



CNL CENTER I

450 S. ORANGE AVENUE, ORLANDO FL 32801

CLASS A CBD OFFICE FOR LEASE
5,000 – 26,372[±] RSF AVAILABLE

CNL CENTER I

450 S. ORANGE AVENUE, ORLANDO FL 32801

FOUNDRY
COMMERCIAL



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PROPERTY FEATURES

- State-of-the-art building systems
- Covered parking on-site
- 24-hour security on-site
- 10' finished ceilings on the upper floors and 16-20' on the first floor
- Day porter on-site
- Fiber telecommunications
- Trane ®Tracer Summit® HVAC systems via dial-up
- Bank/ATM, Two Cafés and mobile detailer on-site

Suite	RSF	Available
2 nd Floor	5,000 – 8,458	60 Days
500	5,000 – 17,516	60 Days
6 th Floor	6,805 – 26,372	90 Days

For more information, please contact:

ALEX ROSARIO
Principal
407.540.7713
alex.rosario@foundrycommercial.com
Licensed Real Estate Brokers

J. PAUL REYNOLDS, CCIM
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Licensed Real Estate Brokers

420 South Orange Avenue, Suite 950
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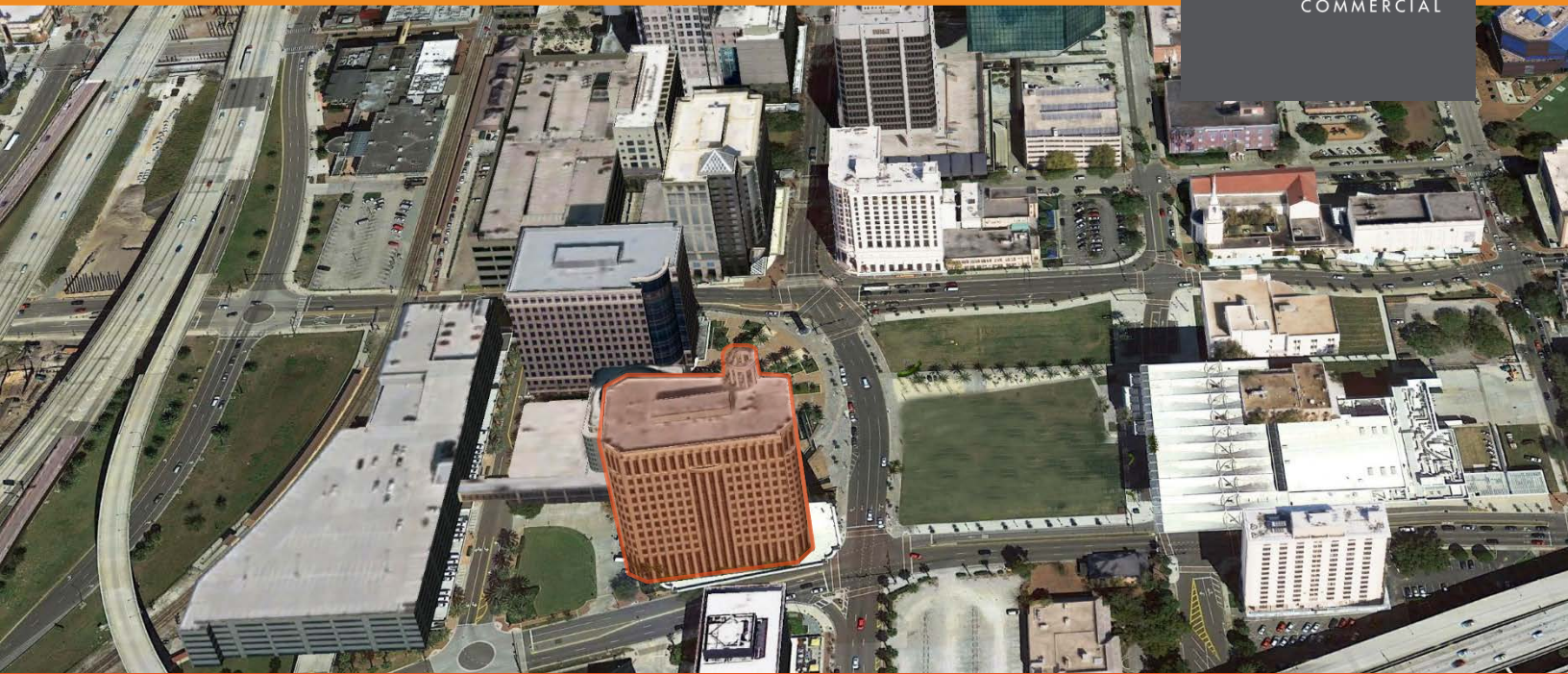
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BUILDING LOCATION

- CNL Center is conveniently located in the center of Downtown Orlando
- Adjacent to City Hall
- Excellent access to major highways
- Across from Grand Bohemian Hotel and new Aloft Hotel
- Walking distance to Amway Center
- Directly across from the future Dr. Phillips Performing Arts Center
- Free Lymmo Bus route stop at corner



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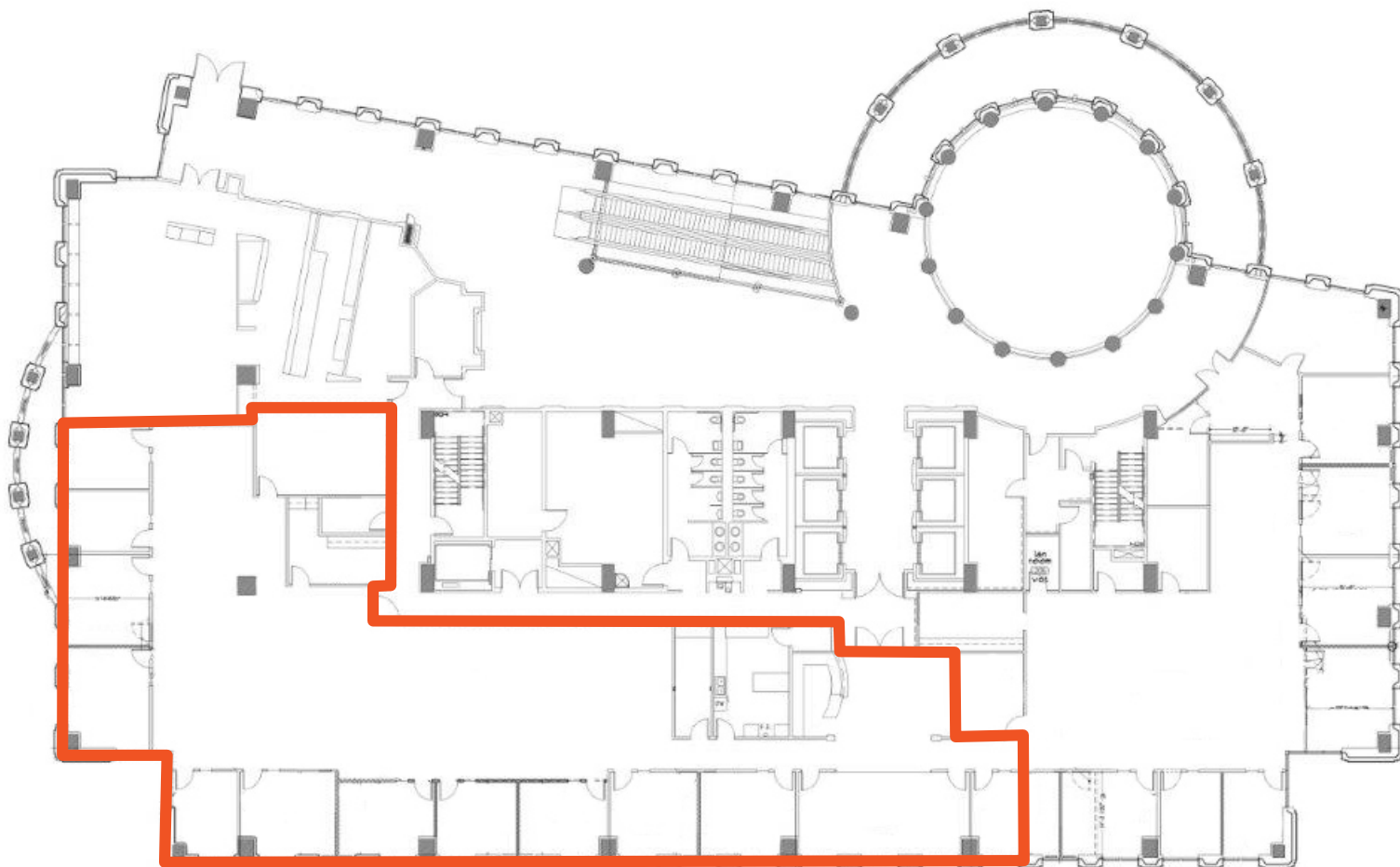
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2ND FLOOR – 5,000 – 8,458± RSF AVAILABLE



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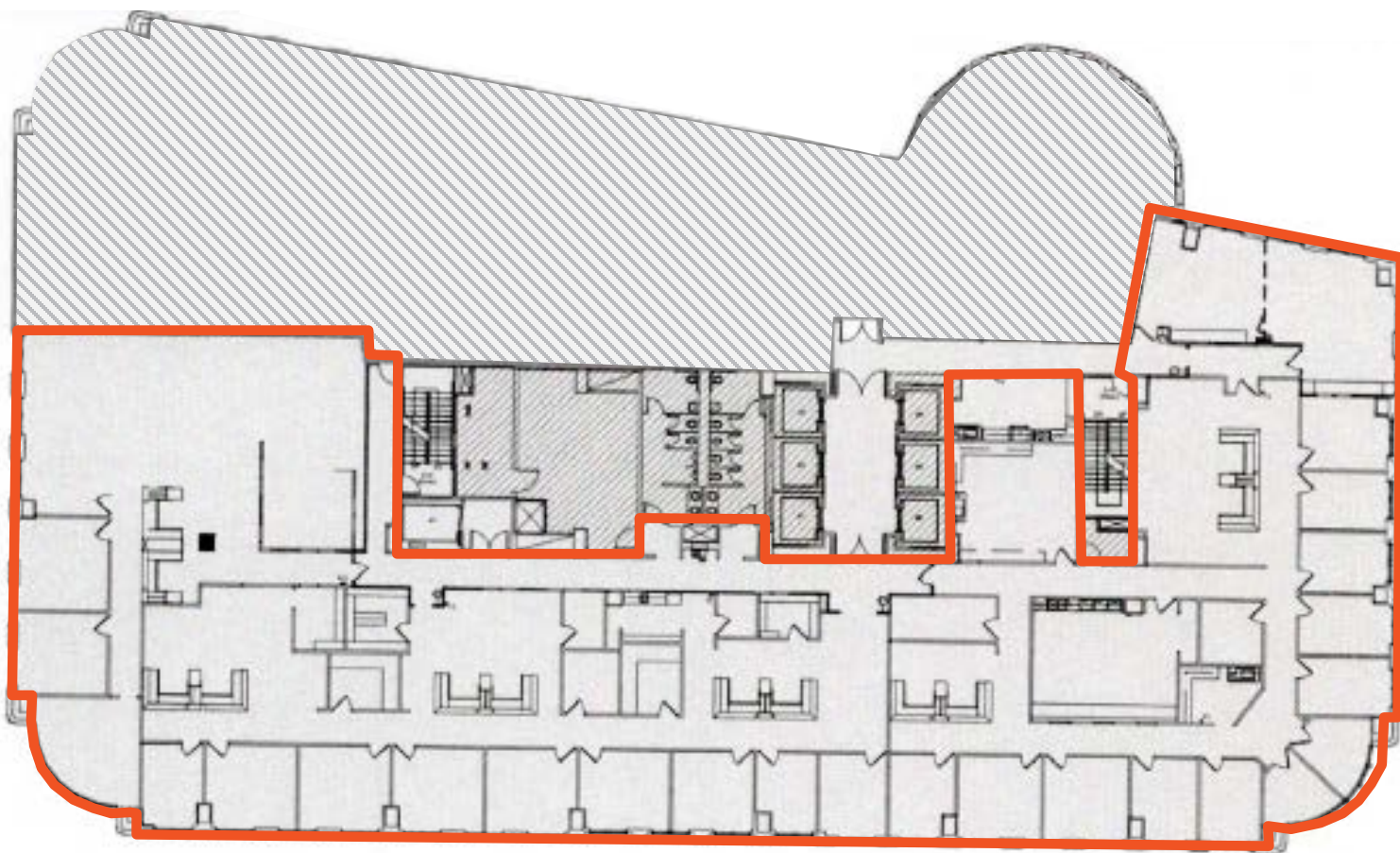
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450 S. ORANGE AVENUE, ORLANDO FL 32801

SUITE 500 – 5,000 - 17,516± RSF AVAILABLE



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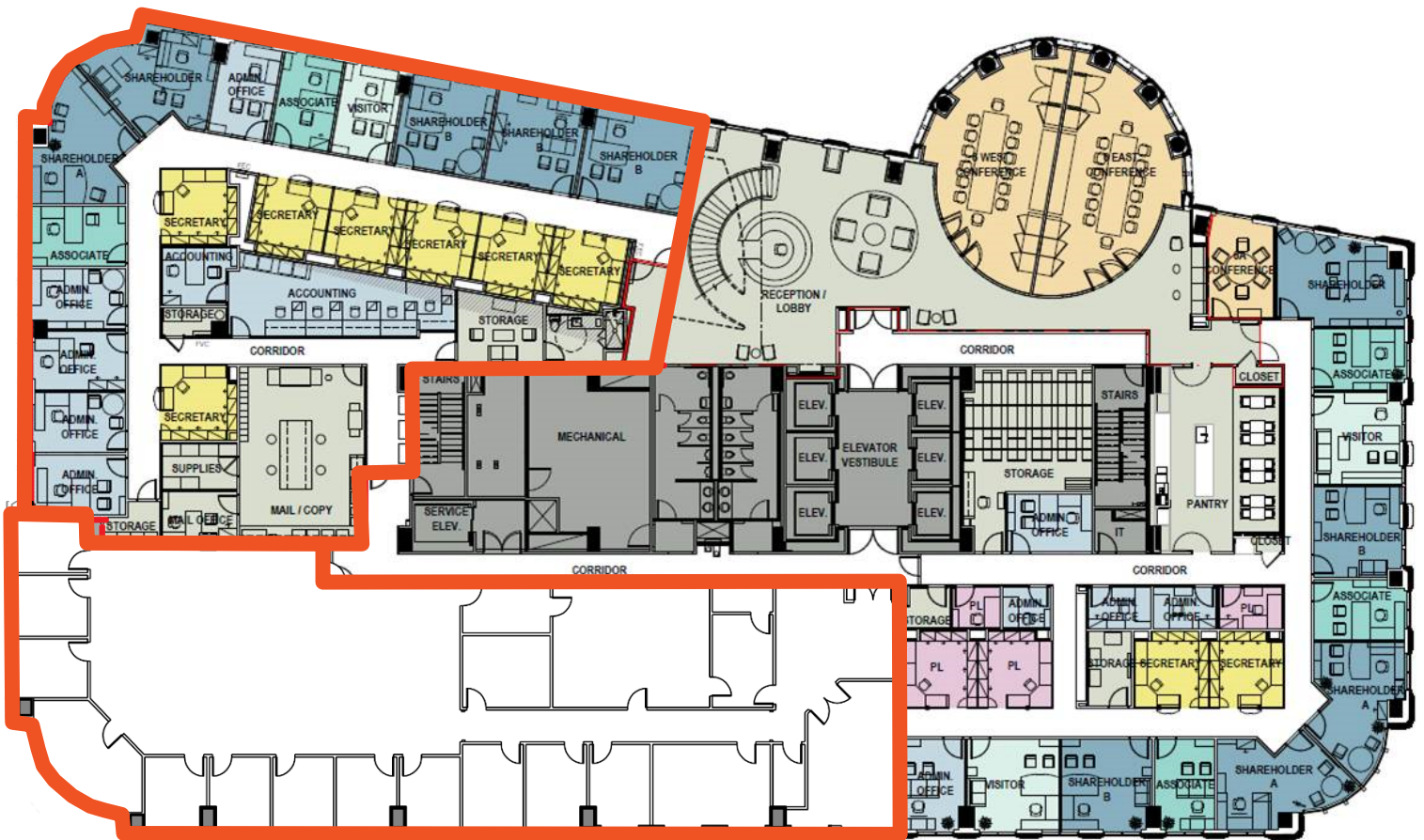
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SUITE 625 – 6,805 – 26,372± RSF AVAILABLE 90 DAYS



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