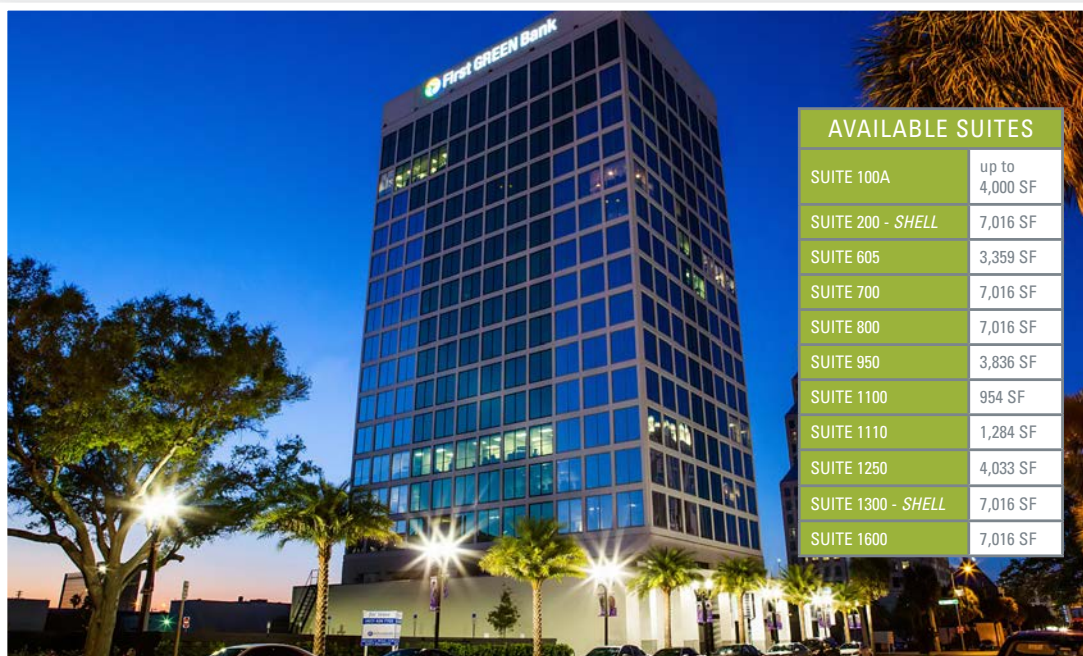


FOR LEASE

Prime Downtown Orlando Office Space



AVAILABLE SUITES

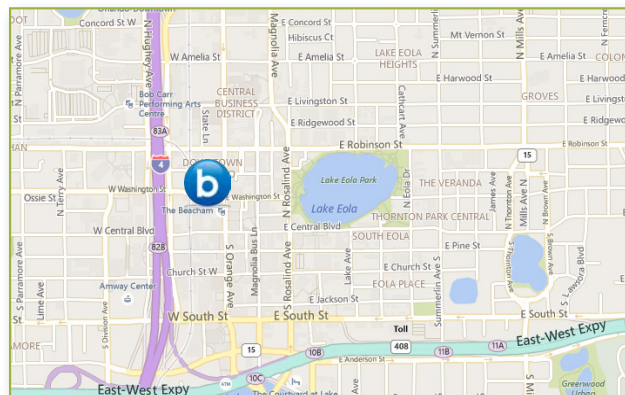
SUITE 100A	up to 4,000 SF
SUITE 200 - SHELL	7,016 SF
SUITE 605	3,359 SF
SUITE 700	7,016 SF
SUITE 800	7,016 SF
SUITE 950	3,836 SF
SUITE 1100	954 SF
SUITE 1110	1,284 SF
SUITE 1250	4,033 SF
SUITE 1300 - SHELL	7,016 SF
SUITE 1600	7,016 SF

ORLANDO'S NEWEST HOT SPOT FOR DOWNTOWN OFFICE TENANTS!

The Downtown Office Tower is a 16-story building located on the northern boundary of Orlando's Central Business District providing views of the iconic Lake Eola. The tower features an attractive modernized lobby and benefits from district chilled water HVAC provided by Orlando Utilities Commission ensuring consistent redundant chilled water. Three elevators service the building and include new interior cab finishes with a modernization underway to be completed in the summer of 2018 providing more reliable operation, improved operating efficiency and ride quality. The building underwent \$1.2+ million renovations in 2016 with improvements to the building exterior, parking lot and lobby and common areas. An additional \$1 million is planned for improvements in 2018.

PROPERTY DETAILS

- >> Lease Rate: Negotiable
- >> Available SF: 1,825 - 35,000 SF
- >> Suite Options: Ground Floor, Full Floor or Small Suites
- >> Parking: 1/1,000 (Surface) & 2/1,000 (Overall)
City Garages & Street Parking Available
- >> Signage: Directory, Suite and Possible Facade
- >> Traffic Counts: 21,887 AADT - Orange Ave (one-way)
17,800 AADT - Robinson Street



MICHAEL F. BEALE, CCIM:
(407) 734.7208 | mike@bishopbeale.com

SCOTT WILLIAMSON:
(407) 734.7261 | scott@bishopbeale.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



\$1.2 MILLION IN 2016

Spent on Extensive Building Renovations

\$1 MILLION IN 2018

Planned for Additional Renovations

TOWER RENOVATIONS

Building Exterior & Common Areas

ON-SITE MANAGEMENT

Professionally Managed Office Tower

UNOBSTRUCTED VIEWS

360° & Floor-to-Ceiling Windows

SURFACE PARKING LOT

with Downtown Garages & Street Spots

3 BLOCK FRONTAGE

Orange Ave., Robinson St. & Jefferson St.

RETAIL BANKING SERVICE

First Green Bank on the 1st Floor

SMALL FLOOR PLATES

Offering a Shallow Bay Depth

OUC CHILLED WATER

with Tenant Level Temperature Controls

CO-TENANT SAMPLING



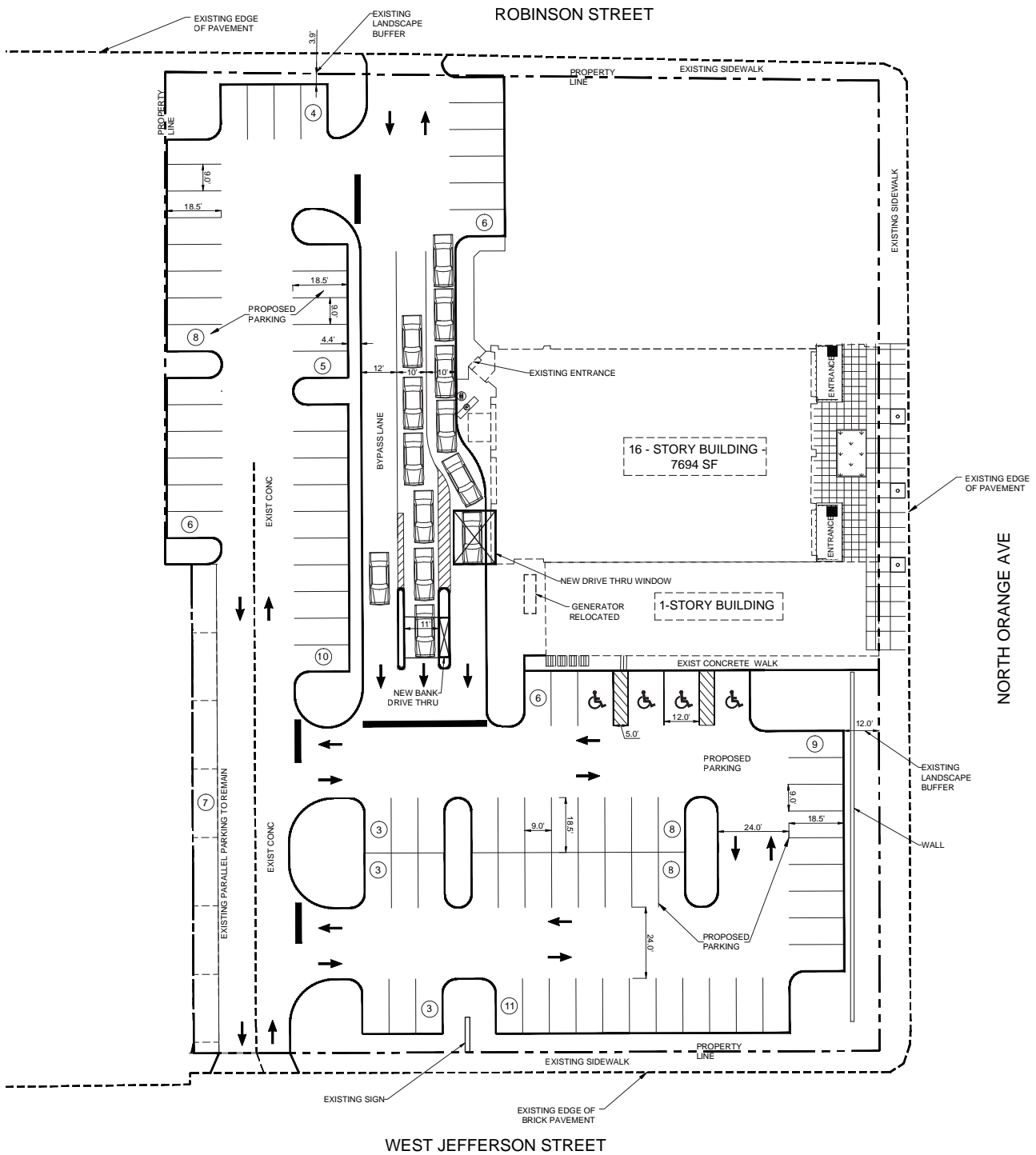
LOCATION DETAILS

The Downtown Office Tower is located within one block of the central station hub for mass transit including commuter rail and bus transit, walking distance to the Orange County Courthouse with traffic of 5,000 - 7,000 people daily and Orlando's CBD consisting of 10.7M square feet of office space and over 4,100 residential units.

It is easily accessible from Interstate-4, Orange Avenue and the major east/west downtown thoroughfare, Robinson Street.

2017 DEMOGRAPHICS	Zip Code: 32801
TOTAL EMPLOYEES	55,655
TOTAL BUSINESSES	2,851
RESIDENTIAL POPULATION	14,548
AVERAGE HOUSEHOLD INCOME	\$100,287
MEDIAN AGE	38.8

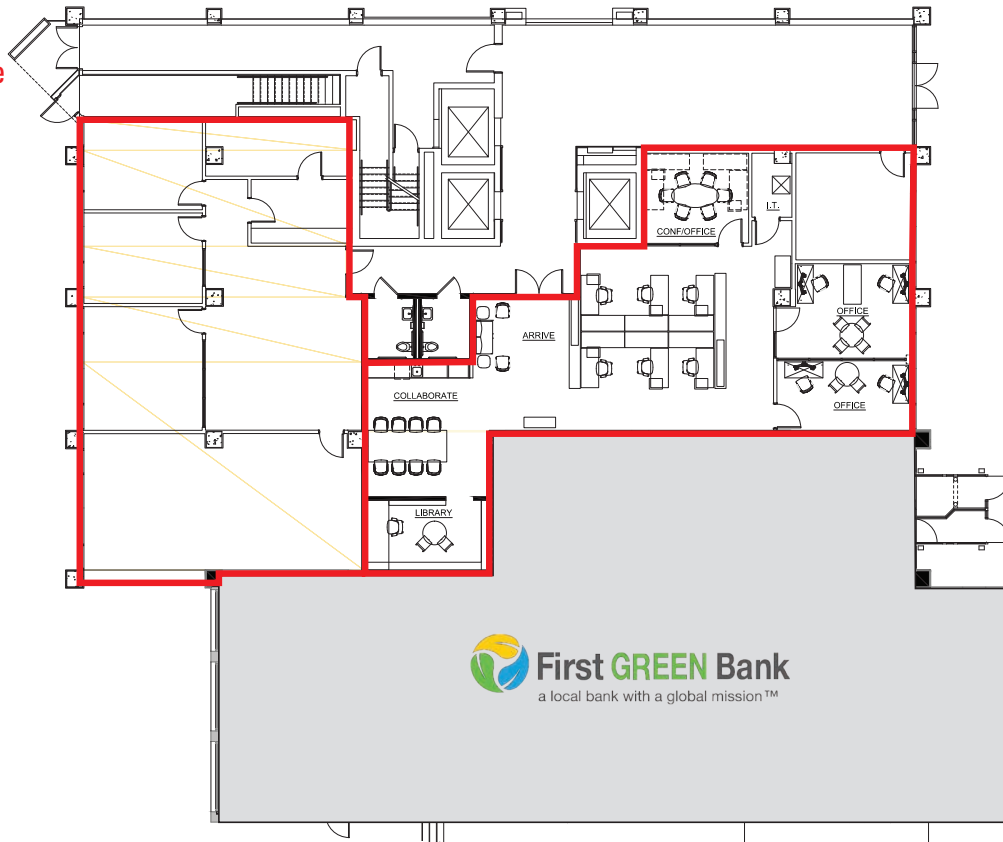




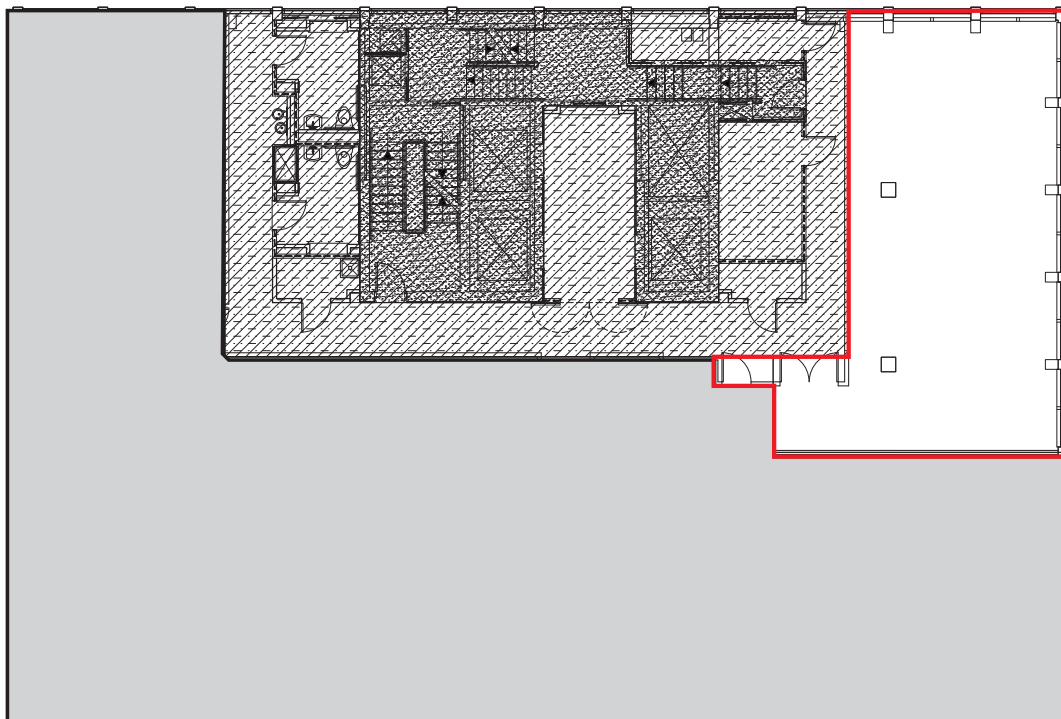


Suite 100A - up to 4,000 SF

- Storefront Glass
- Orange Ave. Frontage
- Signature Signage

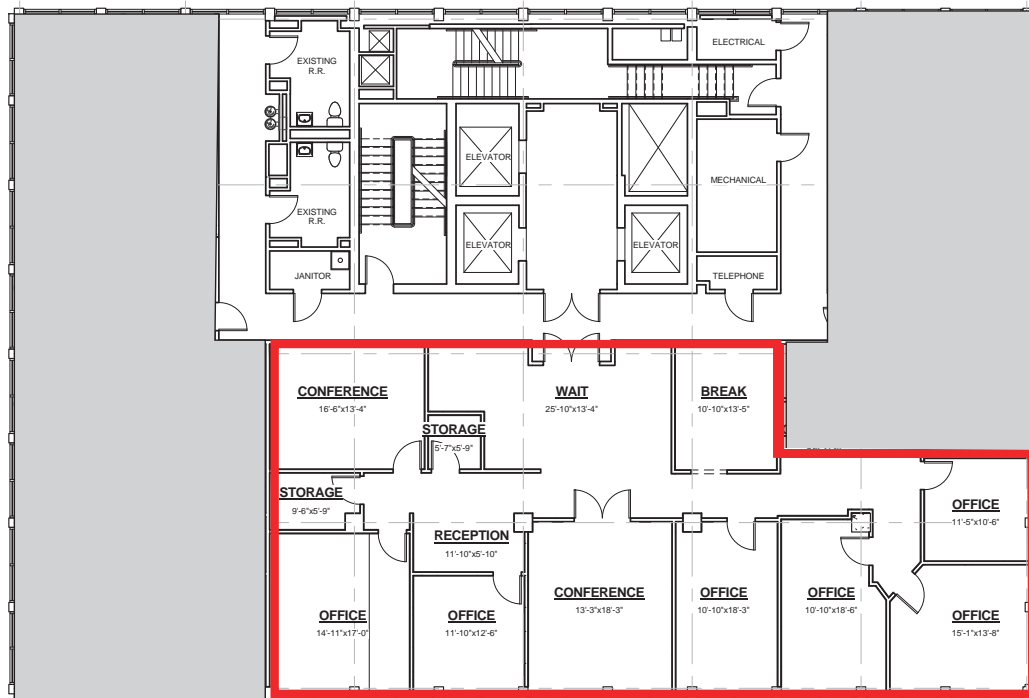


Suite 200 - 7,016 SF

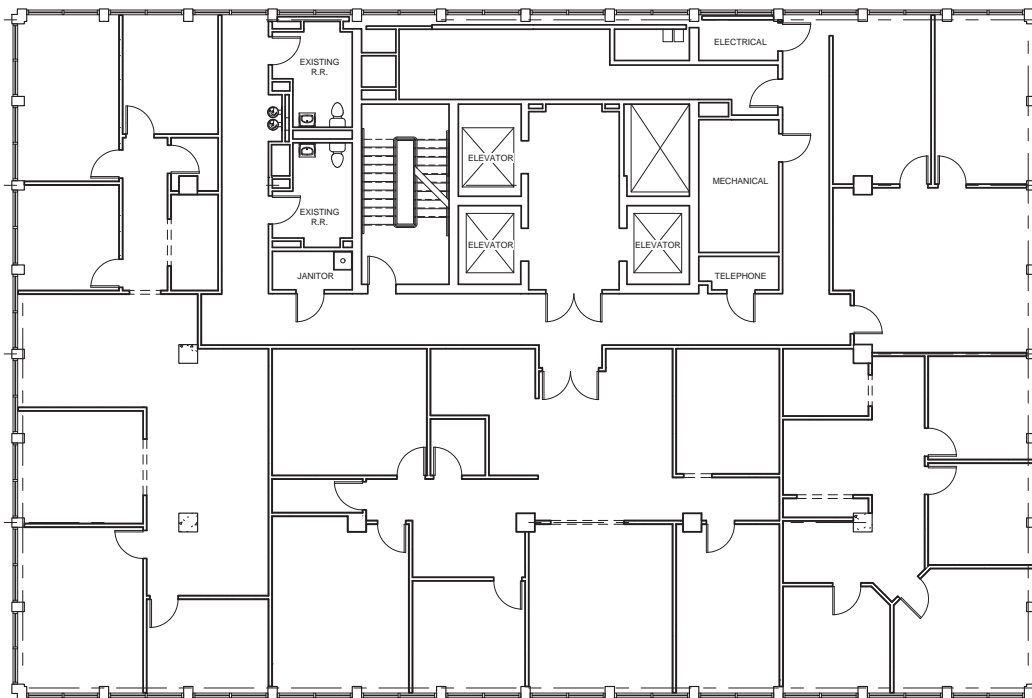




Suite 605 - 3,359 SF



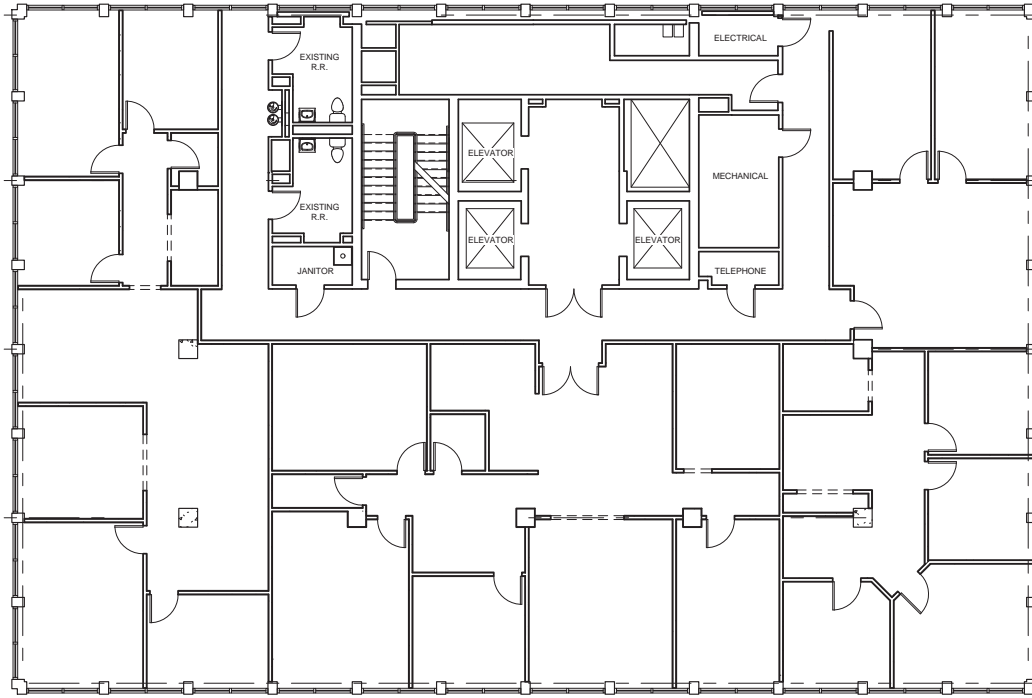
Suite 700 - 7,016 SF



Partially Built-Out Shell, Fully Customizable, Quick Delivery -
Great Opportunity to customize your floorplan and finishes!



Suite 800 - 7,016 SF

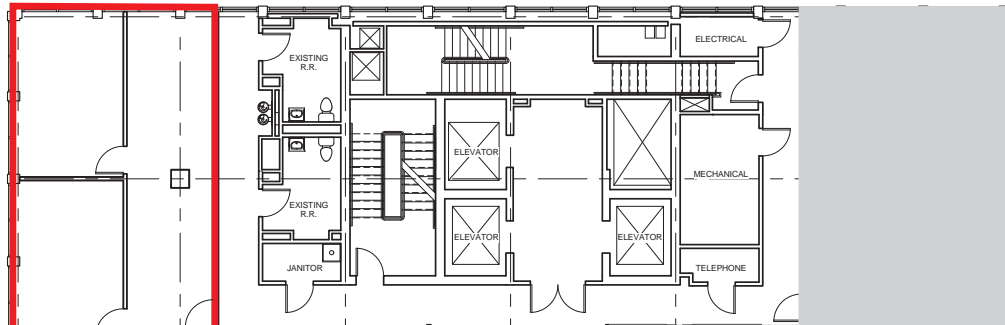


Suite 950 - 3,836 SF

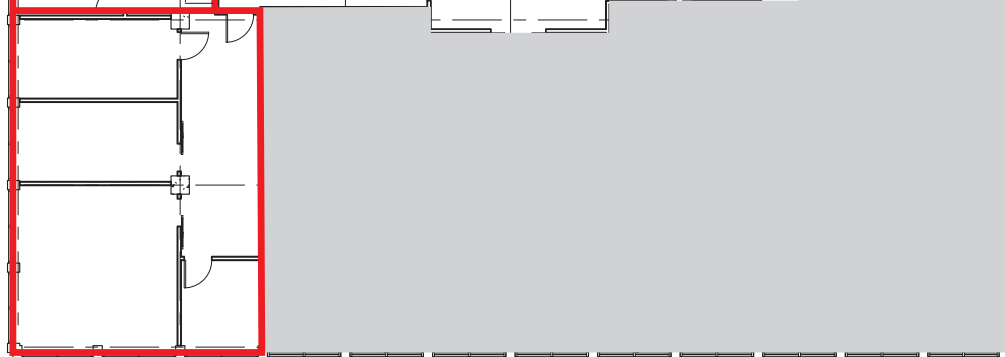




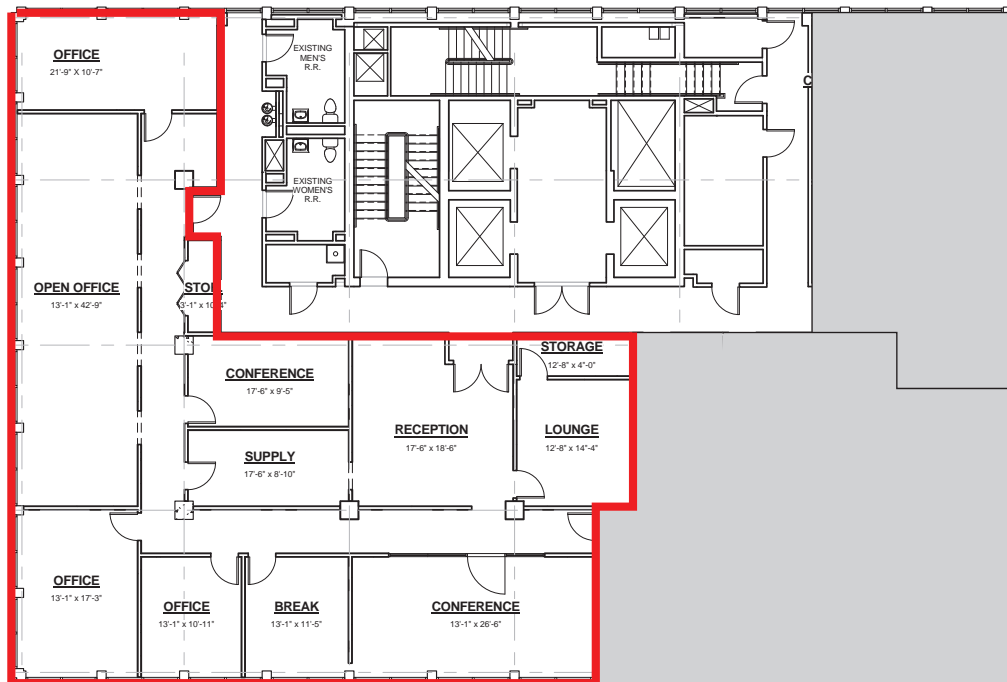
Suite 1100 - 954 SF



Suite 1110 - 1,284 SF

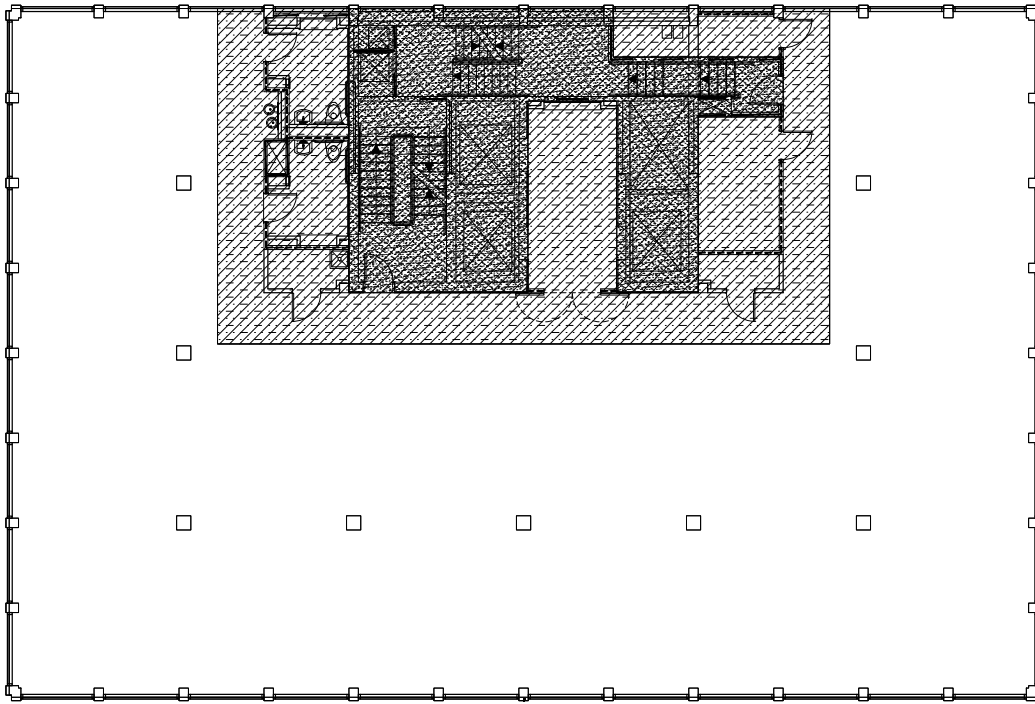


Suite 1250 - 4,033 SF

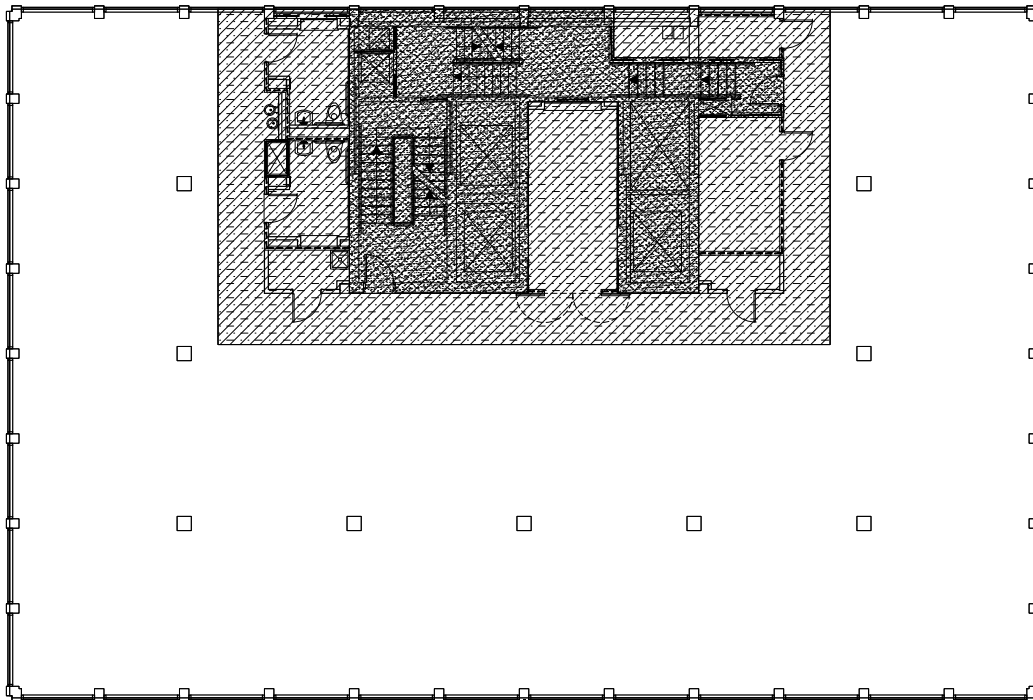


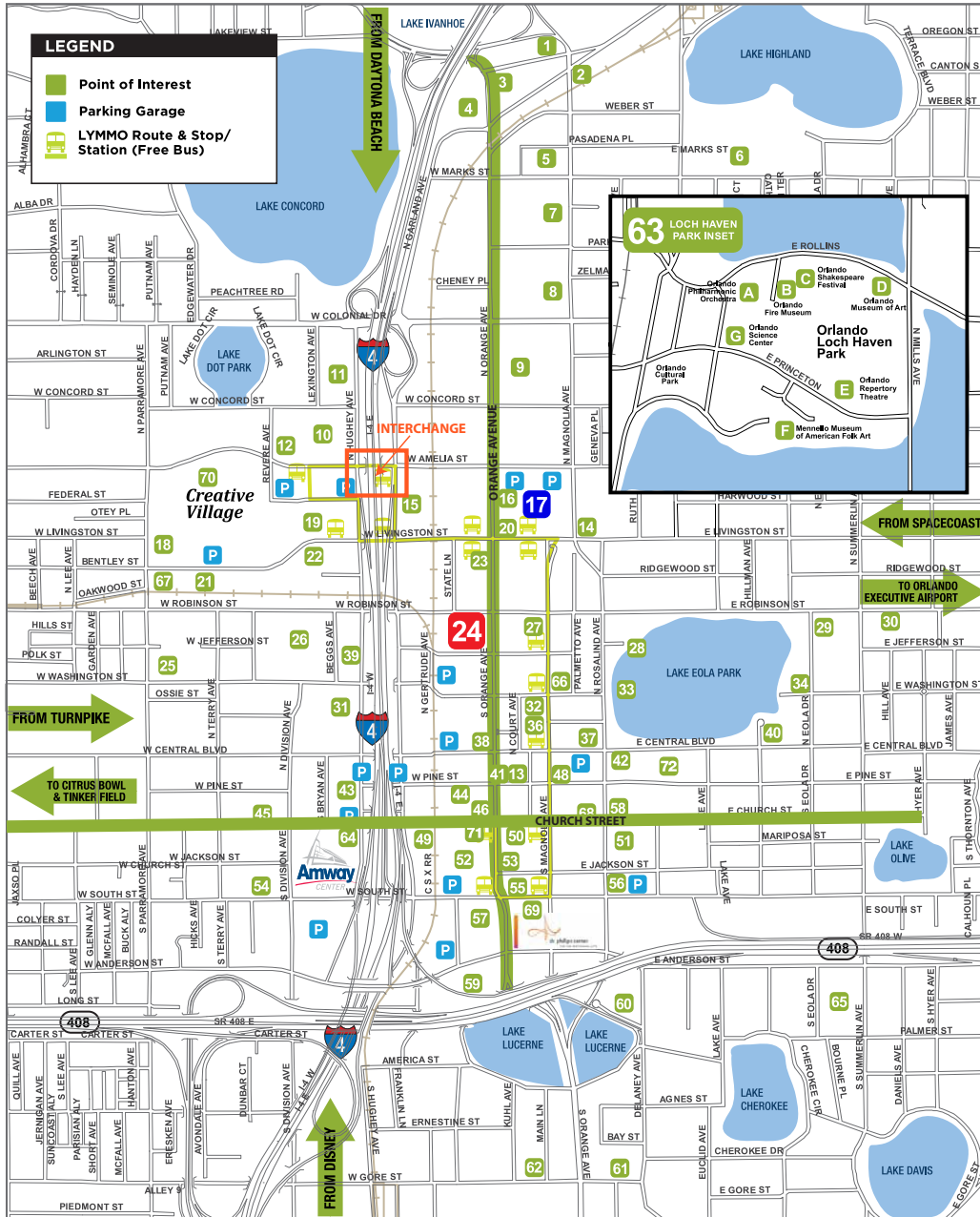


Suite 1300 - 7,016 SF - Landlord will fund build-out



Suite 1600 - 7,016 SF *Only 7,000 SF Penthouse in Downtown Orlando*





1. Orlando Regional Chamber of Commerce
2. Dr Phillips Performing Arts Center
3. Doubletree by Hilton Orlando Downtown
4. Gateway Center
5. Marks Street Senior Center
6. Lake Highland Prep.
7. One Orlando Centre (Wells Fargo)
8. Courtyard by Marriott Orlando Downtown
9. Orlando Sentinel
10. Orlando Technical Center
11. Crowne Plaza
12. Orange County Public Schools Ed. Leadership Center
13. SAK Comedy Lab
14. Travelodge Downtown
15. LYNX Central Station
16. Orange County Public Defender
17. Orange County Courthouse
18. Downtown Rec and Tennis Centre
19. Bob Carr Performing Arts Centre

20. Orange County Civil and Traffic Court
21. UCF Center For Emerging Media
22. Sheraton Orlando Downtown Hotel
23. Bank of America Building
24. 250 N. Orange Avenue
25. Callahan Neighborhood Center
26. State Office Building Hurston Building Complex
27. Downtown Post Office
28. Swan Boat & Gondola Rentals
29. EO Inn
30. Howard Middle School
31. Federal Building
32. Orange County Regional History Center
33. Walt Disney Amphitheater
34. Children's Playground
36. Heritage Square
37. Orange County Public Library
38. Orlando Tower (Wells Fargo)

39. FAMU College of Law
40. Orlando Farmer's Market
41. CityArts Factory
42. Embassy Suites
43. Orlando Police Headquarters
44. UCF Downtown Ying Academic Center
45. H.D. Supply
46. Valencia Community College
47. Orange County Human Resources
48. Gallery at Avalon Island
49. Church Street Station
50. Seaside Bank
51. Orange County Administration Center
52. SunTrust Center, Orange Co. Tax Collector and Property Appraiser
53. Citrus Center (BB&T Bank)
54. Wells' Built African-American Historical Museum
55. Grand Bohemian Hotel
56. Auto Tag Office

57. Orlando City Hall & Terrace Art Gallery
58. Orange County Records
59. Orlando Utilities Commission
60. Courtyard at Lake Lucerne
61. Beardall Senior Center
62. Orlando Regional Lucerne Hospital
63. Loch Haven Park (Inset)
64. Amway Center
65. Cherokee School
66. Lake Eola Charter School
67. Nap Ford Community School
68. The Christ School
69. Dr Phillips Center for Performing Arts
70. Creative Village
71. British Consulate
72. Colombian Consulate