



## 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

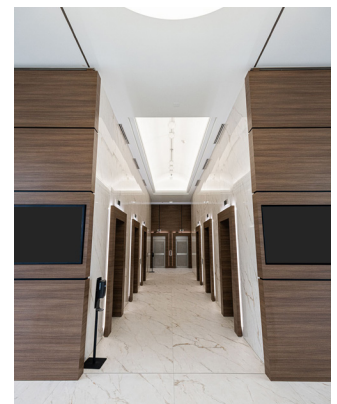
**Nathan Eissler**, Principal  
D 407 440 6658  
C 407 342 7494  
nathan.eissler@avisonyoung.com

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

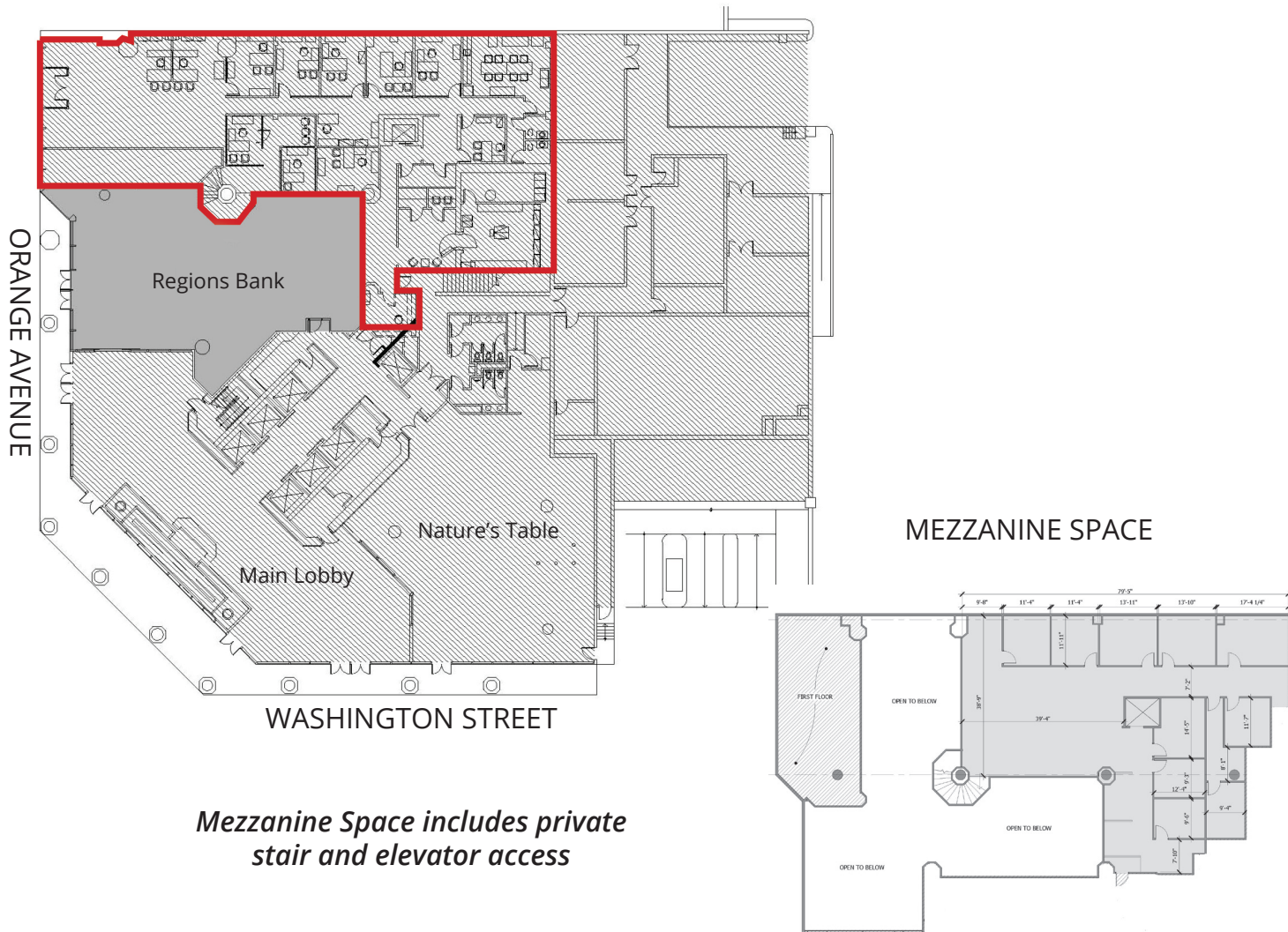


## Walkable Amenities

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 includes private stair and elevator access*

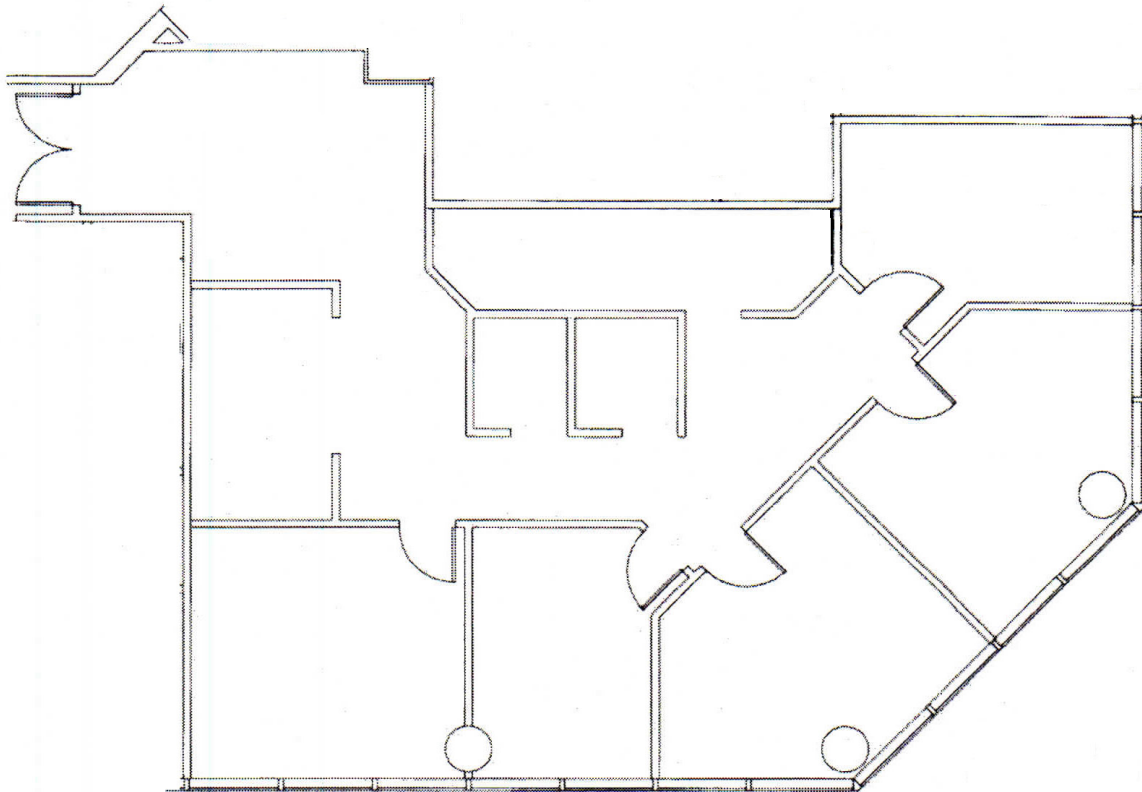
**Greg Morrison**  
Principal  
D 407 440 6640  
greg.morrison@avisonyoung.com

**Nathan Eissler**  
Principal  
D 407 440 6658  
nathan.eissler@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407 440 6649  
patrick.morrison@avisonyoung.com

135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801

**Suite 710 - 2,030± rsf**



**Greg Morrison**

Principal

D 407 440 6640

greg.morrison@avisonyoung.com

**Nathan Eissler**

Principal

D 407 440 6658

nathan.eissler@avisonyoung.com

**Patrick Morrison**

Vice President

D 407 440 6649

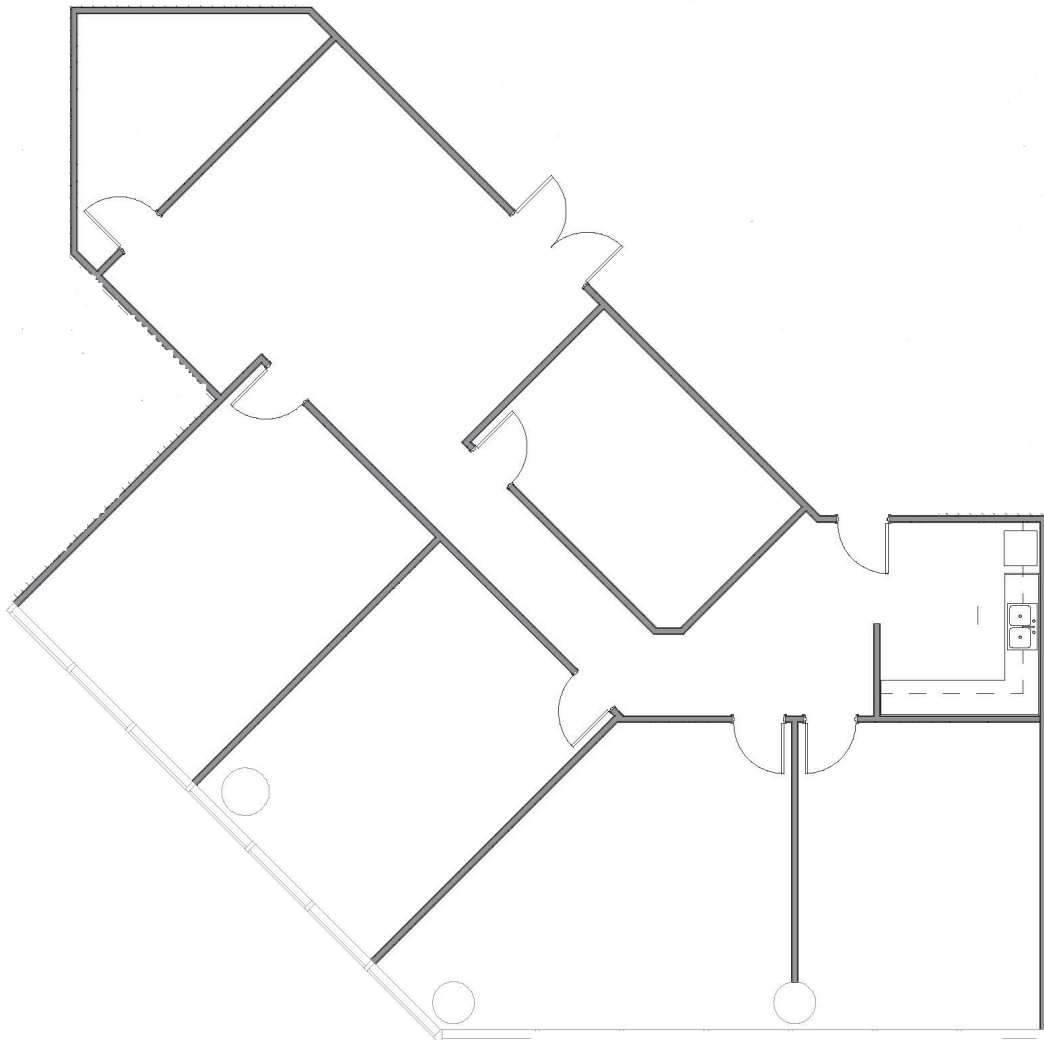
patrick.morison@avisonyoung.com

135 W. Central Boulevard

Suite 700

Orlando, FL 32801

**Suite 715 - 2,799± rsf**



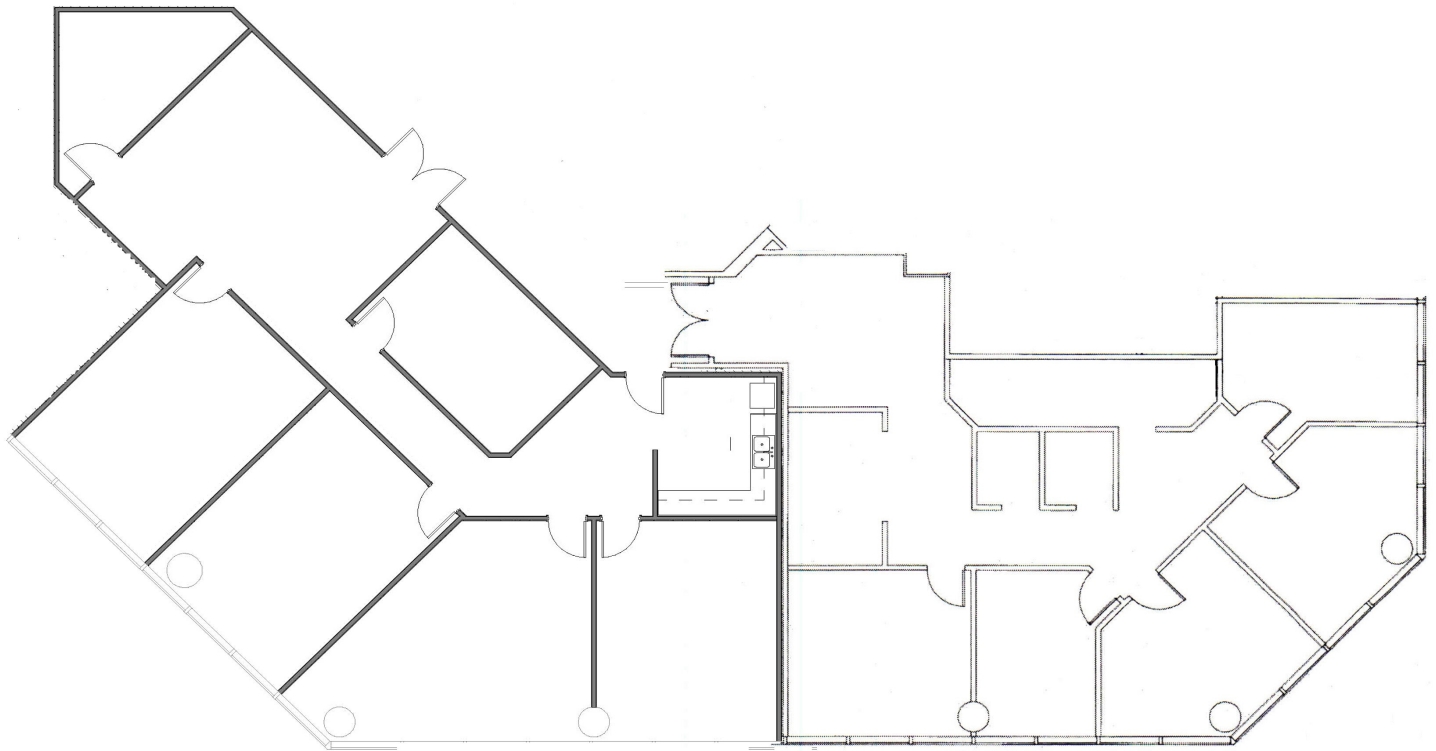
**Greg Morrison**  
Principal  
D 407 440 6640  
greg.morrison@avisonyoung.com

**Nathan Eissler**  
Principal  
D 407 440 6658  
nathan.eissler@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407 440 6649  
patrick.morison@avisonyoung.com

135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801

## Suite 710 & 715 - 4,829± rsf



**Greg Morrison**

Principal  
D 407 440 6640  
greg.morrison@avisonyoung.com

**Nathan Eissler**

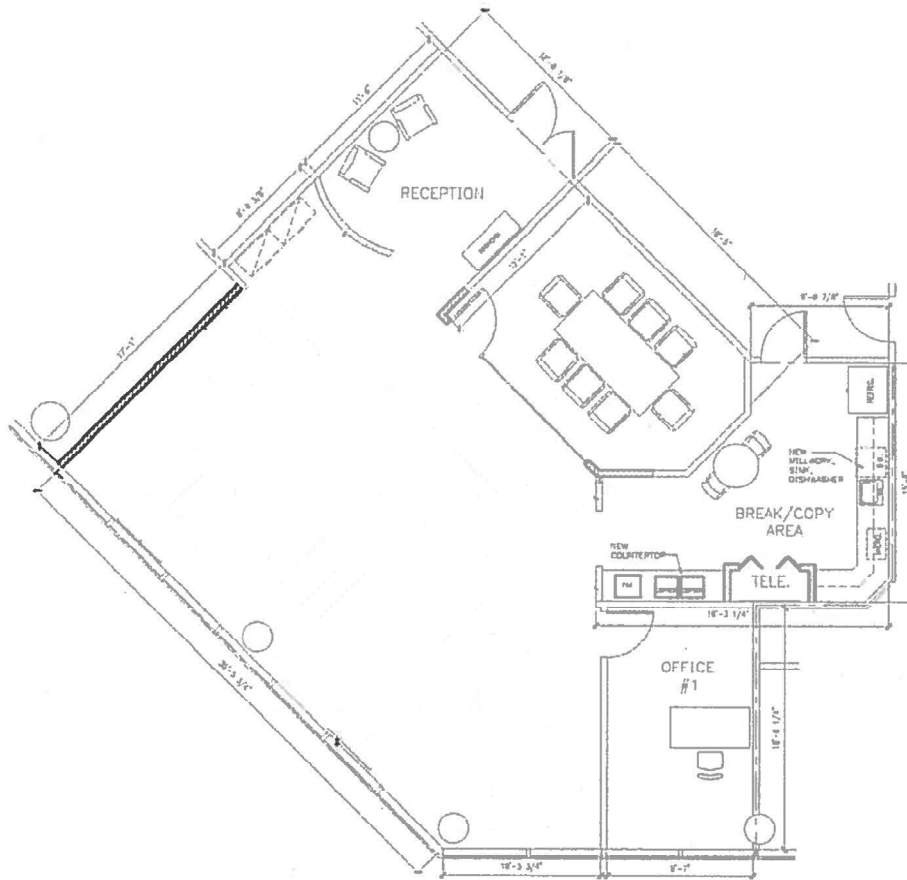
Principal  
D 407 440 6658  
nathan.eissler@avisonyoung.com

**Patrick Morrison**

Vice President  
D 407 440 6649  
patrick.morison@avisonyoung.com

135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801

**Suite 1020 - 879± rsf  
Available 11/01/2024**



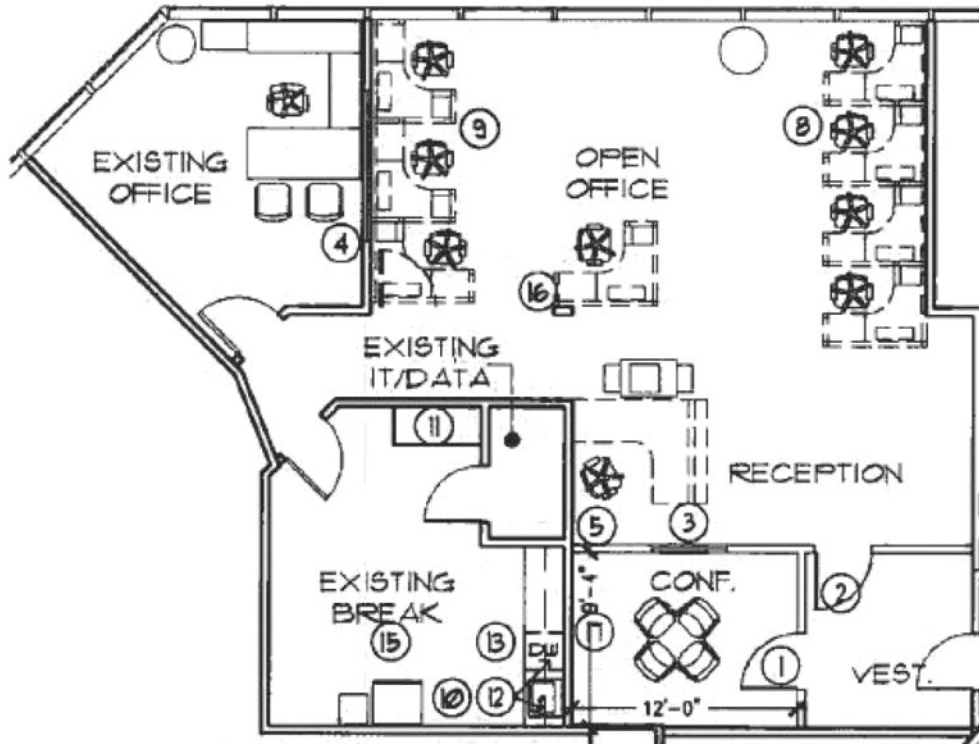
**Greg Morrison**  
Principal  
D 407 440 6640  
greg.morrison@avisonyoung.com

**Nathan Eissler**  
Principal  
D 407 440 6658  
nathan.eissler@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407 440 6649  
patrick.morison@avisonyoung.com

135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801

**Suite 1175 - 1,872± rsf**



**Greg Morrison**  
Principal  
D 407 440 6640  
greg.morrison@avisonyoung.com

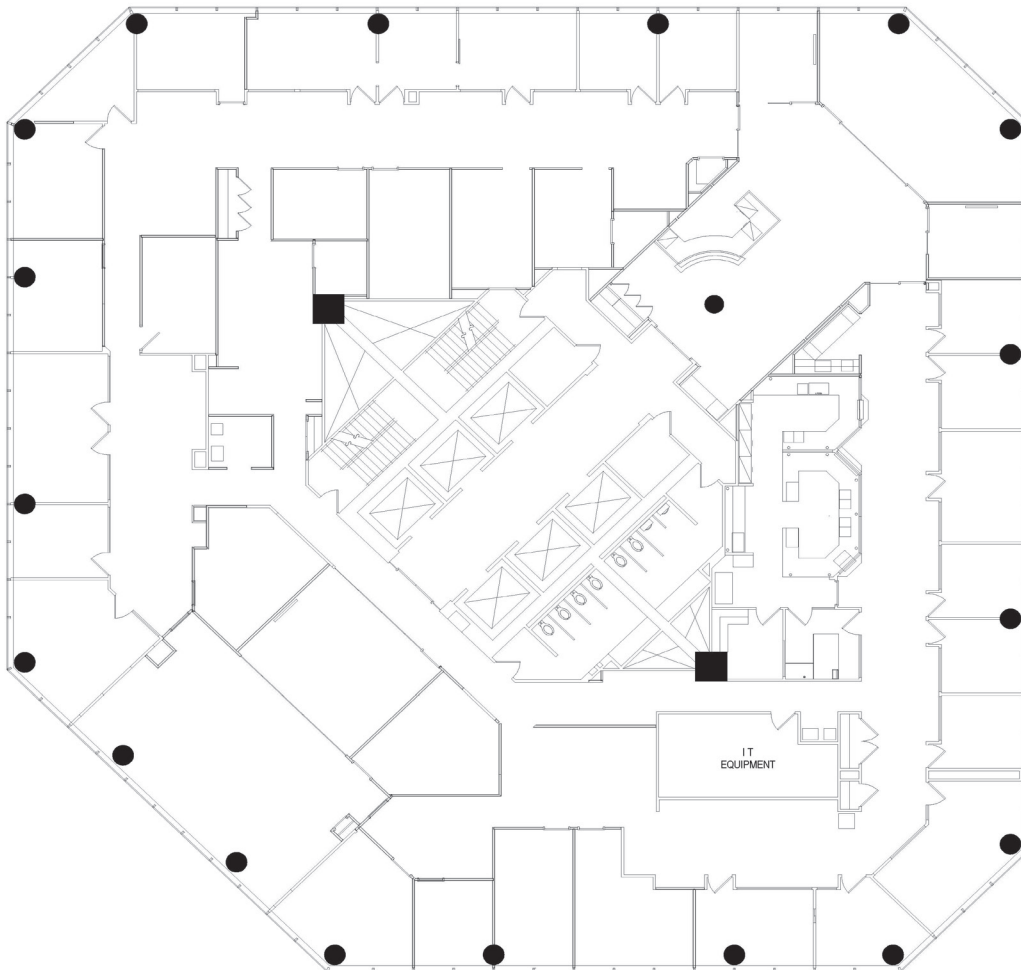
**Nathan Eissler**  
Principal  
D 407 440 6658  
nathan.eissler@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407 440 6649  
patrick.morrison@avisonyoung.com

135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801



**Suite 1300 - 15,085± rsf**



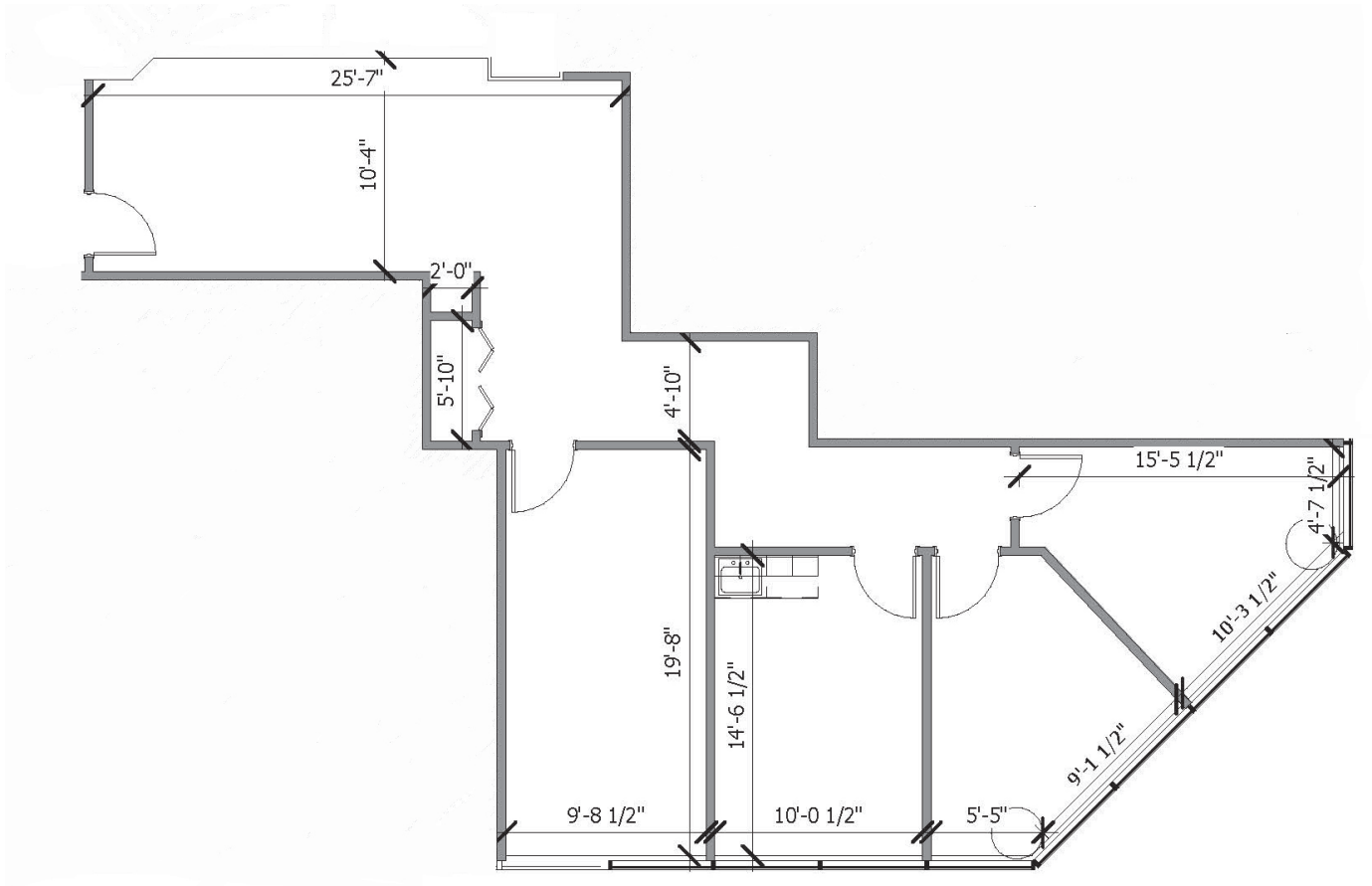
**Greg Morrison**  
Principal  
D 407 440 6640  
greg.morrison@avisonyoung.com

**Nathan Eissler**  
Principal  
D 407 440 6658  
nathan.eissler@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407 440 6649  
patrick.morison@avisonyoung.com

135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801

**Suite 1440 - 1,320± rsf**



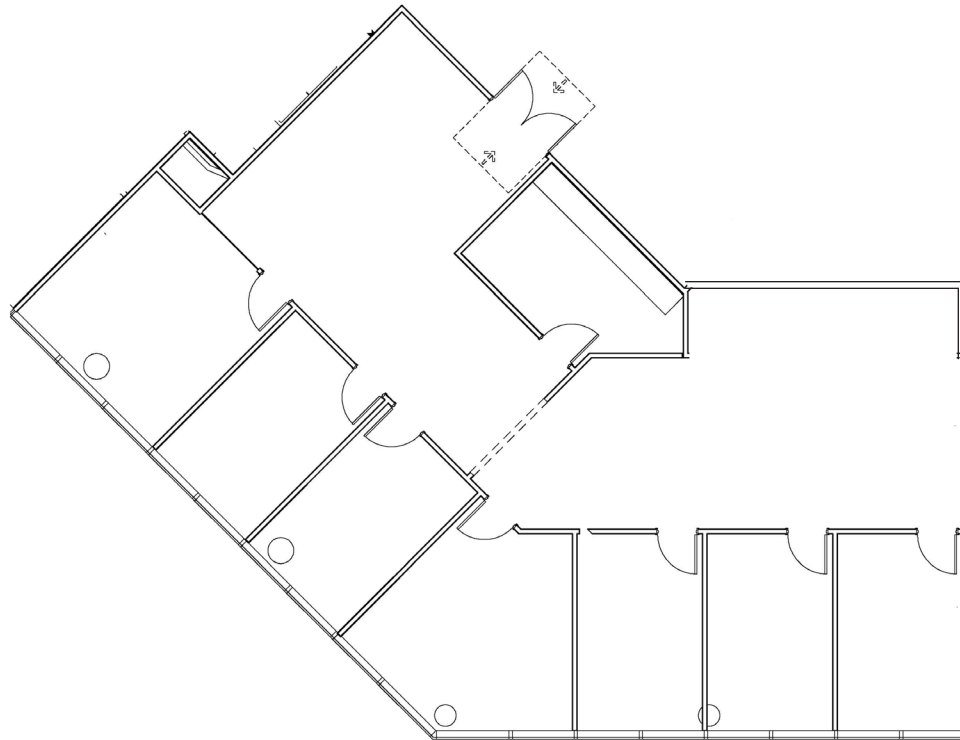
**Greg Morrison**  
Principal  
D 407 440 6640  
greg.morrison@avisonyoung.com

**Nathan Eissler**  
Principal  
D 407 440 6658  
nathan.eissler@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407 440 6649  
patrick.morrison@avisonyoung.com

135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801

**Suite 1585 - 3,053± rsf**



**Greg Morrison**

Principal

D 407 440 6640

greg.morrison@avisonyoung.com

**Nathan Eissler**

Principal

D 407 440 6658

nathan.eissler@avisonyoung.com

**Patrick Morrison**

Vice President

D 407 440 6649

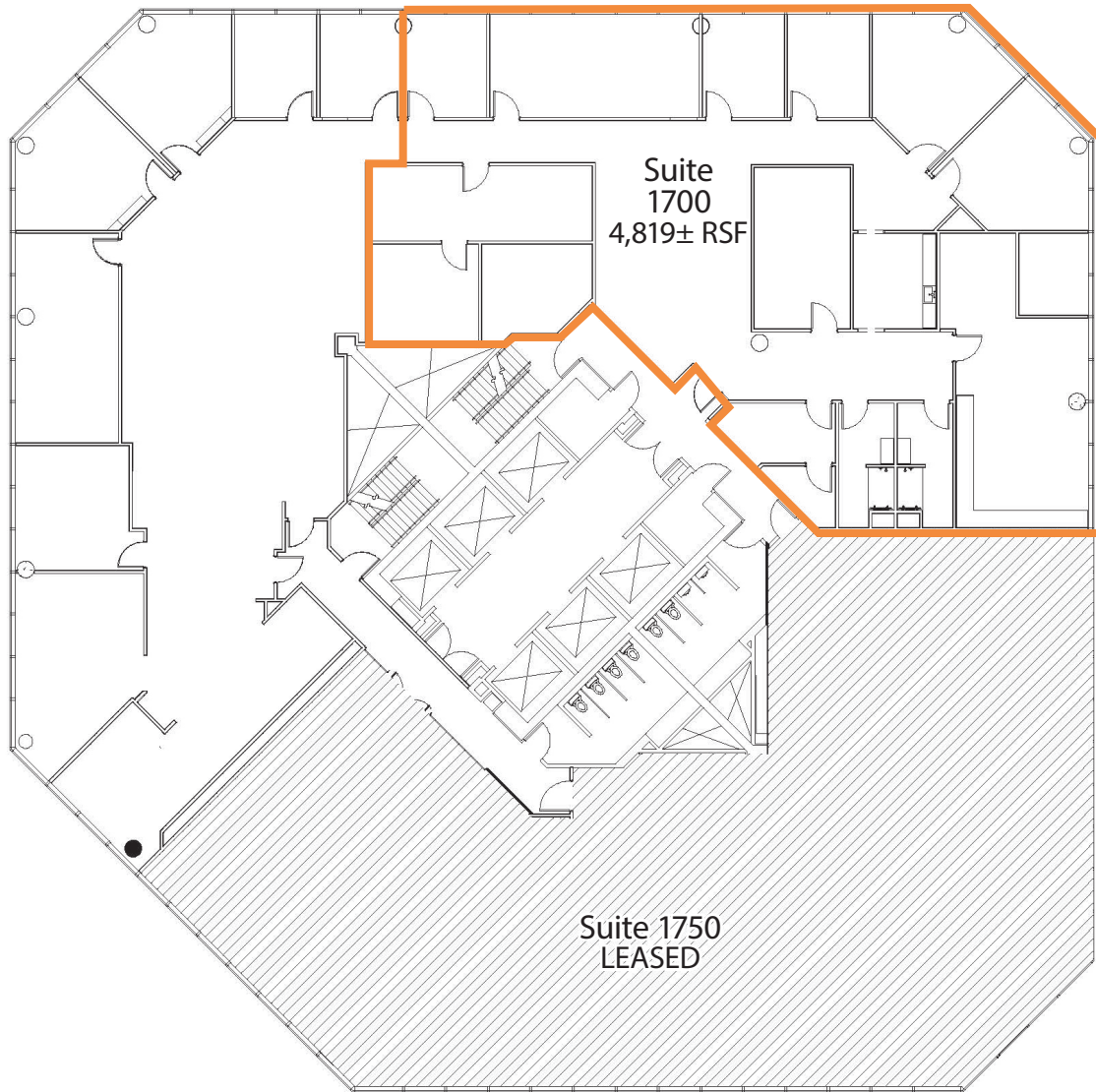
patrick.morison@avisonyoung.com

135 W. Central Boulevard

Suite 700

Orlando, FL 32801

**Suite 1700 - 4,819± rsf**



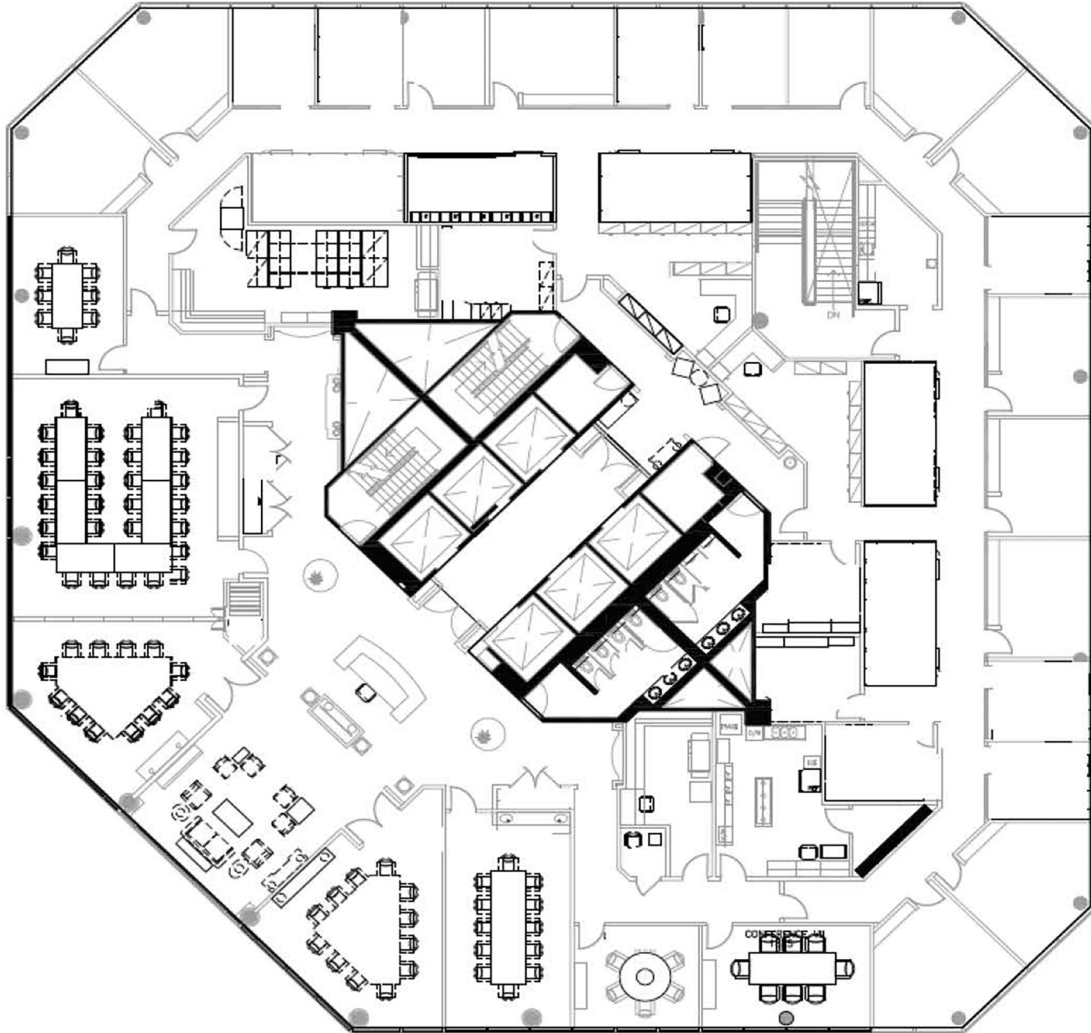
**Greg Morrison**  
Principal  
D 407 440 6640  
greg.morrison@avisonyoung.com

**Nathan Eissler**  
Principal  
D 407 440 6658  
nathan.eissler@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407 440 6649  
patrick.morison@avisonyoung.com

135 W. Central Boulevard  
Suite 700  
Orlando, FL 32801

**Suite 1800 - 15,085± rsf**



**Greg Morrison**

Principal

D 407 440 6640

greg.morrison@avisonyoung.com

**Nathan Eissler**

Principal

D 407 440 6658

nathan.eissler@avisonyoung.com

**Patrick Morrison**

Vice President

D 407 440 6649

patrick.morrison@avisonyoung.com

135 W. Central Boulevard

Suite 700

Orlando, FL 32801