- Elegant main lobby with high-end finishes
- Outstanding views on every floor
- New common conference center with WiFi
- Nature's Table Cafe with indoor seating
- Ground Floor Fitness Center
- 24/7 Security
- 3 / 1,000 Parking Ratio

New Feature: Frequent Professional Disinfection Service to Common Areas

Location

- Centrally-located in the heart of downtown Orlando at the corner of N. Orange Avenue and E. Washington Street
- The Lynx Central and Church Street **SunRail Stations** are located within walking distance
- Walkable to downtown restaurants and entertainment venues

Owned By:



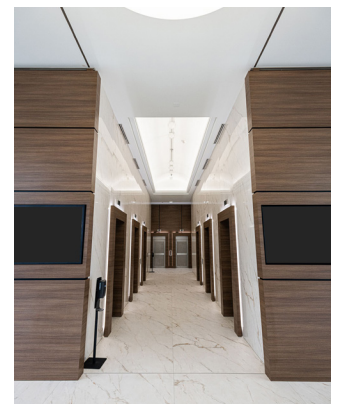
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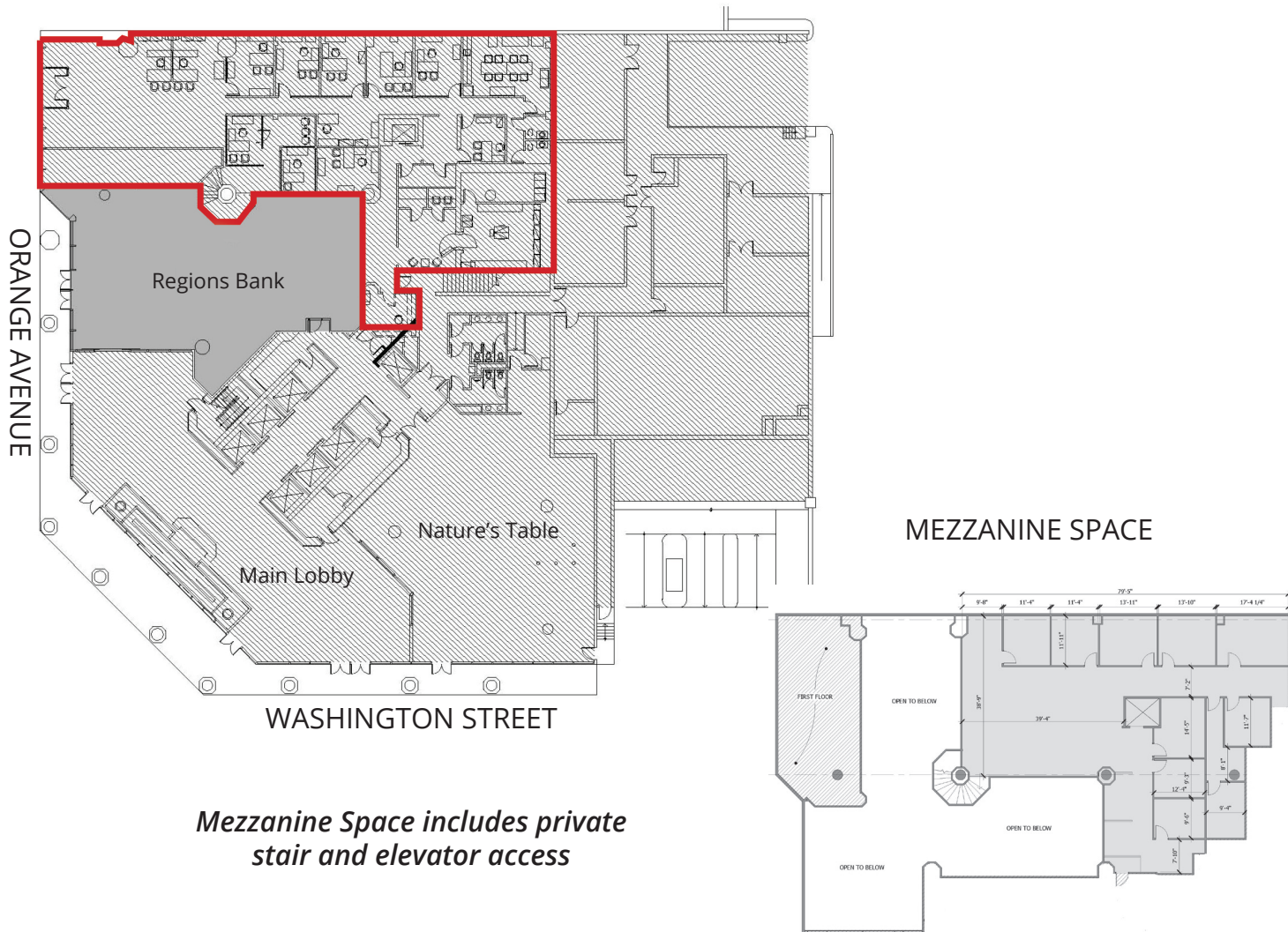


Walkable Amenities

1. Kia Center
2. Orlando City Hall
3. Citrus Club / Dunkin
4. Latin Square
5. Kres Chophouse / Artisan's Table / Bao Buns / SunRail Station
6. Cobb Plaza Cinema Cafe' 12 / Bento / Corono Cigar Company
7. Taco Bell Cantina
8. Tropical Smoothie, Planet Pizza, Tin & Taco
9. Nature's Table Cafe' / Gringos Locos / Loading Zone Philly Steaks
10. Foxtail Coffee
11. Orange County Courthouse
12. Lynx Central and SunRail Station
13. Lake Eola



Unique Two-Story Retail / Office Space
Suite 100 - 10,279± rsf
(Includes Second Floor Mezzanine Space)



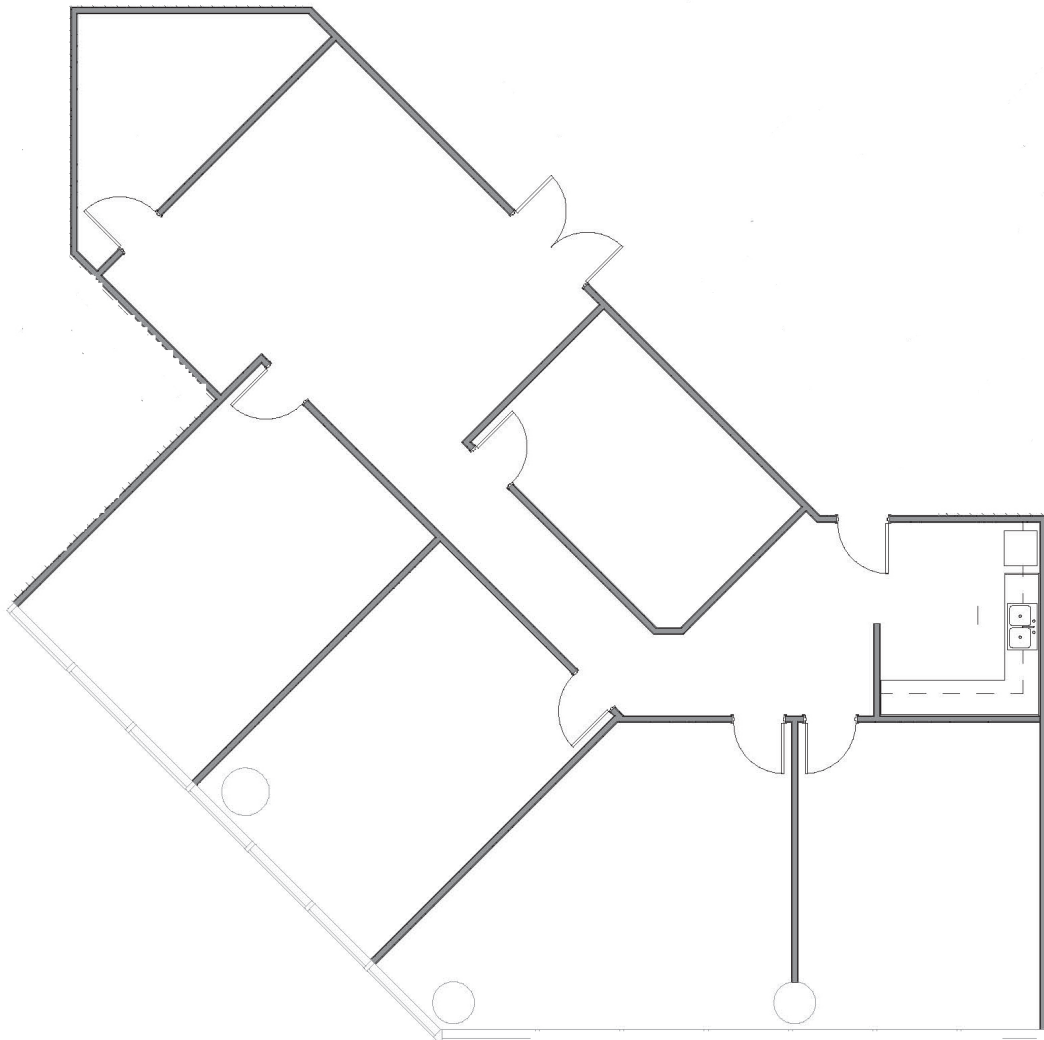
*Mezzanine Space includes private
stair and elevator access*

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135 W. Central Boulevard
Suite 700
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Suite 715 - 2,799± rsf

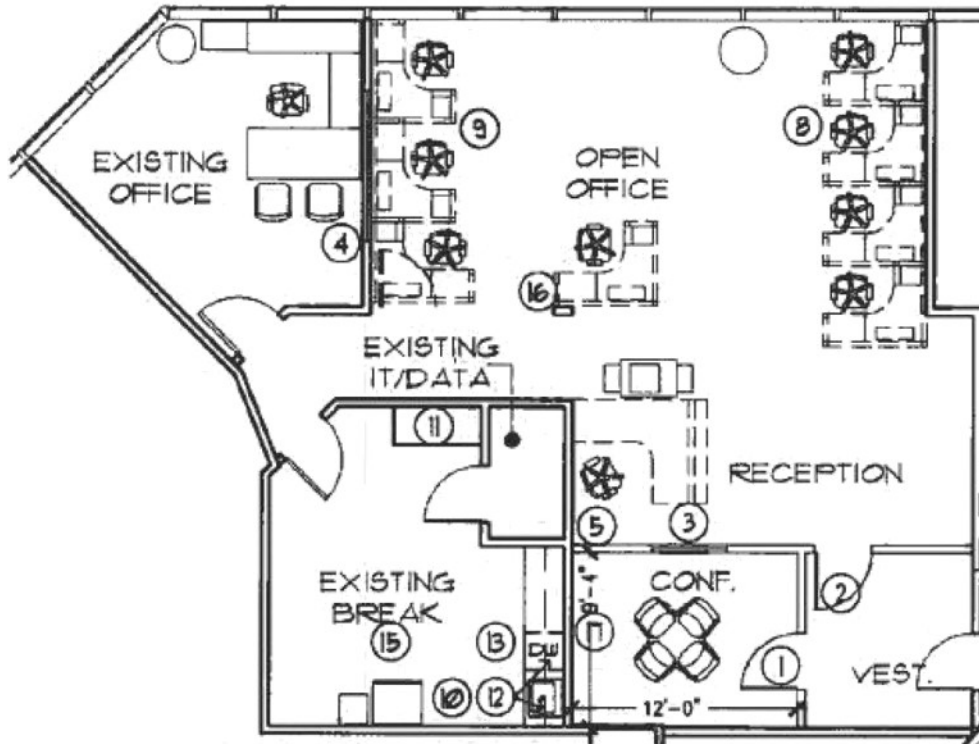


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Suite 1175 - 1,872± rsf

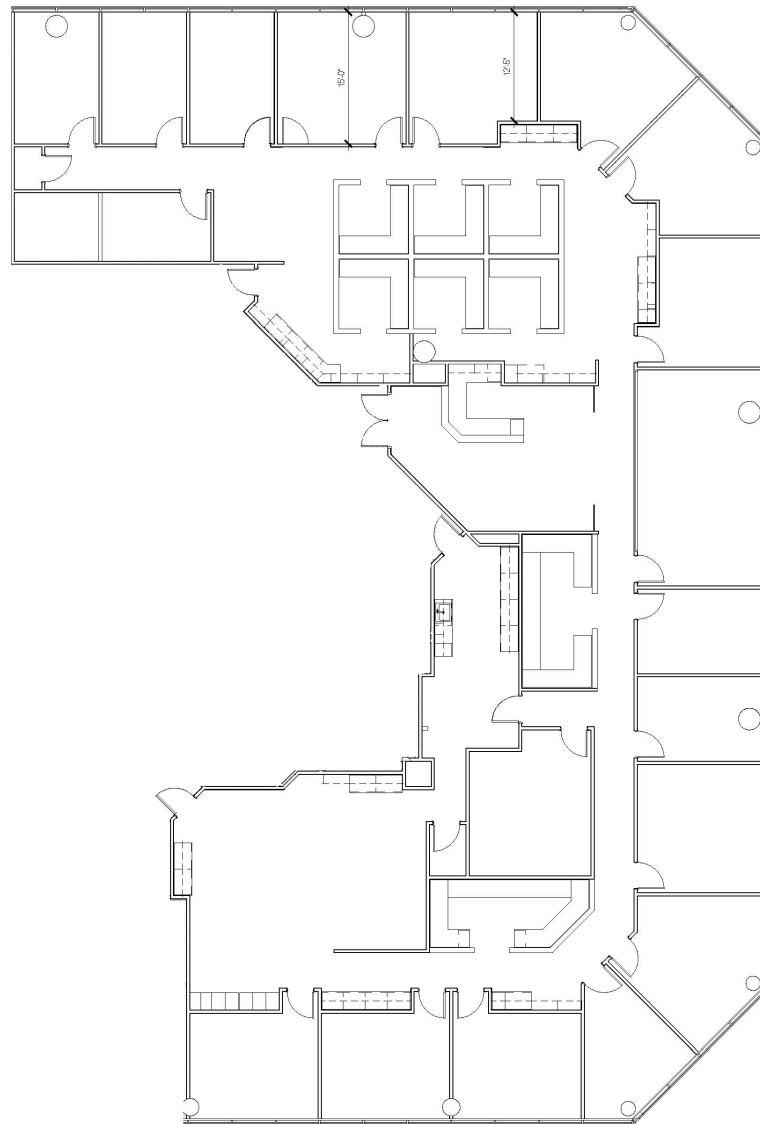


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**Suite 1400 - 8,728± rsf
Available 06/01/25**

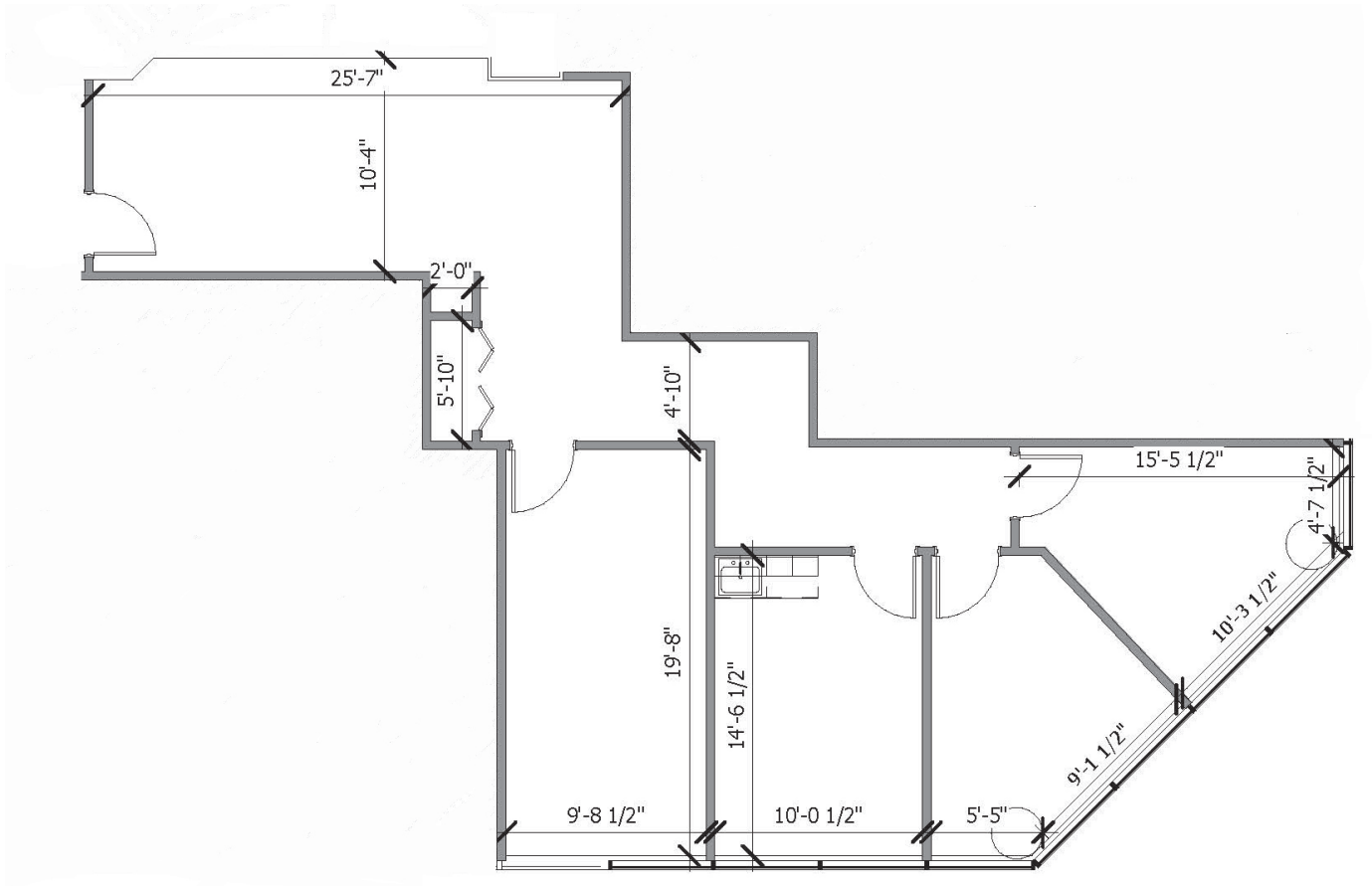


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Suite 1440 - 1,320± rsf

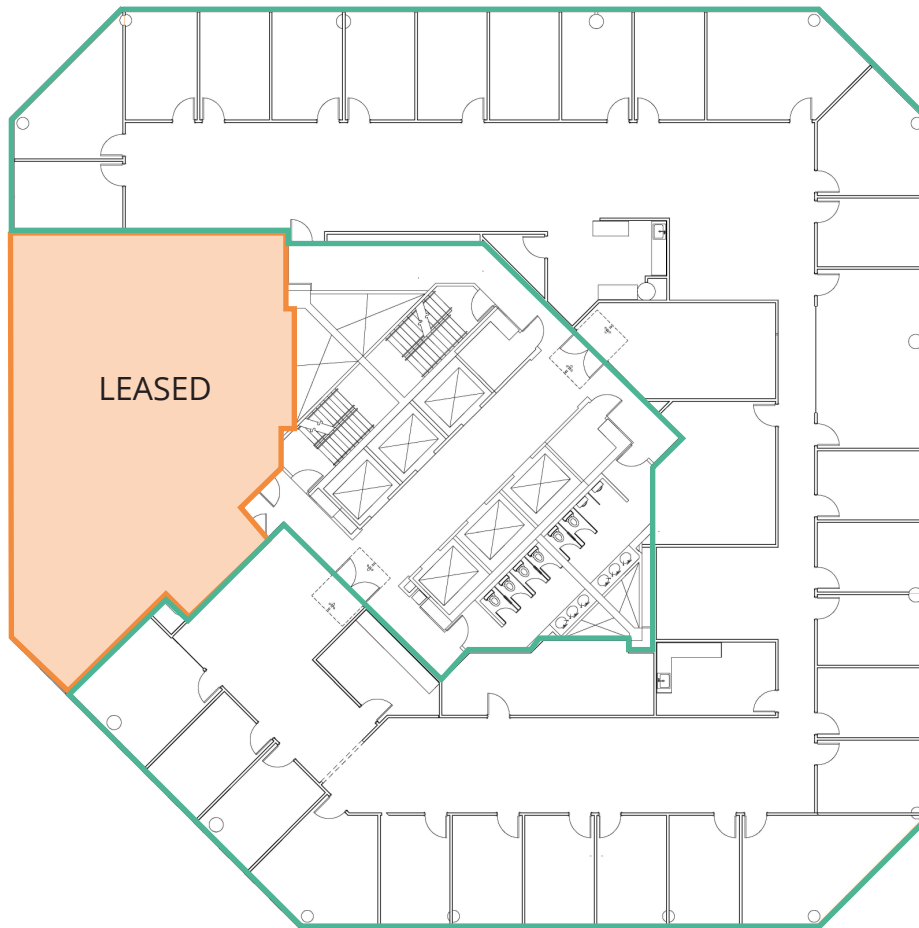


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Suite 1525 - 12,400± rsf

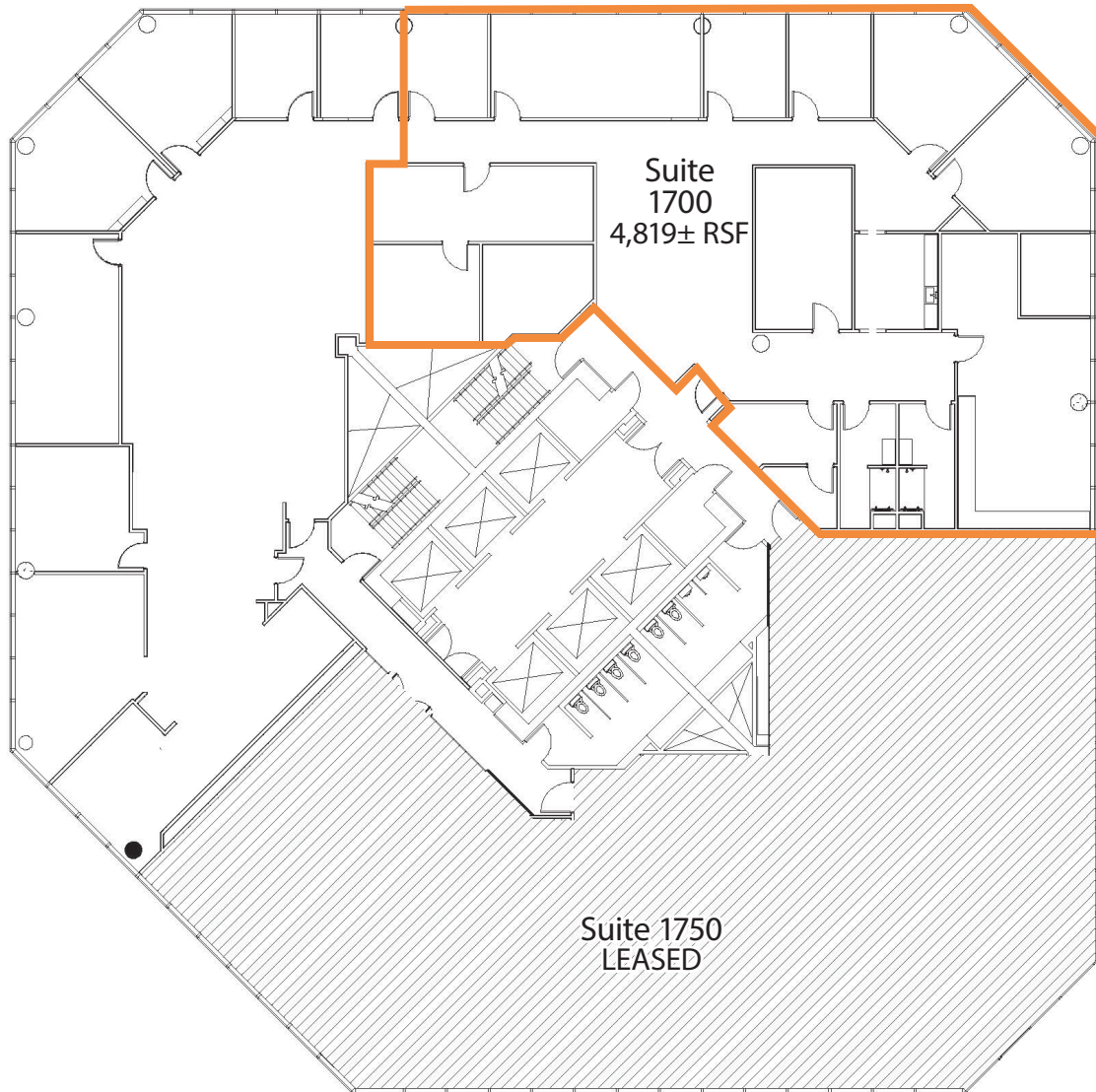


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Suite 1700 - 4,819± rsf

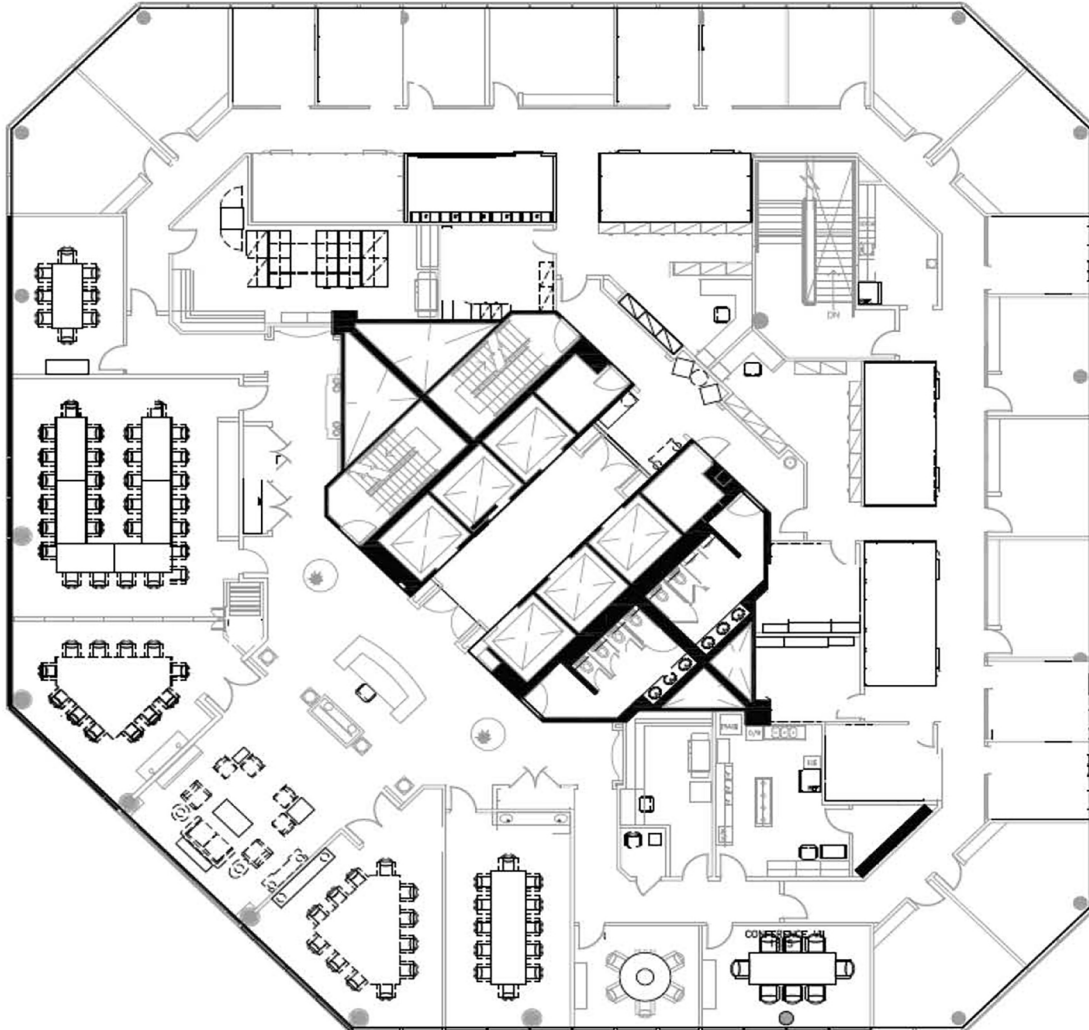


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Suite 1800 - 15,085± rsf

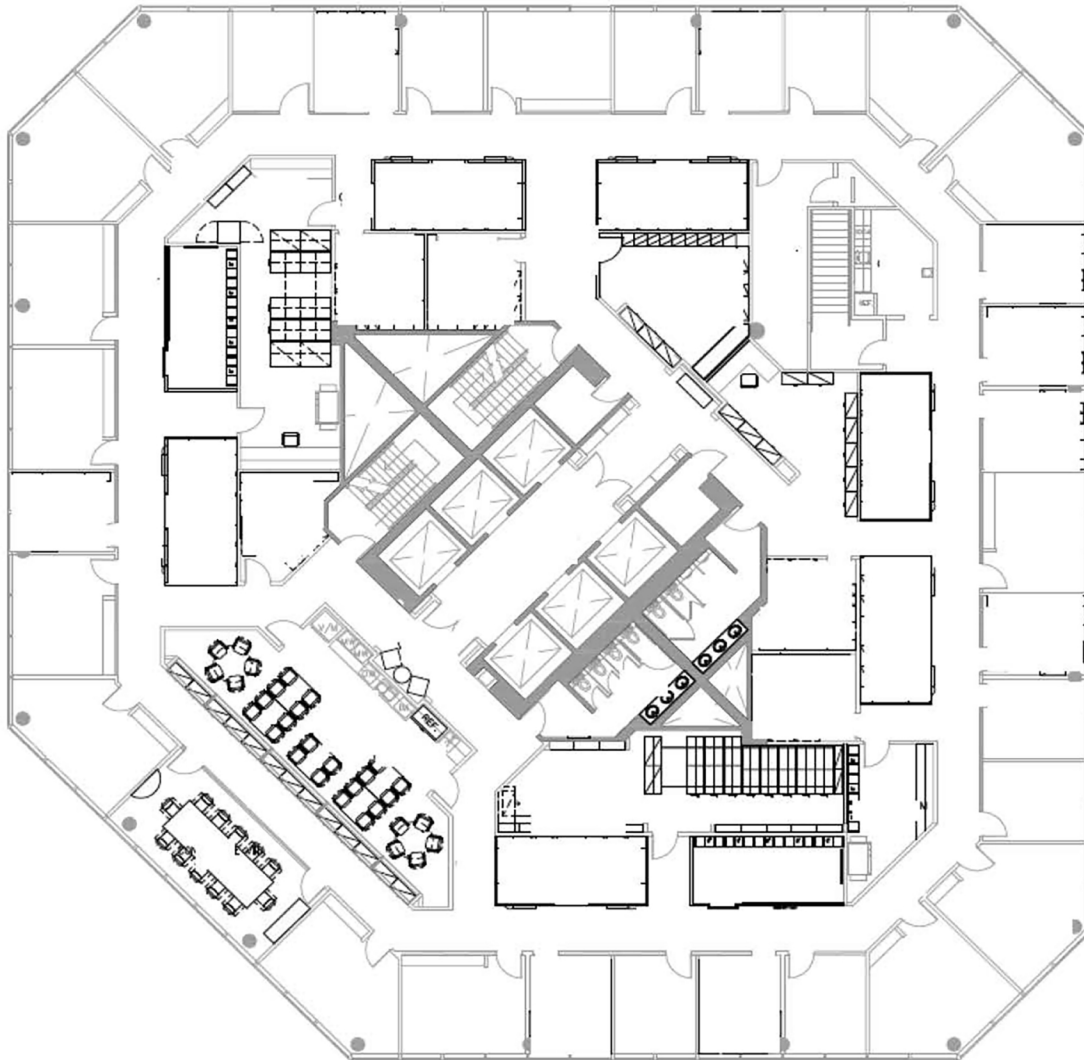


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