

±1,967 - 23,711 RSF AVAILABLE FOR LEASE

CNL I & II | 420 - 450 S. ORANGE AVE, ORLANDO, FL

# CNL CENTER I & II

RARE FULL FLOOR OPPORTUNITY

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## PROPERTY FEATURES

- On-site building conference center
- 10' finished ceilings on the upper floors and 16-20' on the first floor
- State-of-the-art building systems
- Most efficient on-site parking garage in the CBD
- 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
- Bank/ATM, Two cafes and mobile detailer on-site
- Dry cleaning delivery available
- Adjacent to two premiere CBD hotels
- Sustainability: Well Health-Safety Rated, BOMA 360 and Energy Star. Piedmont Office Realty Trust is a 2021 Energy Star Partner of the Year

SUITE	RSF
150 - CNL I	3,593
250 - CNL I	5,461
2nd Floor - CNL II*	2,531 - 11,627
5th Floor - CNL II	23,711
1025 - CNL II	1,967

\*Turn Key Spec Suites



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FLOOR TO CEILING WINDOWS

CNL I & II | CLASS A OFFICE FOR LEASE



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FOR MORE INFORMATION, PLEASE CONTACT:

ALEX ROSARIO | 407.540.7713

Partner

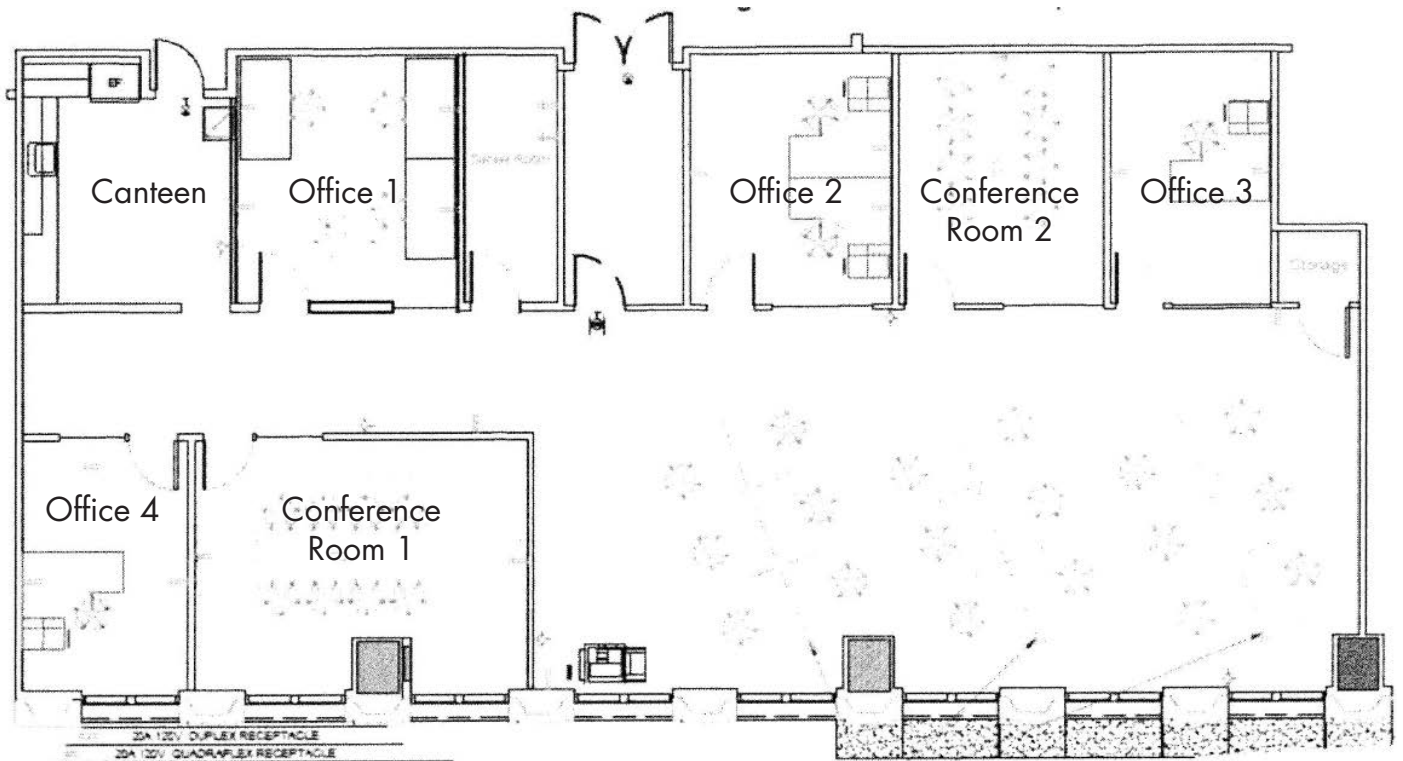
Alex.Rosario@foundrycommercial.com

Licensed Real Estate Broker

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## SUITE 150 - CNL I

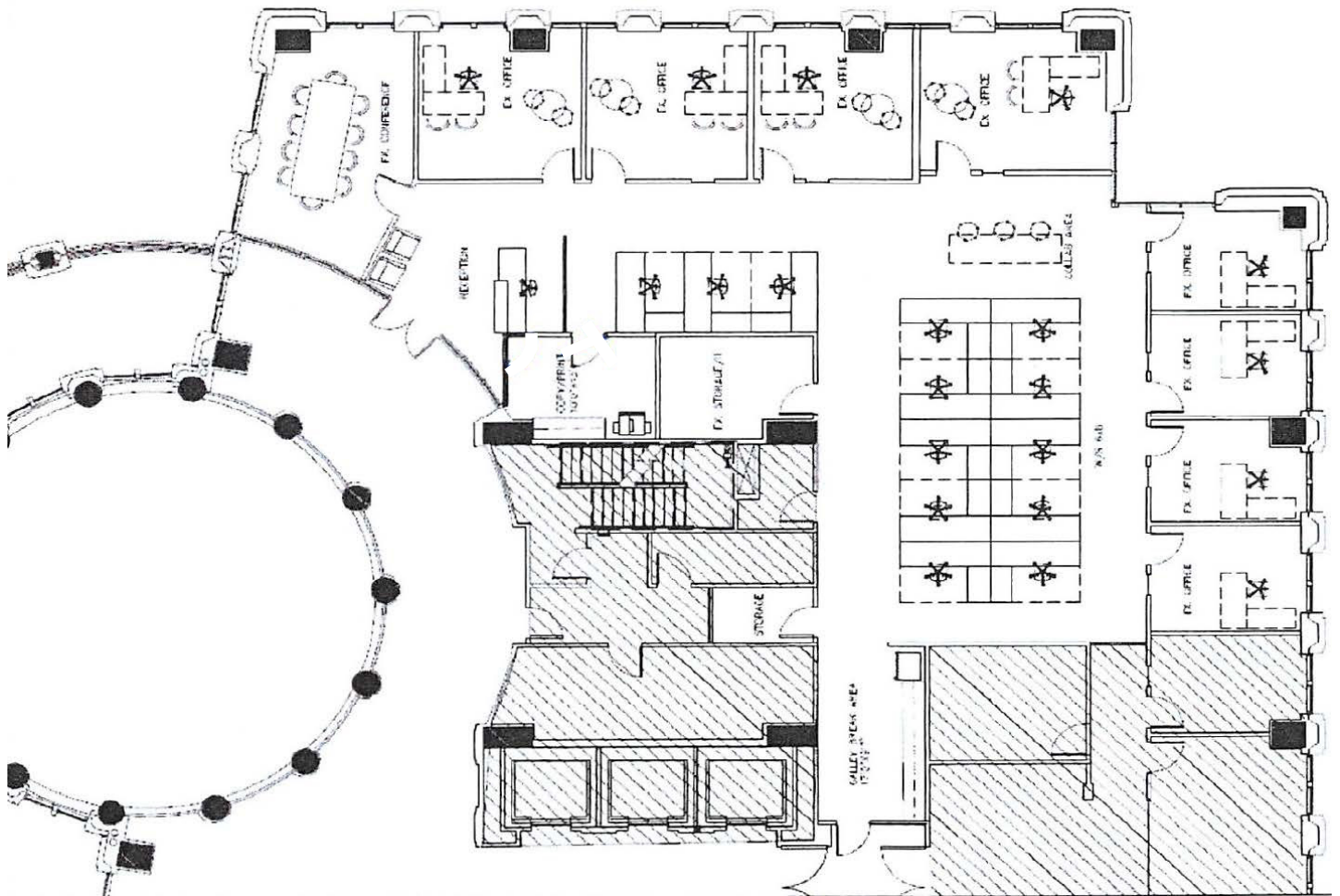
3,593 SF AVAILABLE IN 30 DAYS



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

## SUITE 250 - CNL I

5,461 SF AVAILABLE



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## SECOND FLOOR - CNL II

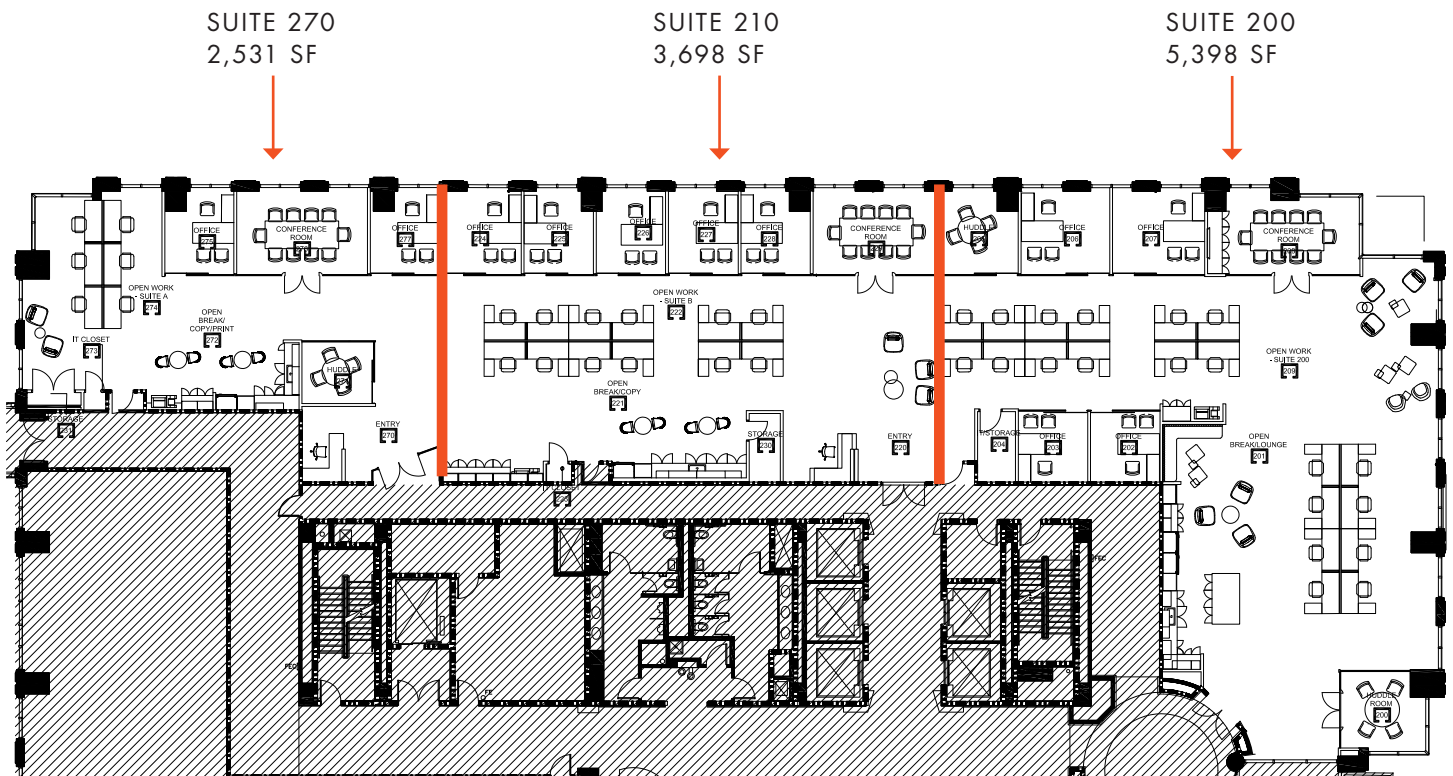
Spec Suites Delivering Move in Ready Space in 1st Qtr. 2024

SUITE 270 | 2,531 SF

SUITE 210 | 3,698 SF

SUITE 200 | 5,398 SF

SPACES CAN BE COMBINED TO ACCOMMODATE 11,627 RSF



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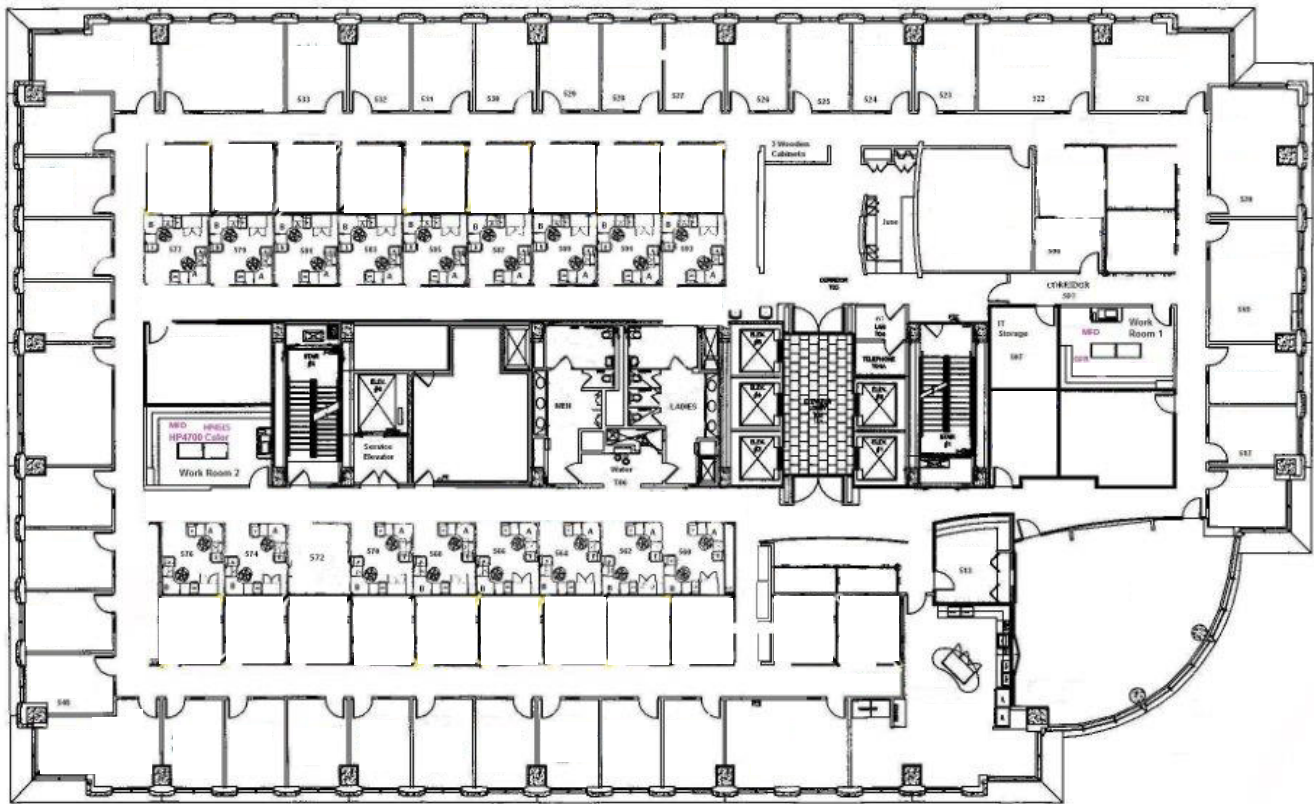
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## FIFTH FLOOR - CNL II

FULL FLOOR | 23,711 SF AVAILABLE



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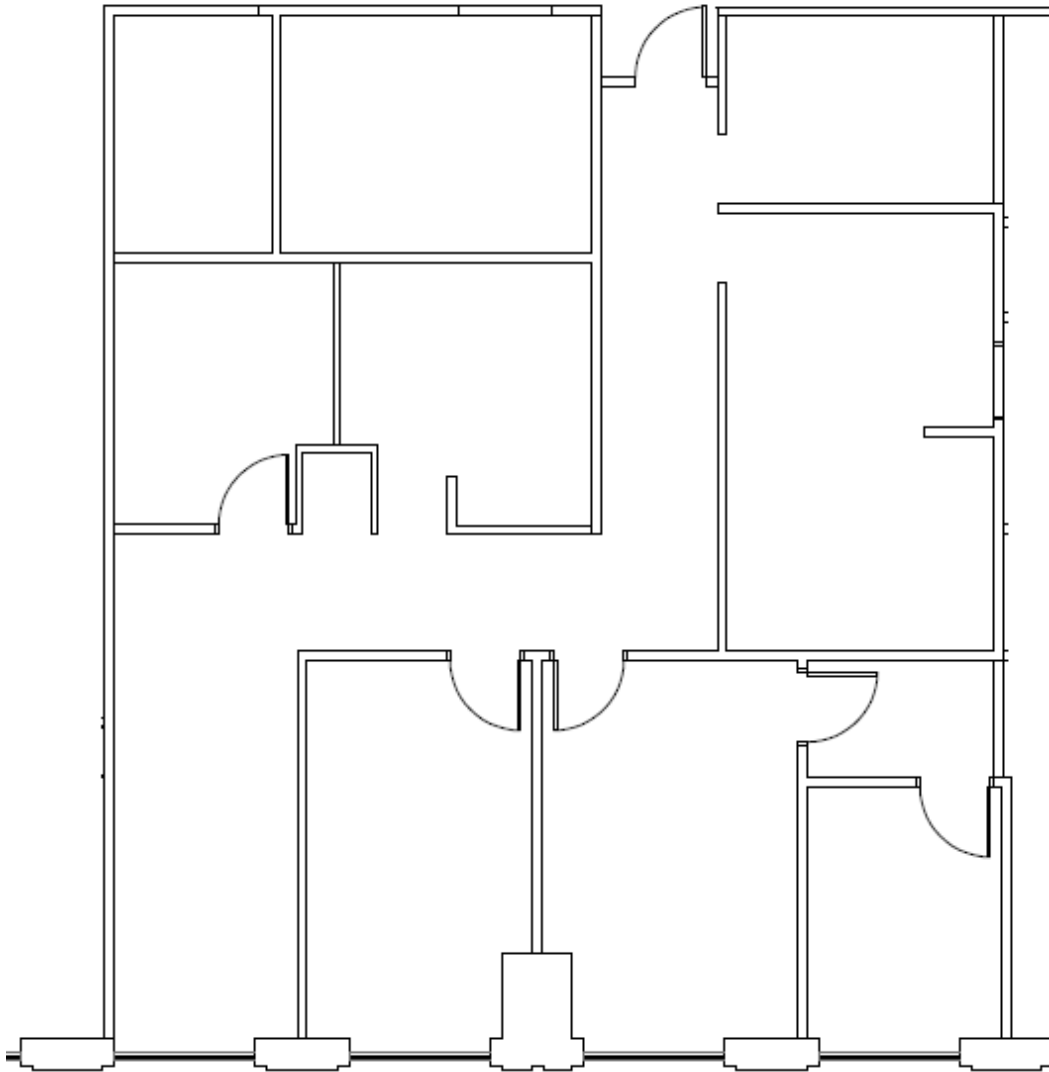
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## TENTH FLOOR - CNL II

SUITE 1025 | 1,967 SF AVAILABLE

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