



FOUNDRY  
COMMERCIAL

ORLANDO, FL

# GATEWAY CENTER

1000 LEGION PLACE

±2,850 - 57,759 RSF AVAILABLE FOR LEASE



## CLASS-A DEVELOPMENT

Gateway Center has the best in/out access in all of Orlando's Central Business District and excellent visibility on I-4. In addition, Gateway Center has won the 2018 - 2019 TOBY Outstanding Building of the Year Award and the TOBY 360 Award.

## PROPERTY FEATURES

- Elegant lobby with granite finishes
- Panoramic lake views (surrounded by 4 lakes)
- Garage parking with a ratio of 3.5/1,000 RSF
- Free fitness center and locker rooms
- On-site deli
- On-site security officer
- Adjacent Double Tree Hotel
- Storage space available
- On-site property management

SUITE	RSF
700	4,370
750	2,850
850	14,091
900	8,000 - 16,778
11 <sup>th</sup> Floor	21,834
15 <sup>th</sup> Floor	21,834

- 11<sup>th</sup> and 15<sup>th</sup> floors can be combined up to 43,668 RSF
- 3 Floors can be combined up to 57,759 SF

An investment by **FCA**  
PARTNERS

FOR MORE INFORMATION, PLEASE CONTACT:

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EASY ACCESS FROM I-4



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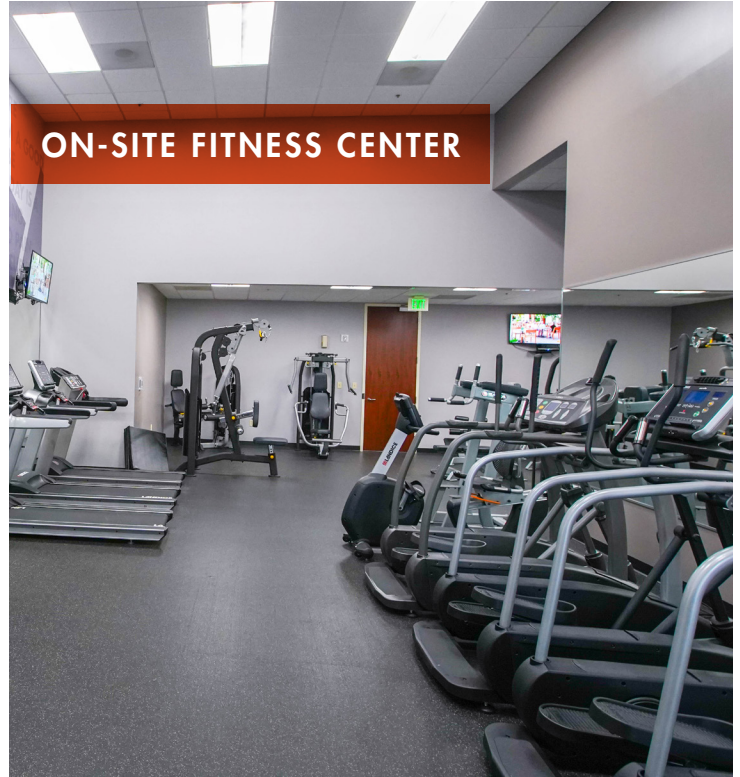
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RENOVATED LOCKER ROOMS



ON-SITE FITNESS CENTER

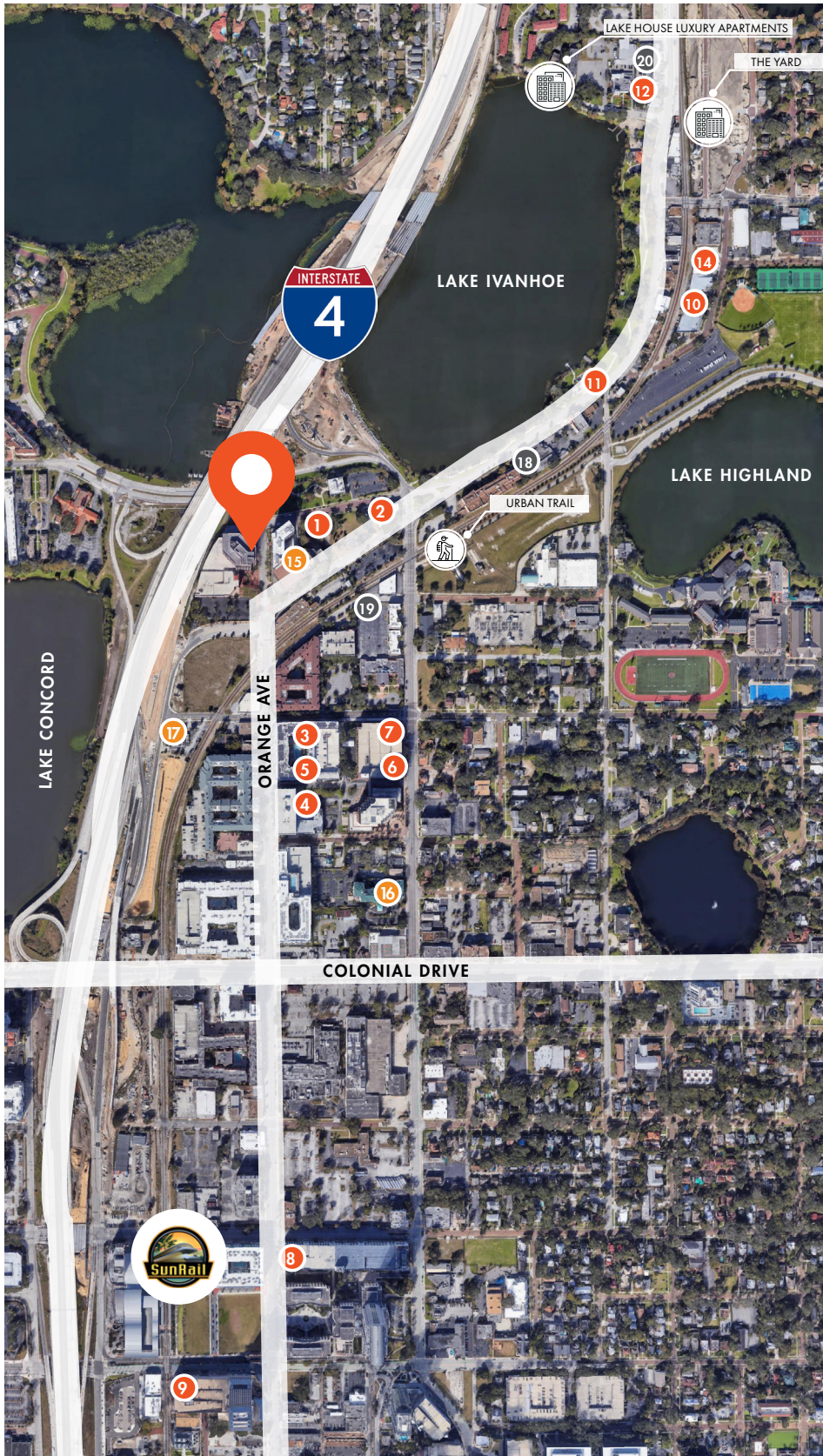


COMMON AREA RENOVATIONS

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## LOCATION

Gateway Center is a premium 17-story office building with I-4 visibility located at the intersection of Ivanhoe Boulevard and I-4 in Downtown Orlando.

## RESTAURANTS

- 1 Sixty South
- 2 Barnie's Coffee & Tea Co.
- 3 Downtown CREDO
- 4 Reyes Mezcaleria
- 5 City Pub
- 6 Nature's Table
- 7 Cafe Trastevere
- 8 Greenbeat
- 9 Ace Cafe Orlando
- 10 Backhaus German Bakery & Deli
- 11 The Hammered Lamb
- 12 The Lucky Lure
- 13 White Wolf Cafe
- 14 Ivanhoe Park Brewing Company

## HOTELS

- 15 DoubleTree by Hilton
- 16 Courtyard by Marriott
- 17 Courtyard by Marriott

## RETAIL

- 18 Oxford Eyes
- 19 Lotus Fitness Studio
- 20 Dora Mae

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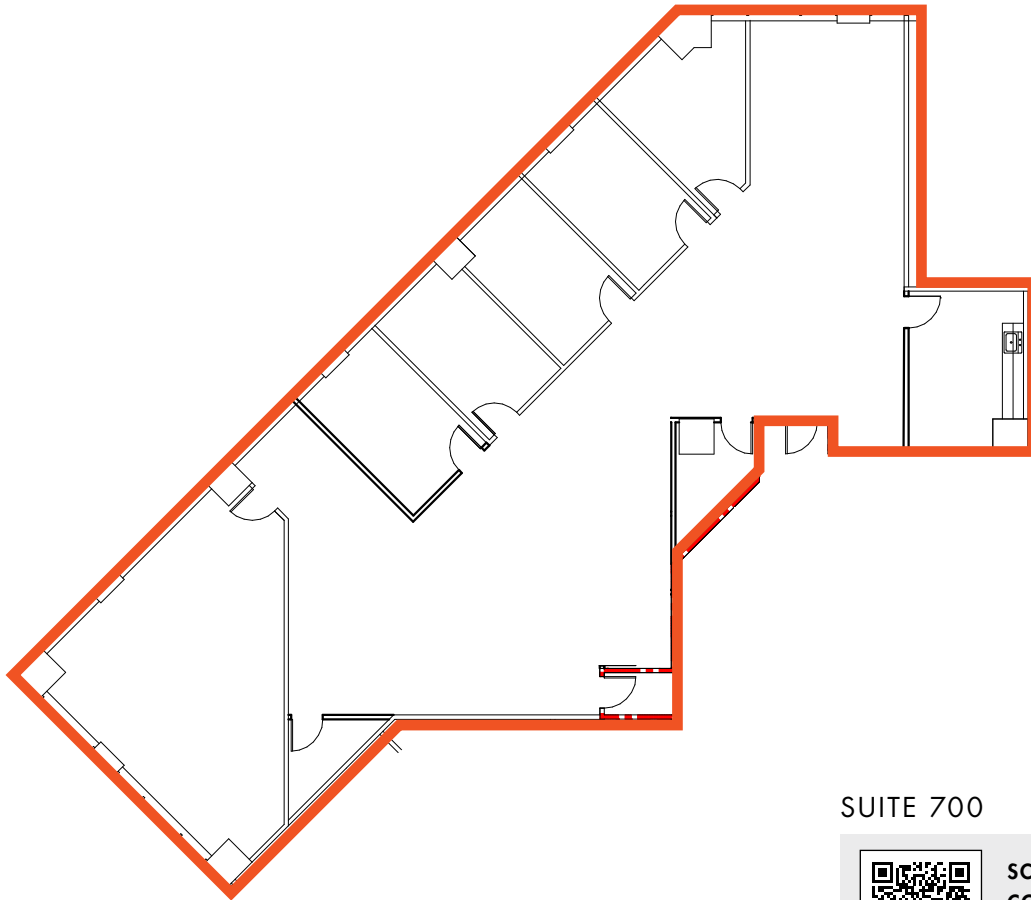
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## 7<sup>TH</sup> FLOOR

SUITE 700

4,370 SF AVAILABLE

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SUITE 700



SCAN OR CLICK THE QR  
CODE TO VIEW VIRTUAL  
WALKTHROUGH

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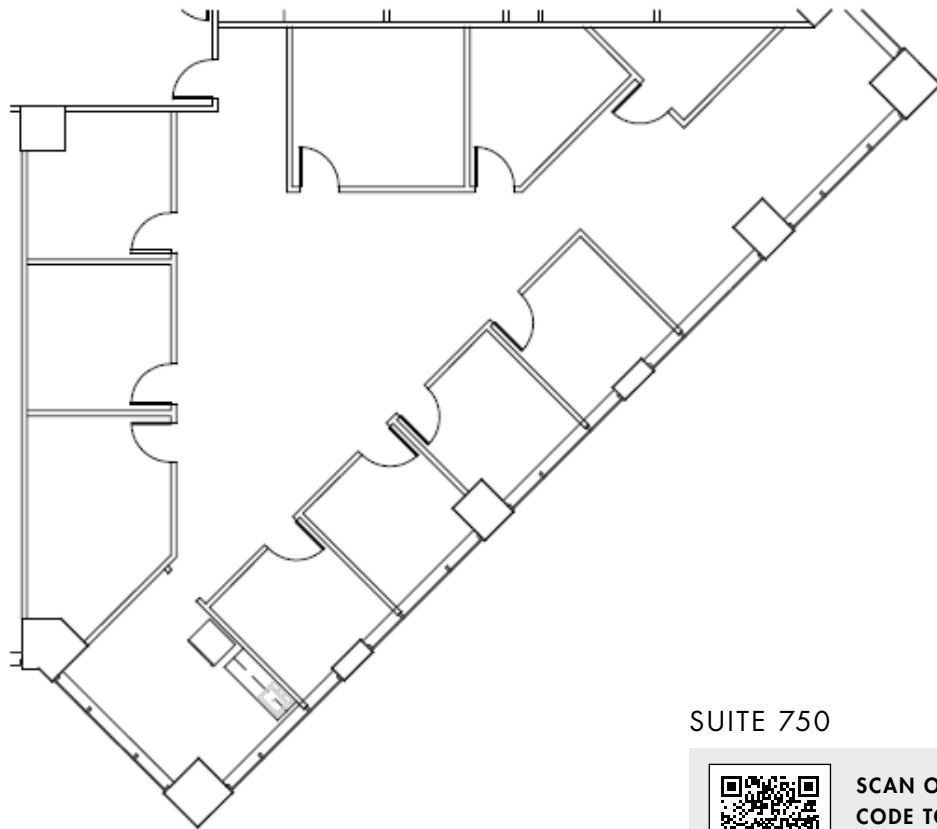
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## 7<sup>TH</sup> FLOOR

SUITE 750

2,850 SF AVAILABLE

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SUITE 750



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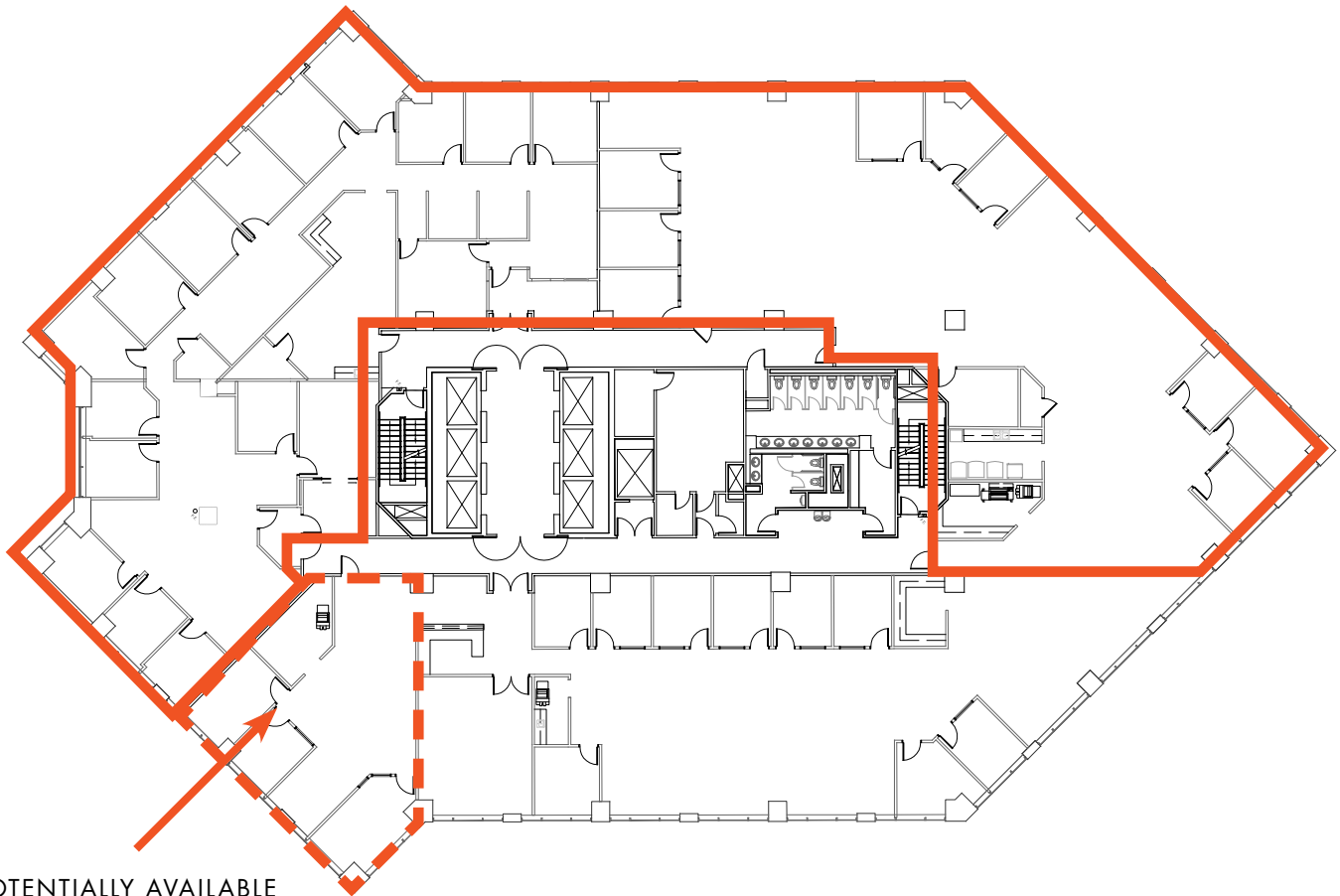
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## 8<sup>TH</sup> FLOOR

SUITE 850

14,091 SF AVAILABLE

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POTENTIALLY AVAILABLE

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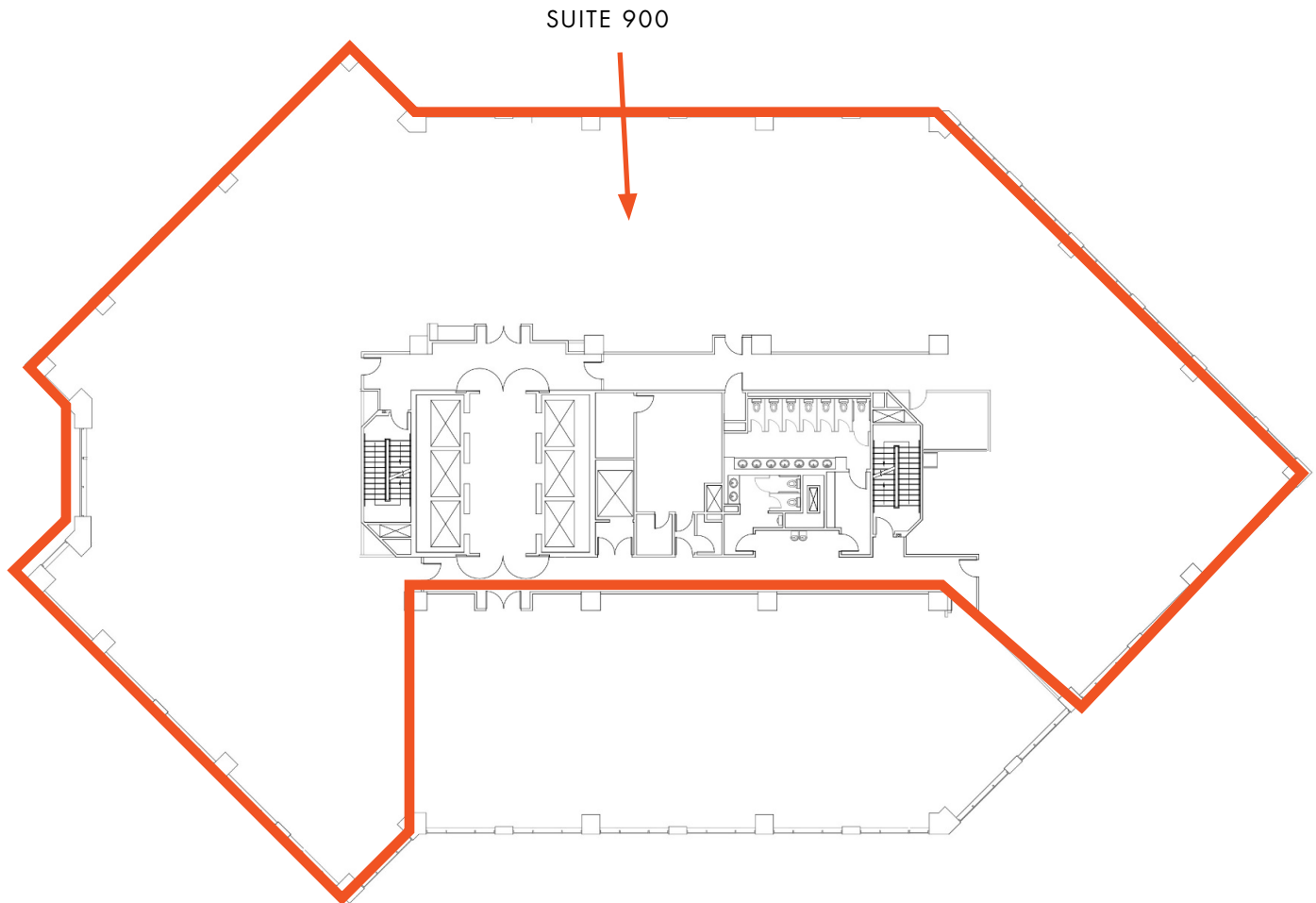


## 9<sup>TH</sup> FLOOR

SUITE 900

8,000 - 16,778 SF AVAILABLE

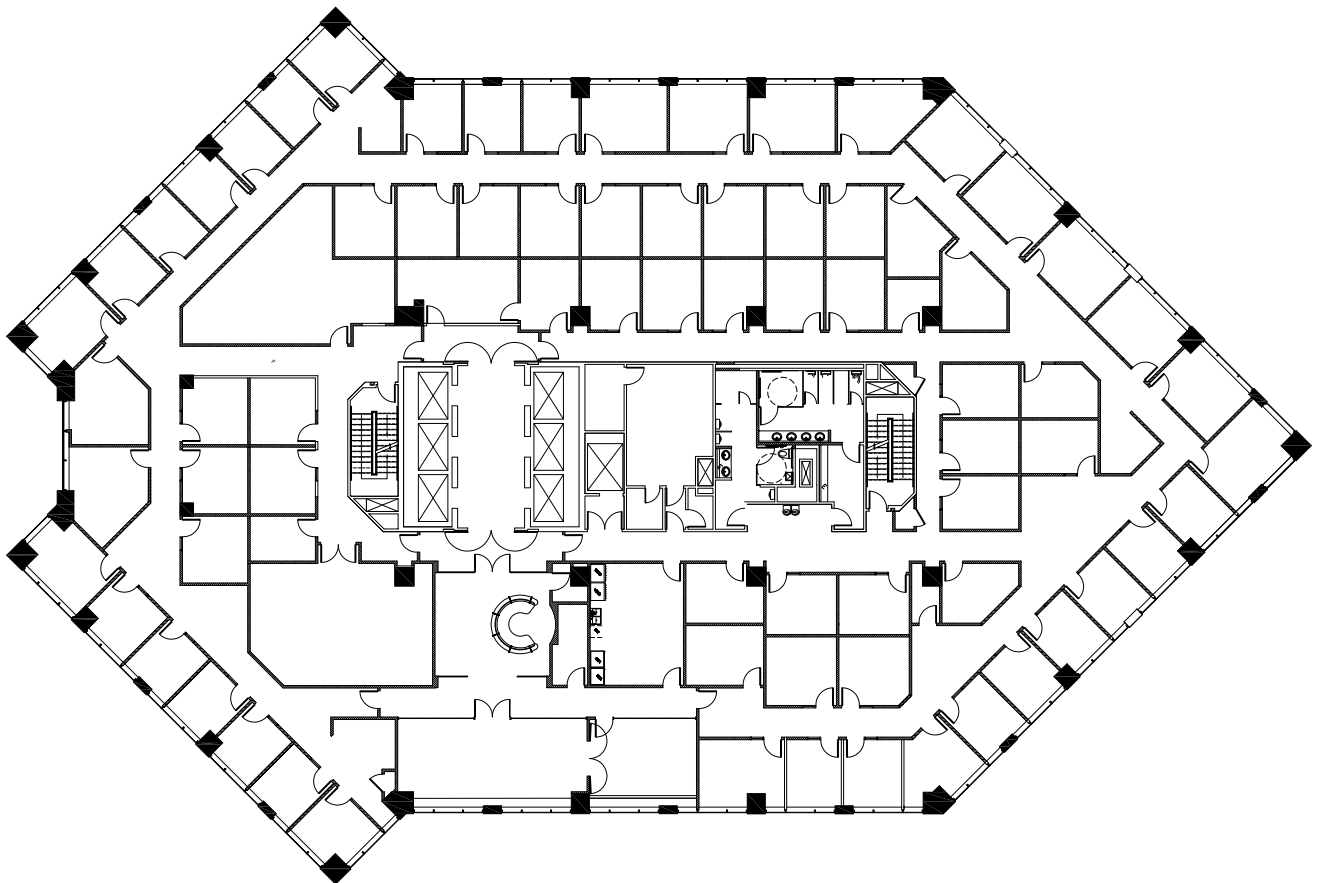
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# 11<sup>TH</sup> FLOOR

21,834 SF AVAILABLE

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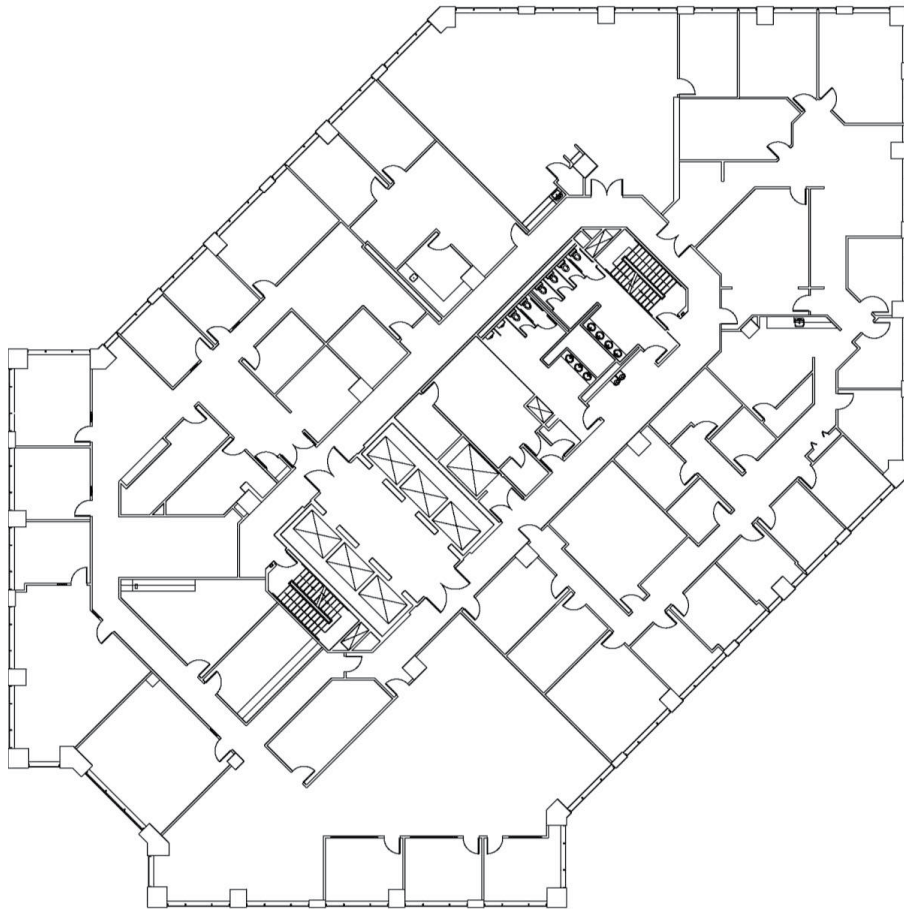
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## 15<sup>TH</sup> FLOOR

21,834 SF AVAILABLE

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