



## 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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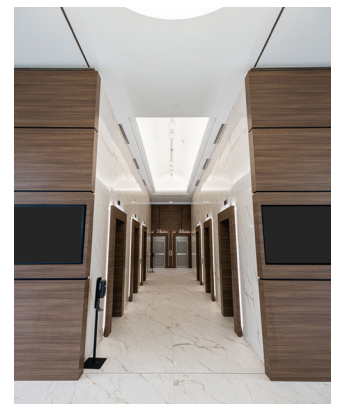
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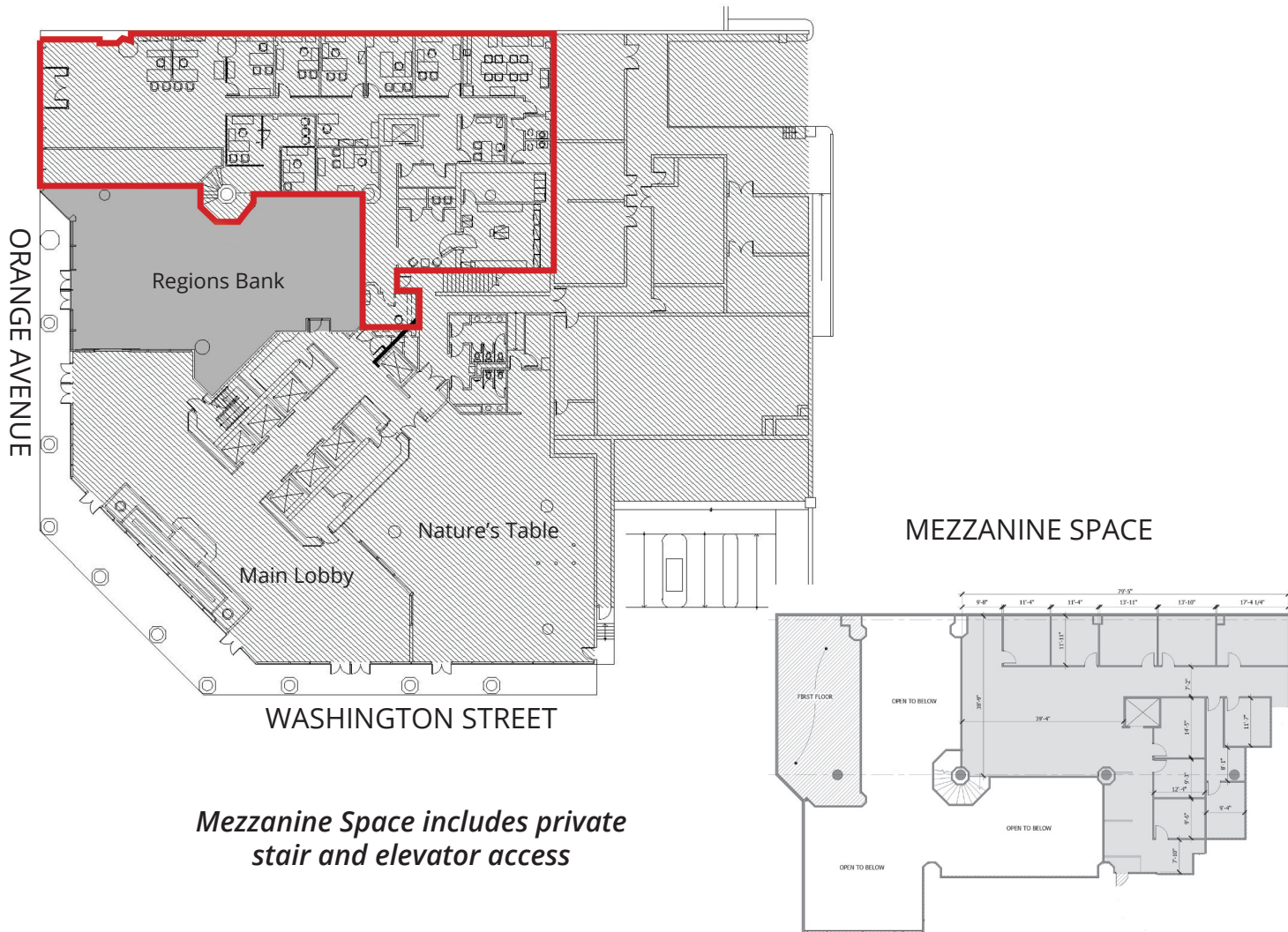


### Walkable Amenities

1. Kia Center
2. Orlando City Hall
3. Citrus Club / Dunkin
4. Latin Square
5. Kres Chophouse / Artisan's Table / 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*

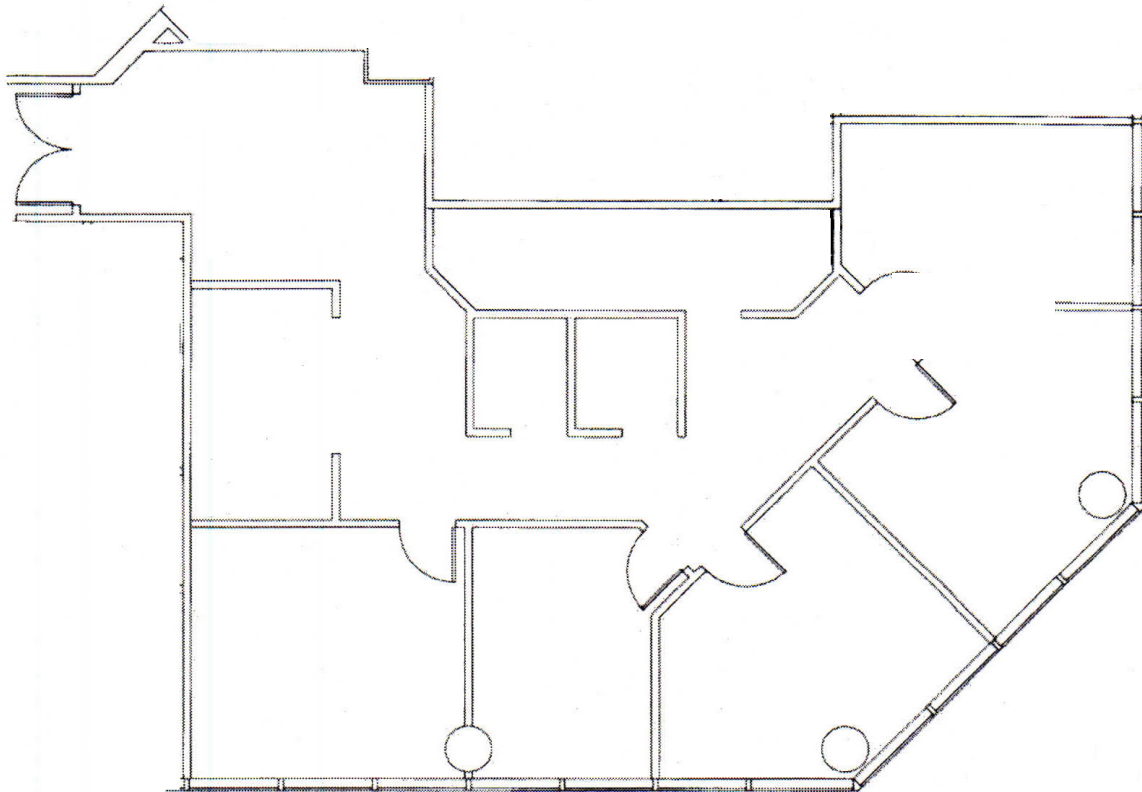
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135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801

**Suite 710 - 2,030± rsf  
Available 06/01/2024**



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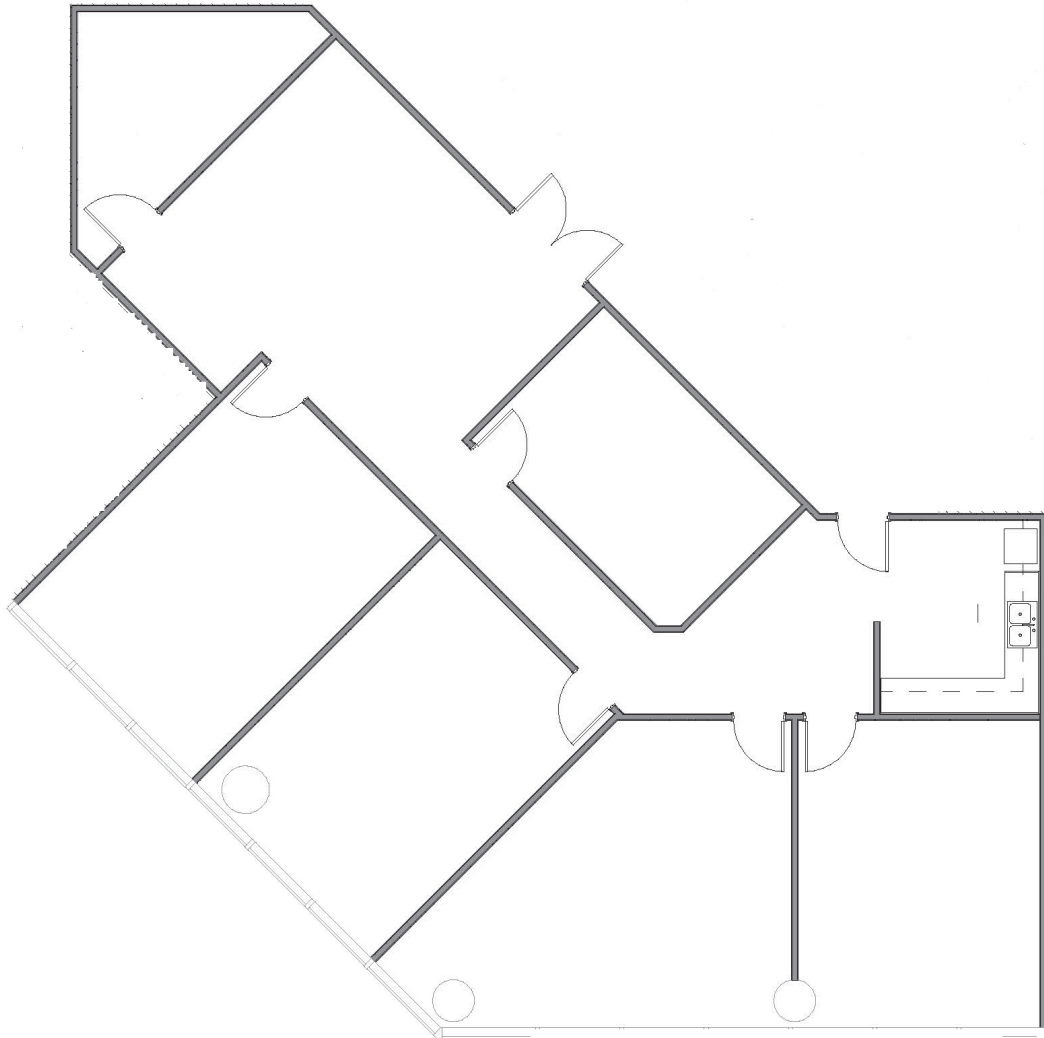
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**Suite 715 - 2,799± rsf**



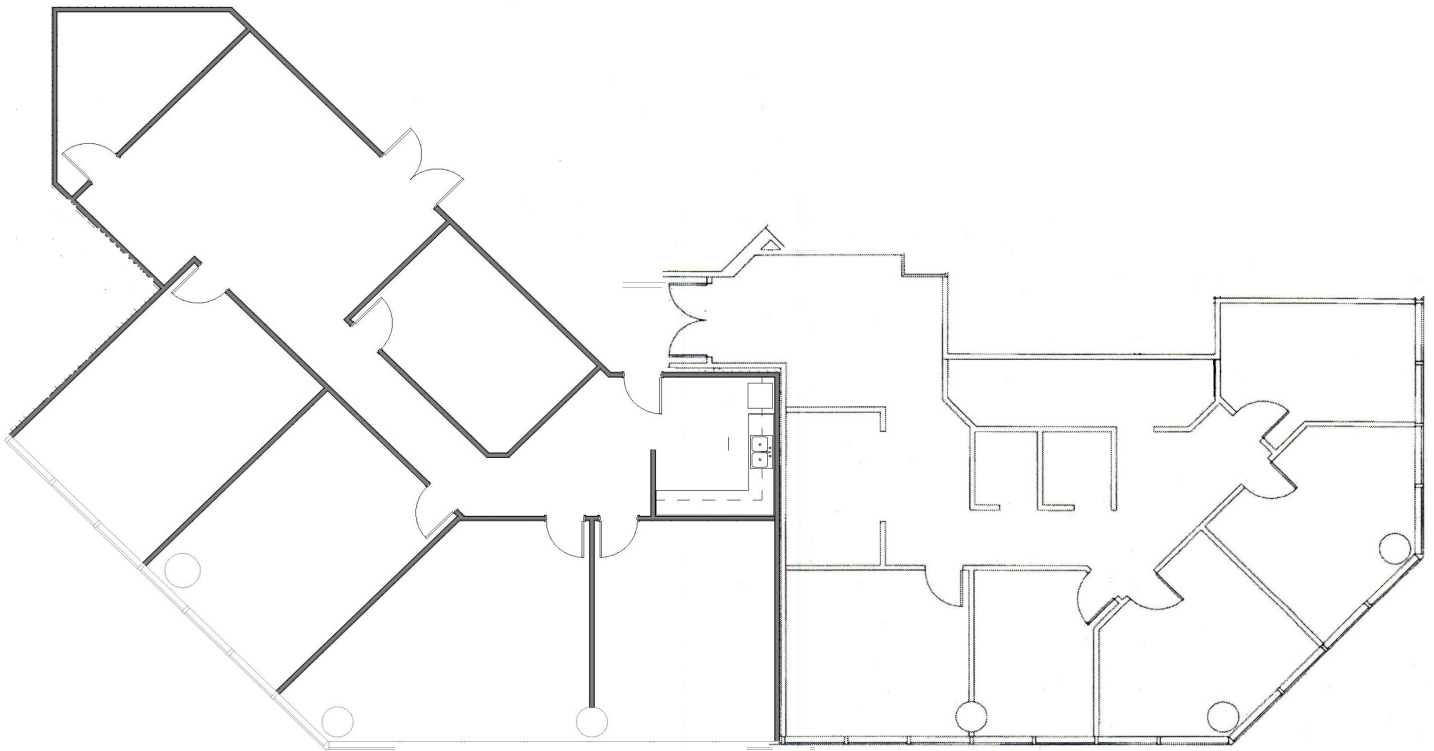
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**Suite 710 & 715 - 4,829± rsf**



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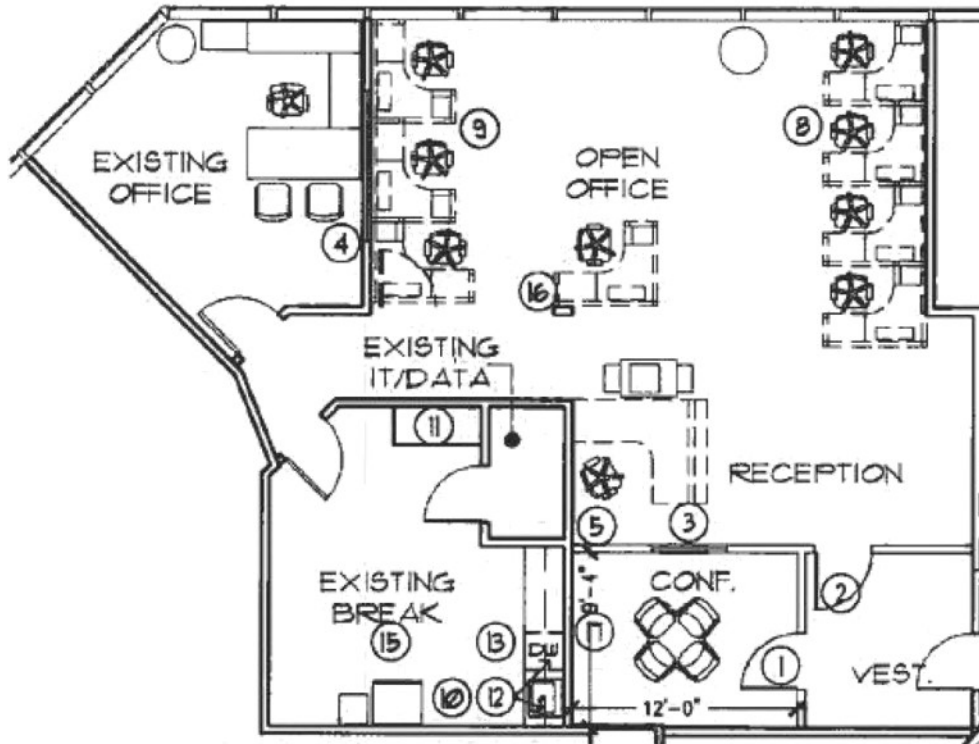
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**Suite 1175 - 1,872± rsf**



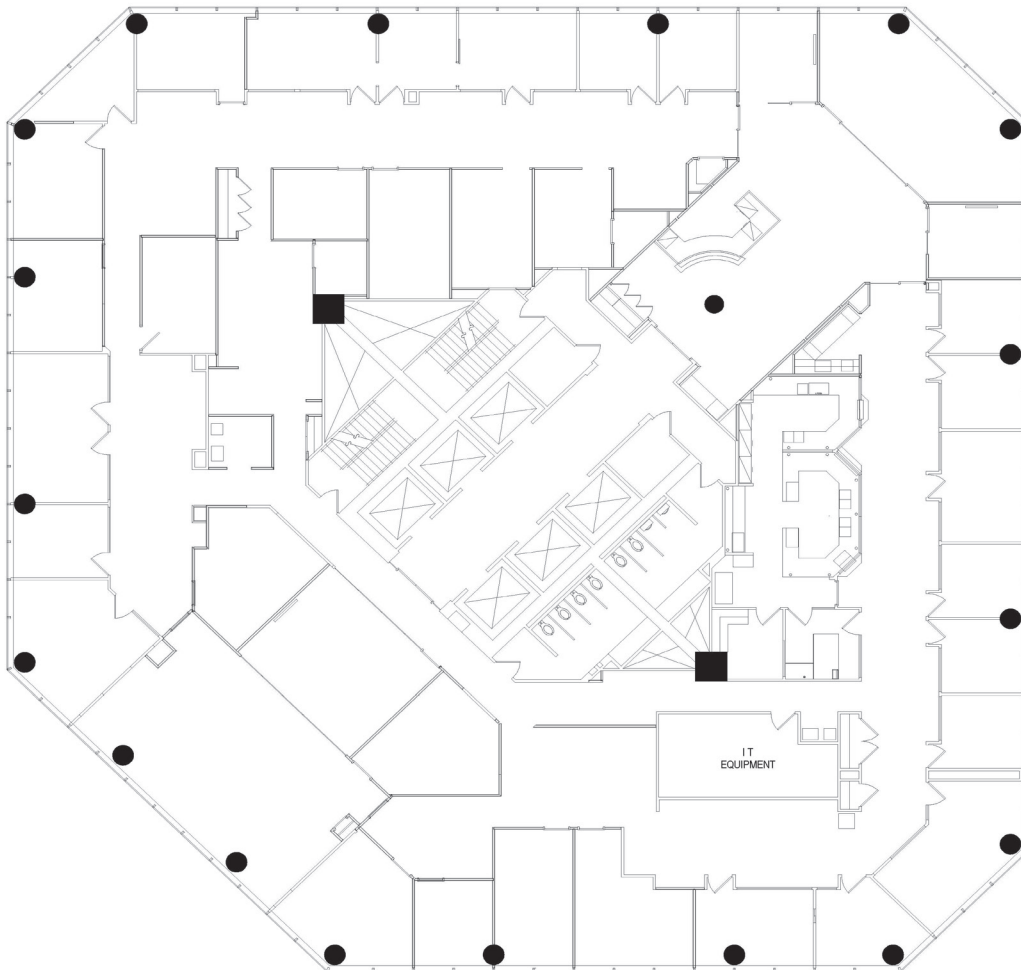
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**Suite 1300 - 15,085± rsf**



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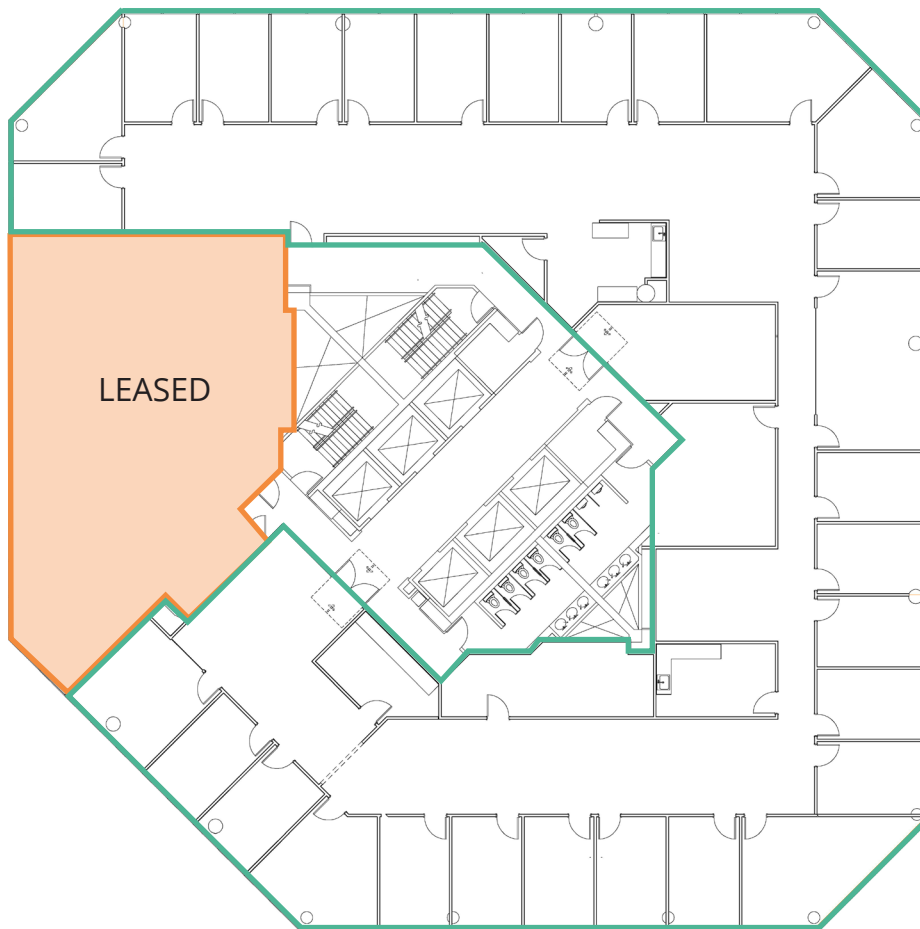
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**Suite 1525 - 12,400± rsf**



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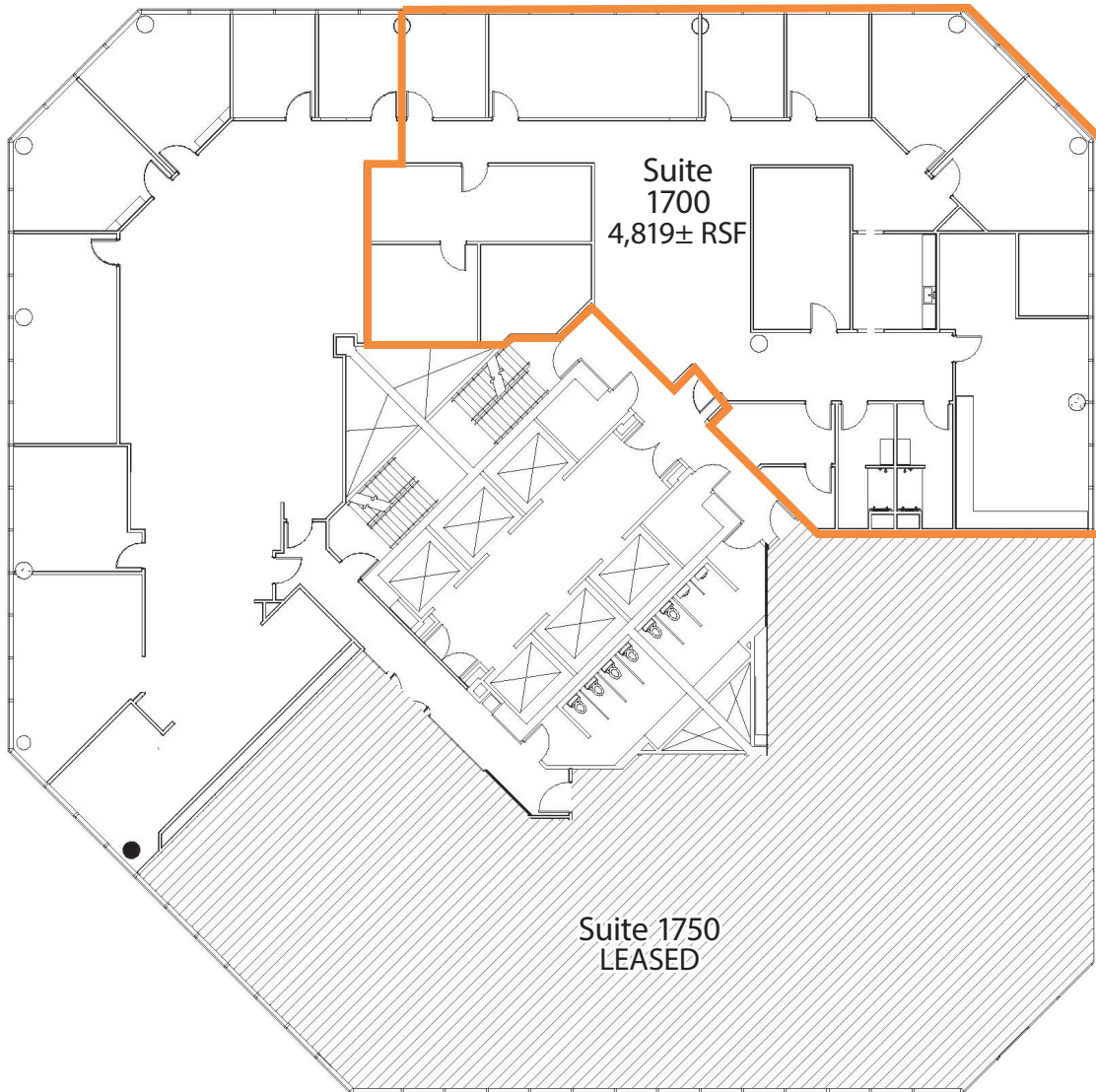
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## Suite 1700 - 4,819± rsf



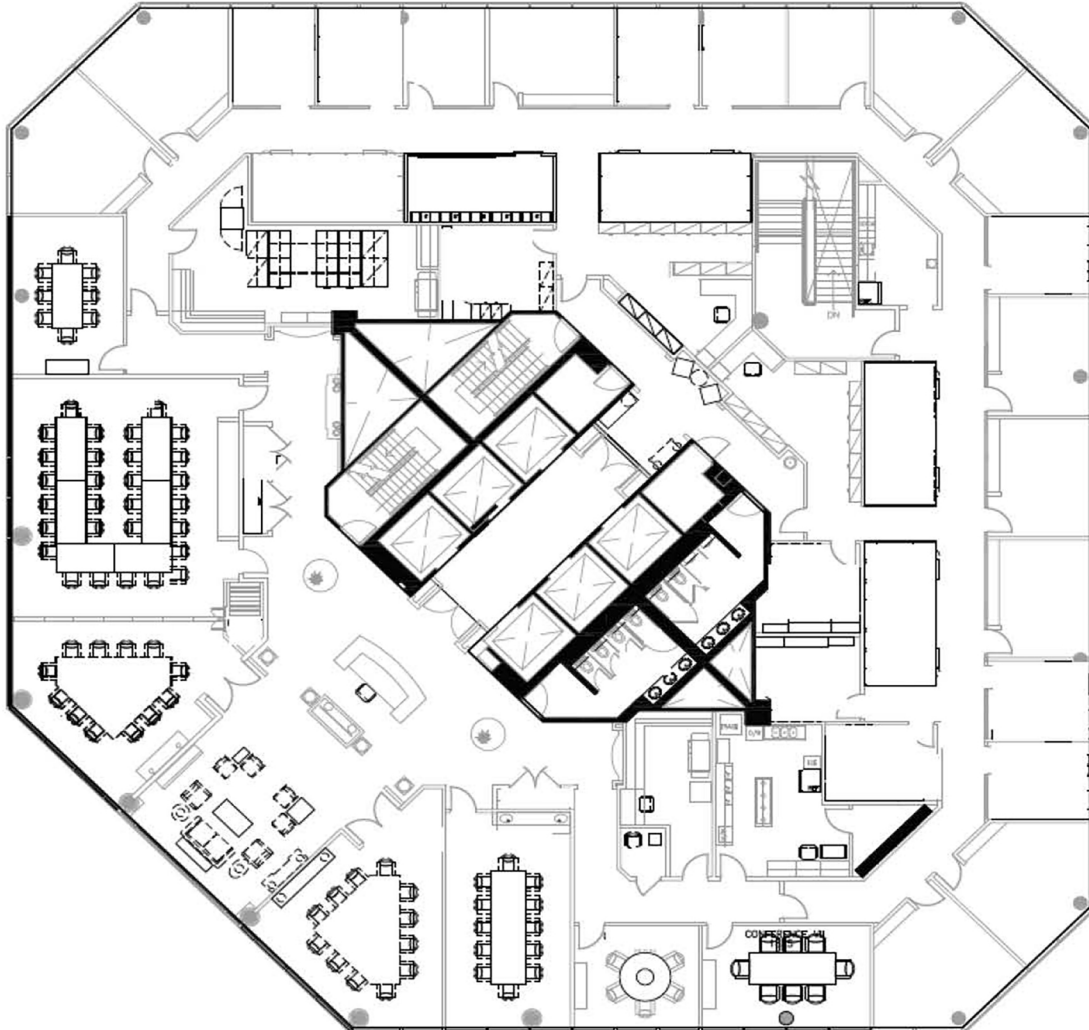
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**Suite 1800 - 15,085± rsf**



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