



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:



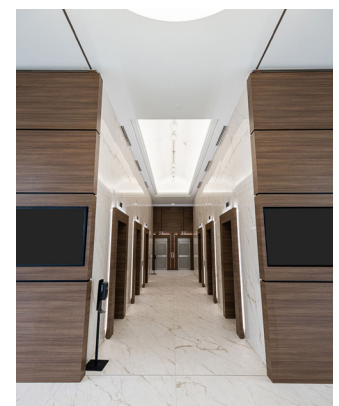
Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

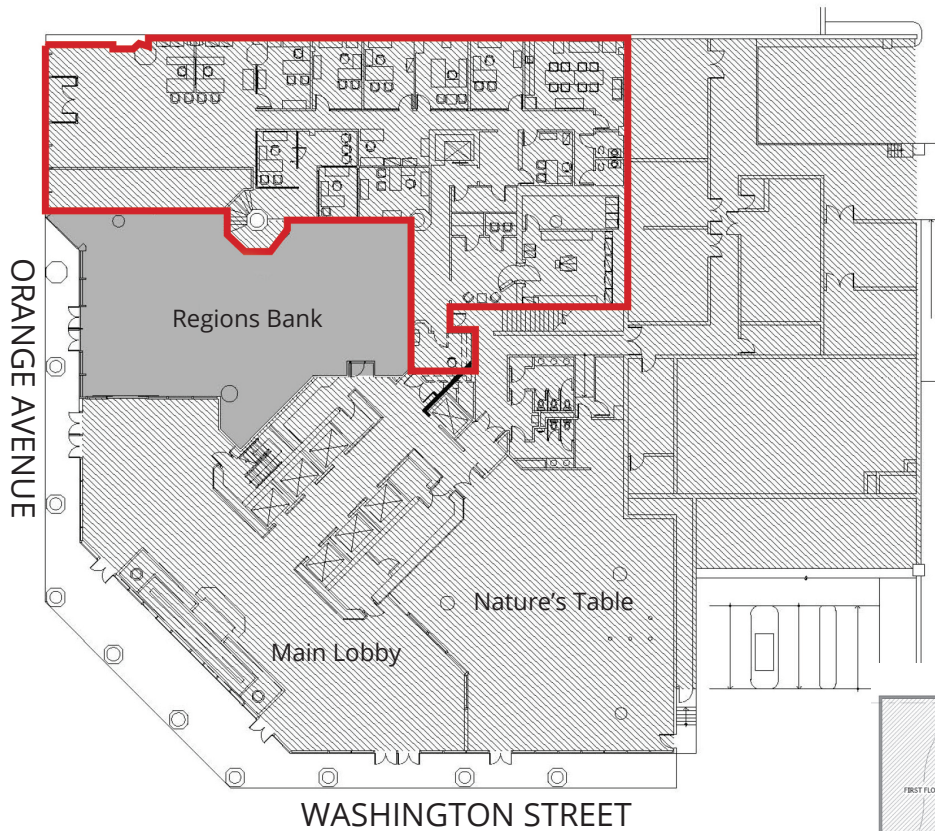


Walkable Amenities

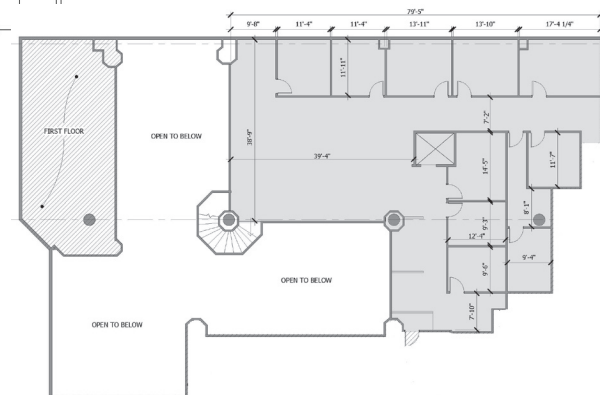
1. Kia Center
2. Orlando City Hall
3. Citrus Club / Dunkin
4. Latin Square
5. Kres Chophouse / Artisan's Table / Bao Buns / SunRail Station
6. Cobb Plaza Cinema Cafe' 12 / Bento / Corono Cigar Company
7. Taco Bell Cantina
8. Tropical Smoothie, Planet Pizza, Tin & Taco
9. Nature's Table Cafe' / Gringos 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



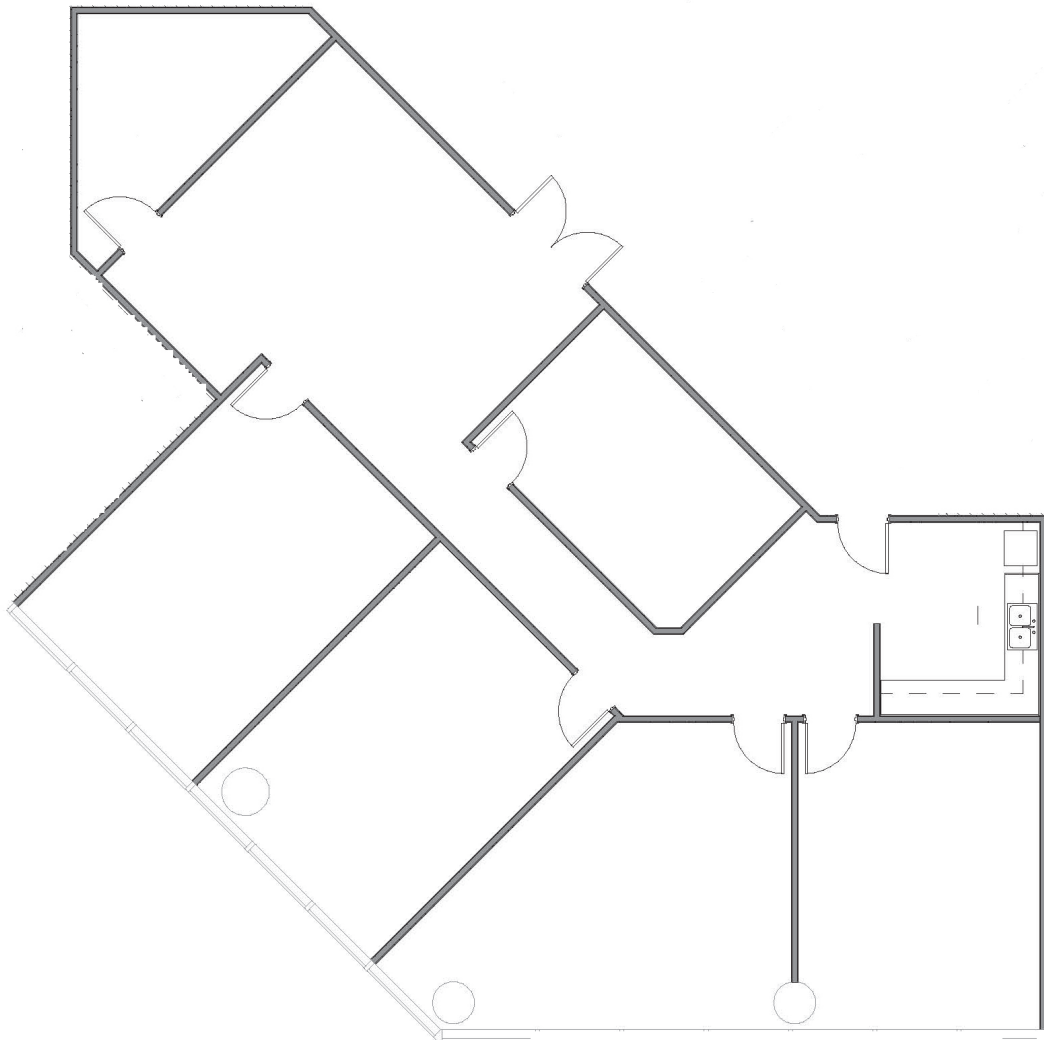
*Mezzanine Space includes private
stair and elevator access*

Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

Suite 715 - 2,799± rsf

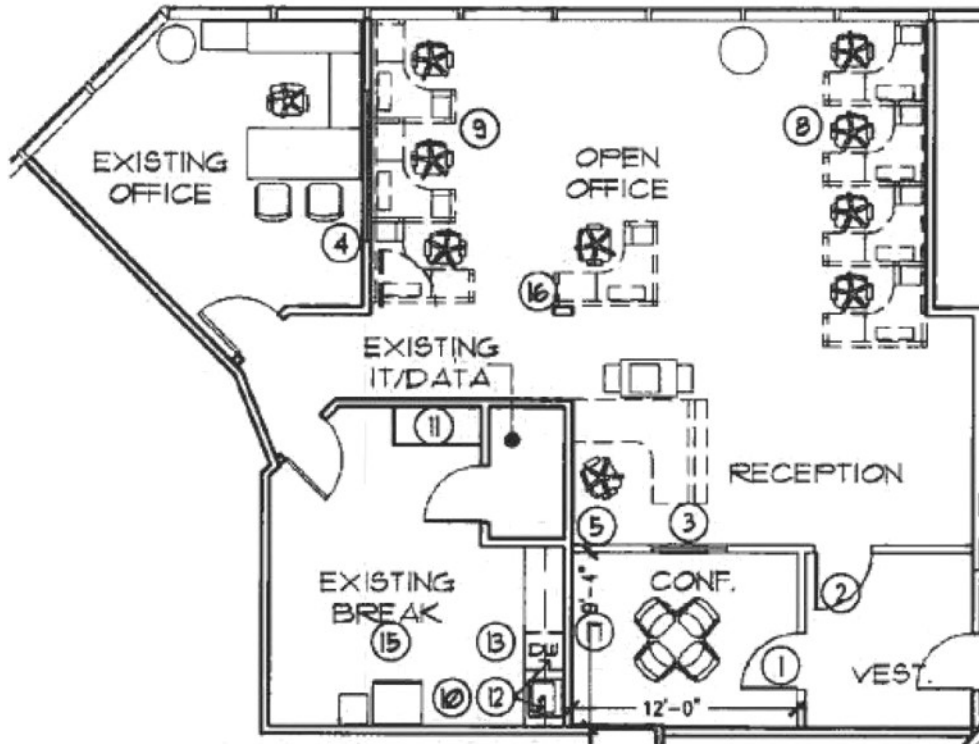


Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

Suite 1175 - 1,872± rsf

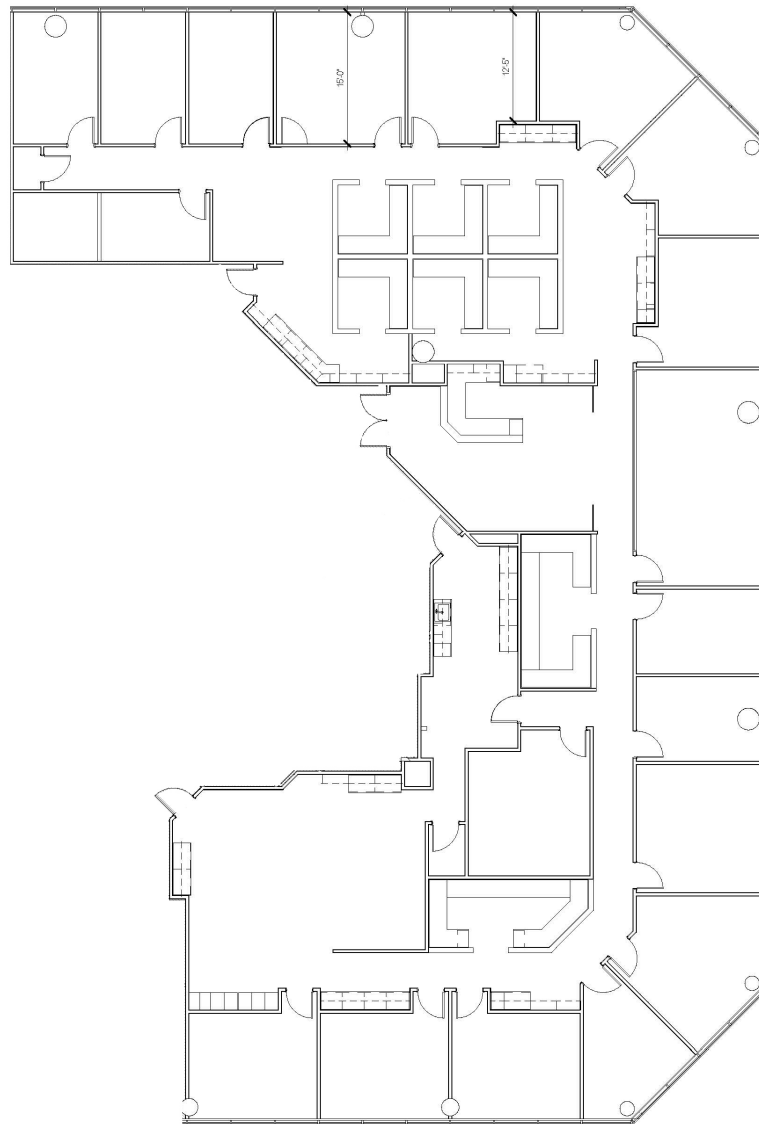


Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

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

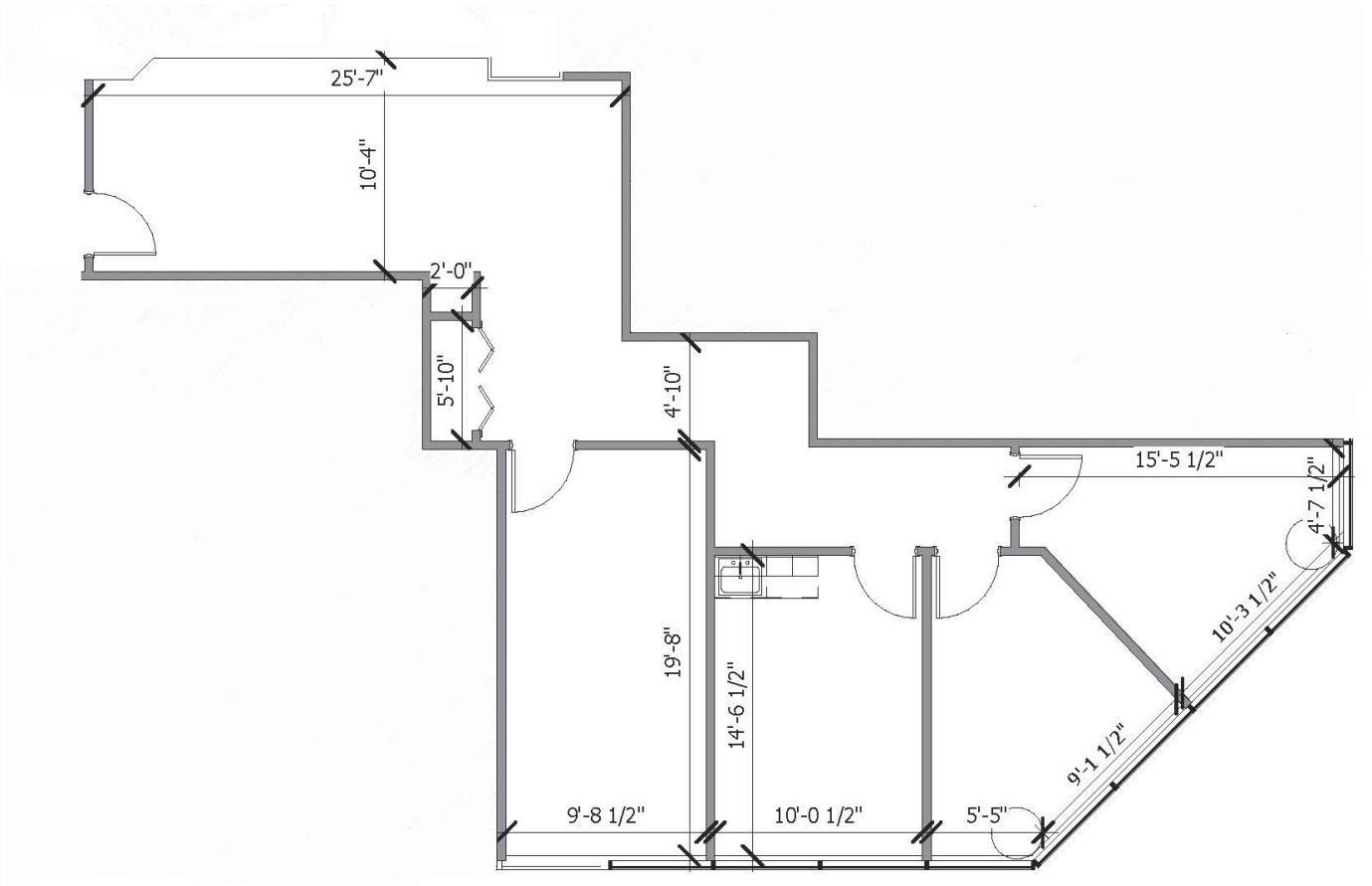


Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

Suite 1440 - 1,320± rsf

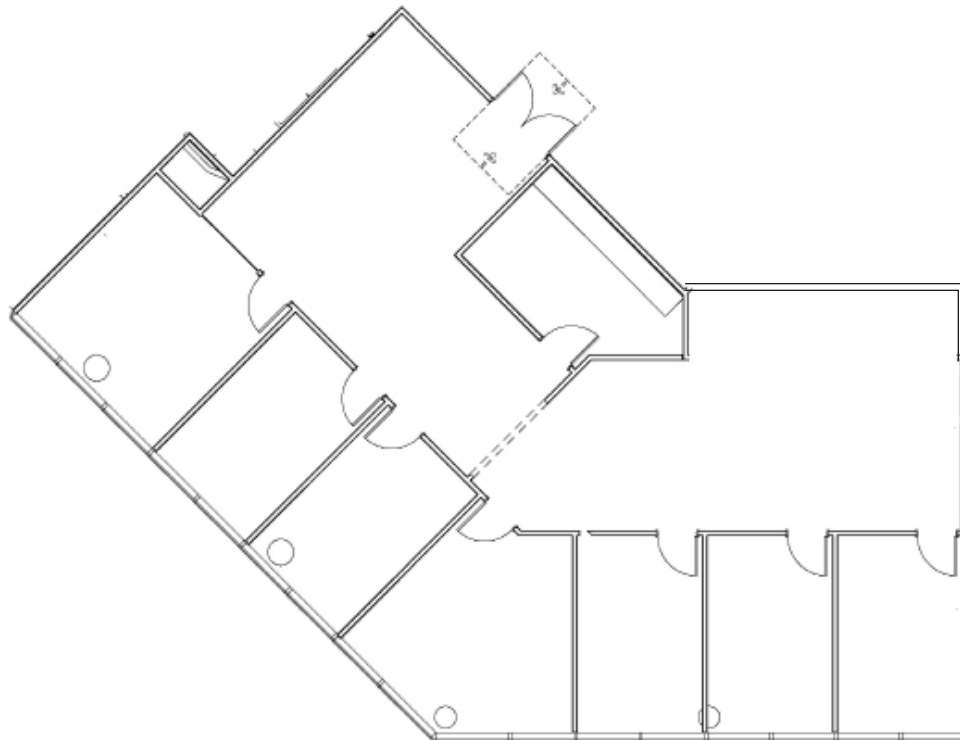


Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

Suite 1550 - 3,053± rsf

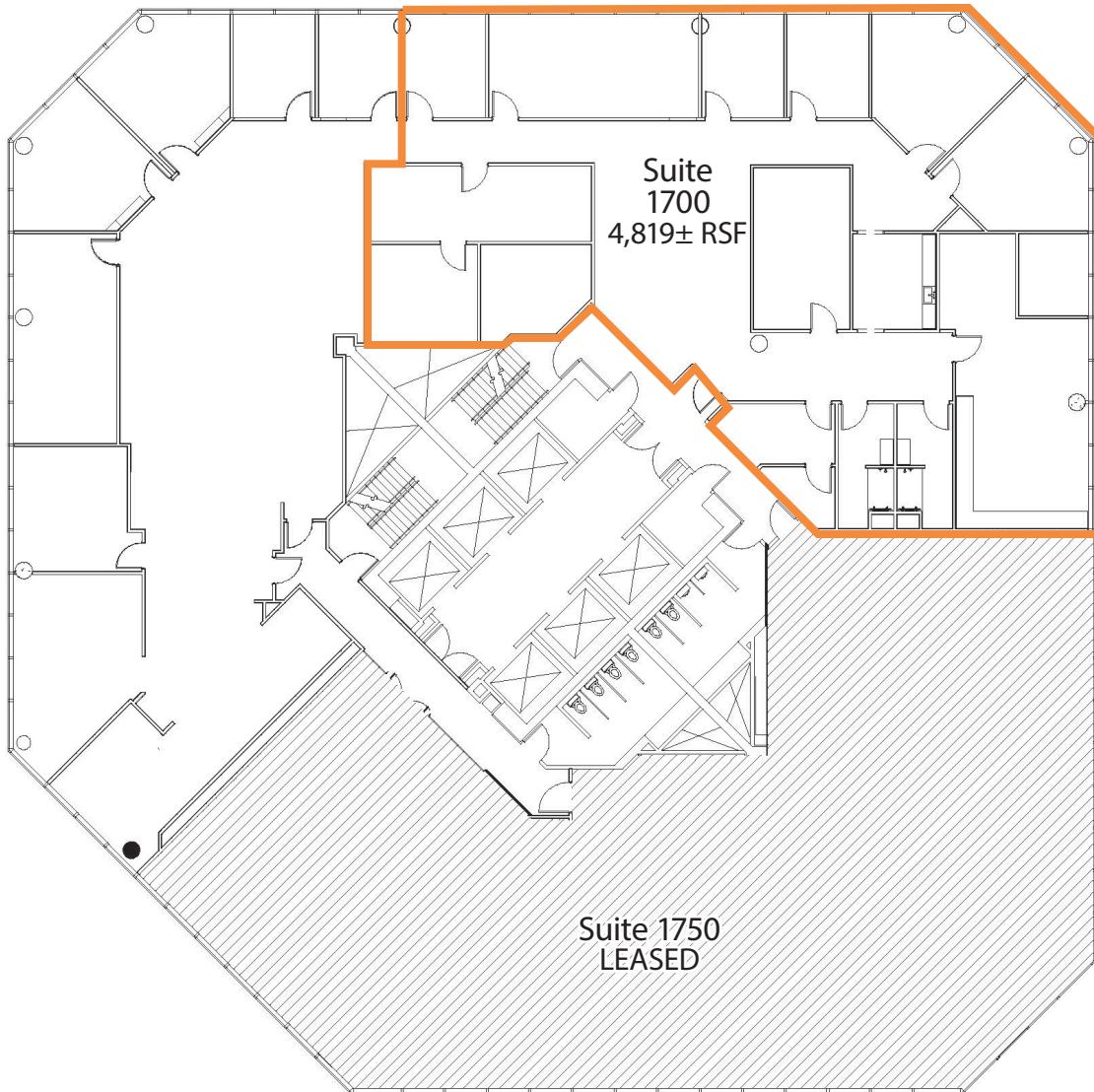


Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

Suite 1700 - 4,819± rsf

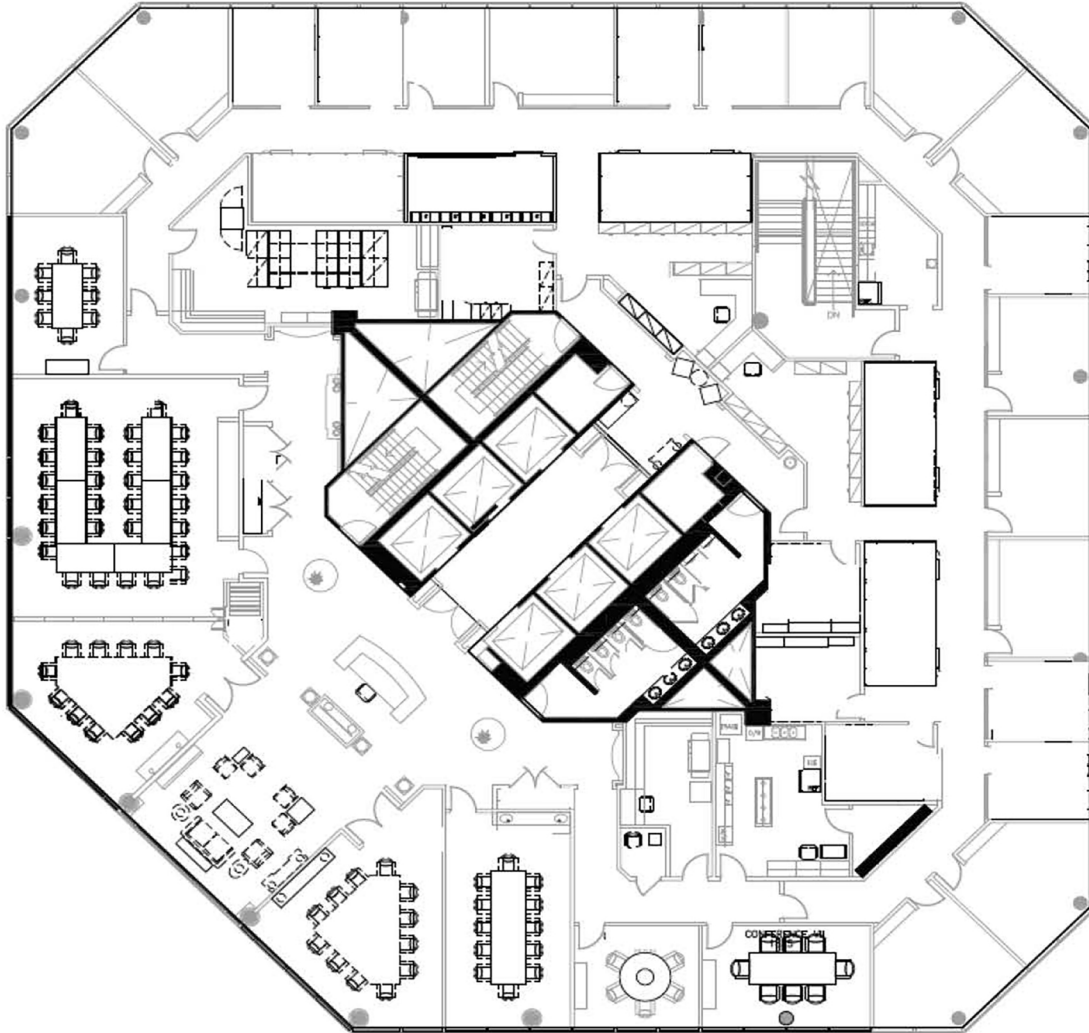


Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

Suite 1800 - 15,085± rsf

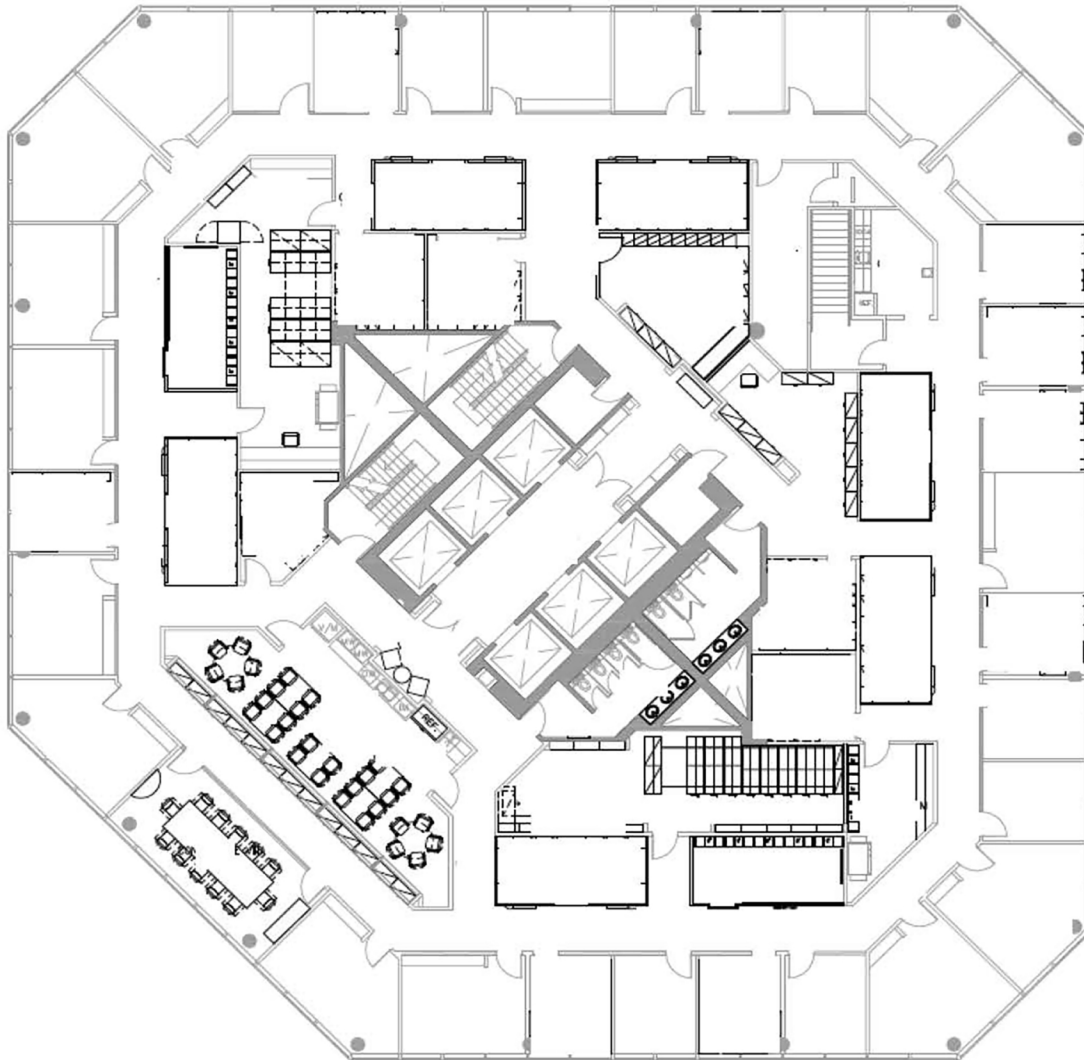


Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801

Suite 1900 - 15,085± rsf



Greg Morrison, Principal
D 407 440 6640
C 407 257 8320
greg.morrison@avisonyoung.com

Patrick Morrison, Vice President
D 407 440 6649
C 321 388 4353
patrick.morrison@avisonyoung.com

135 W. Central Boulevard
Suite 700
Orlando, FL 32801