

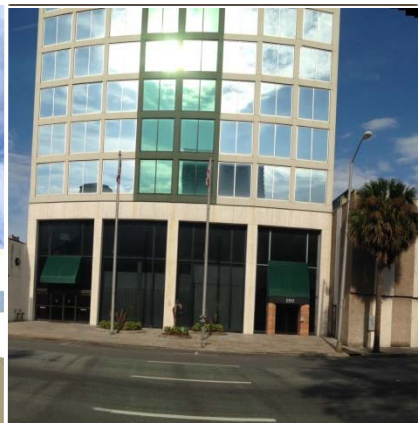
Watch us change....

250 N Orange Ave

Orlando, FL 32801







# 250 N Orange Ave

*“Premier office space in the heart of Downtown Orlando”*

## Building Highlights

- 16-story office tower in the heart of Downtown Orlando
- 128,791 RSF with efficient floor plates
- Vast range of suite sizes
- Existing bank/lobby space of 9,556 RSF with drive thru
- Building signage may be available
- Over 31,000 RSF of contiguous space – shell space as well as finished
- Excellent visibility and spectacular views
- Easy access to 1-4, East/West Expressway (SR 408); Colonial Drive (SR 50), Orlando International Airport and Orlando Executive Airport and Downtown’s intra-transportation loop and SunRail.
- Close proximity to the Orange County Courthouse, City Hall, restaurants, and retail shops.

## Downtown Orlando Highlights

- Downtown Orlando is the heart of Central Florida’s diverse and growing economy and the hub for finance, government and commerce.
- Graced by the new Amway Center, the new Dr. Phillips Performing Arts Center and Lake Eola which features Walt Disney Amphitheater, Orlando’s iconic water fountain, swan boats, playground and walking trail.
- More than 65,000 professionals energize Downtown Orlando on a daily basis.

## Available Space

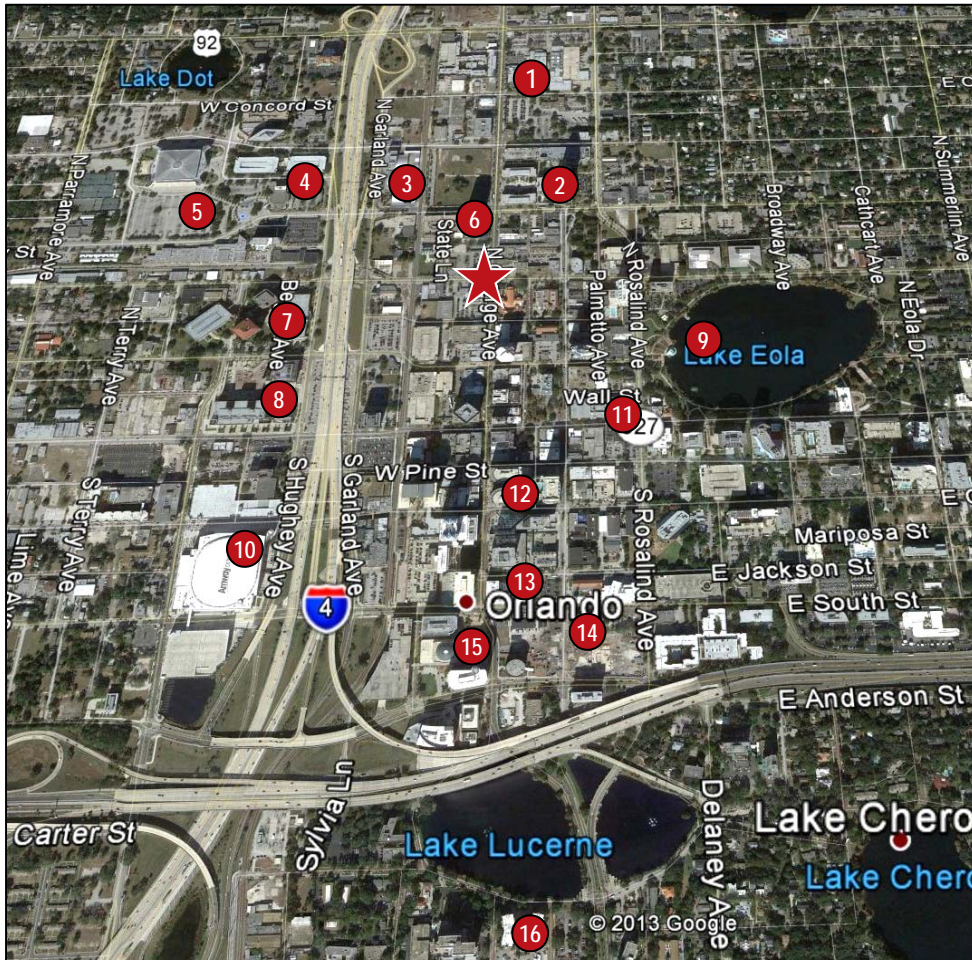
Floor/Suite	Size (RSF)	Availability
Suite 100 (Bank/Lobby)	9,556	Available Immediately
2 <sup>nd</sup> Floor	7,949	Available Immediately
Suite 300	1,304	Available Immediately
Suite 540	1,187	Available Immediately
Suite 550	3,325	Available Immediately
Suite 600	4,522	Available Immediately
7 <sup>th</sup> Floor	7,949	Available Immediately
8 <sup>th</sup> Floor	7,949	Available Immediately
Suite 950/975	2,431	Available Immediately
Suite 1020	1,751	Available Immediately
13 <sup>th</sup> Floor	7,949	Available Immediately
14 <sup>th</sup> Floor	7,949	Available Immediately
16 <sup>th</sup> Floor	7,949	Available Immediately

## Contiguous Space

15,898







#### MAP LEGEND

- ★ 250 N. Orange Avenue
- 1. Orlando Sentinel
- 2. Orange County Courthouse
- 3. Lynx Central Station
- 4. Bob Carr Arts Center
- 5. Orlando Centroplex
- 6. Bank of America Center
- 7. Florida Agricultural & Mechanical University
- 8. Federal Building Courthouse
- 9. Lake Eola
- 10. Amway Center
- 11. Orange County Public Library
- 12. Citrus Club
- 13. Grand Bohemian Hotel
- 14. Dr. Phillips Performing Arts Center
- 15. Orlando City Hall
- 16. Orlando Health Lucerne Hospital

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