

Prime  
Downtown  
Location



ONE ORLANDO  
CENTRE

800 NORTH MAGNOLIA AVENUE

365,000 ±RSF CLASS A OFFICE TOWER



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# 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



Energy Star Certified





UCF & Valencia  
Downtown Campuses



Orange County  
Courthouse

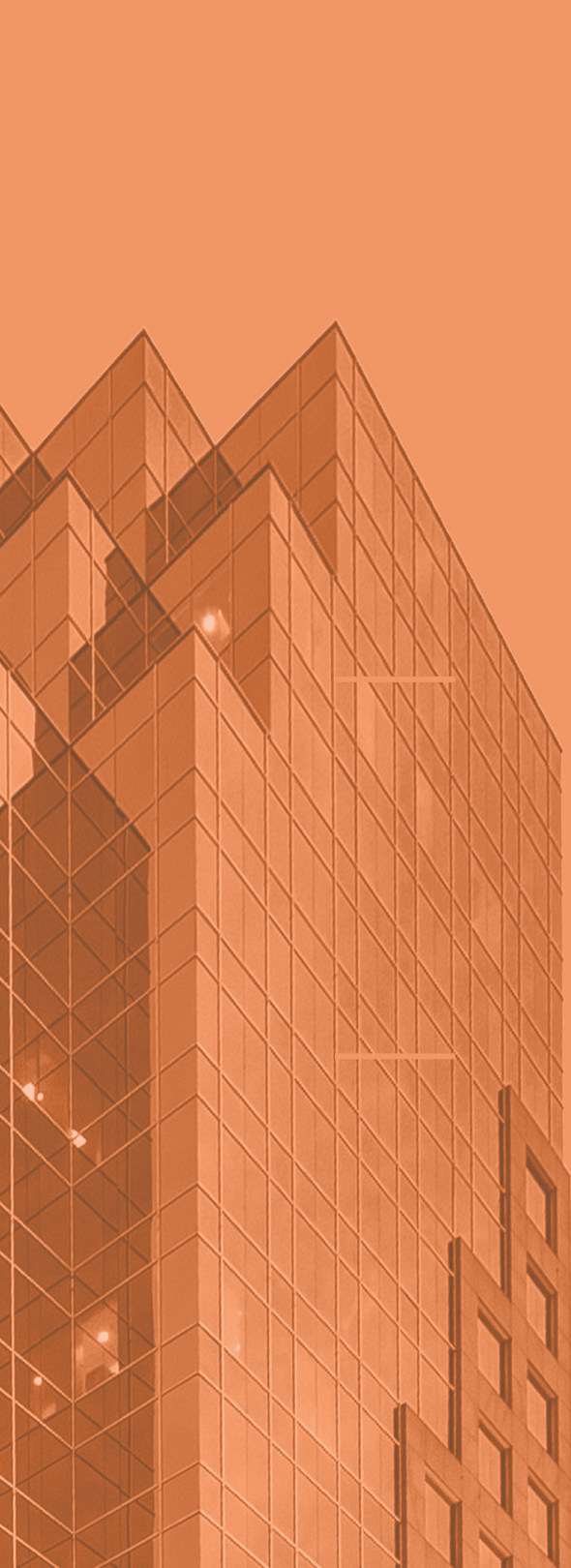
# Ideally Situated.

- 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
201	2,436 RSF (Available 12/1/26)
210	1,935 RSF





# ONE ORLANDO CENTRE

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## FOR ADDITIONAL INFORMATION

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