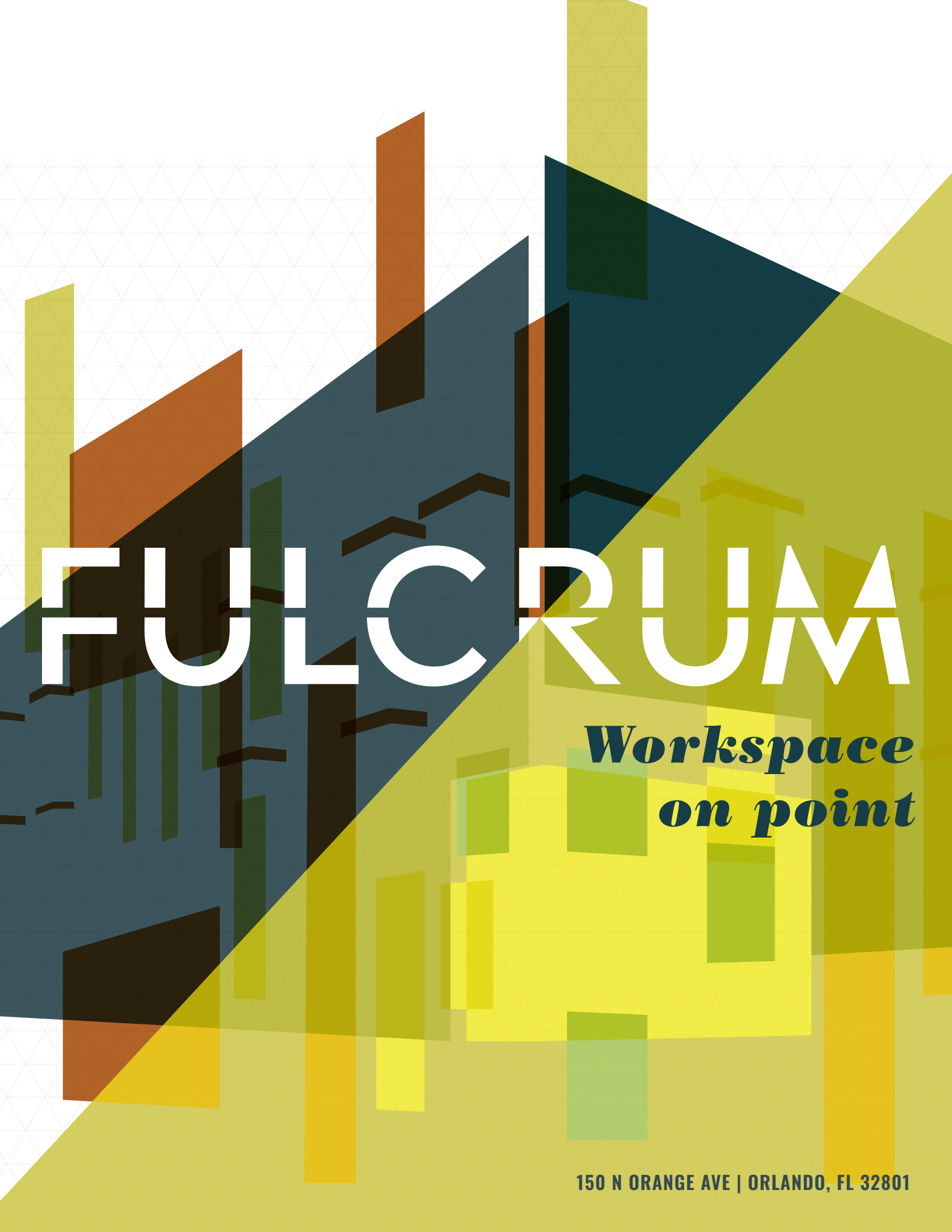

FULCRUM
Workspace
on point
150 N ORANGE AVE | ORLANDO, FL 32801

INTRODUCING FULCRUM: THE FIRST TRUE CREATIVE-CLASS OFFICE BUILDING IN ORLANDO

Creative office unlike anything downtown

A pivotal moment has arrived in Orlando workspace. In our central downtown location, Fulcrum features redeveloped loft office space, abundant parking, and modern architectural features throughout. You'll discover:

EXPANSIVE FLOOR PLATES

FLEXIBLE MEETING SPACES

MODERN RESTROOMS

SOCIAL HUB WITH COFFEE SHOP AND COMMUNITY SEATING

COLLABORATIVE LOBBY LOUNGES

PRE-BUILT SPEC SUITES

Tipping the balance toward innovation



SIP, EAT + COLLABORATE

Made for today's workforce, Fulcrum's spacious lobby invites connection and collaboration, featuring a connected coffee bar.

AMPLE PARKING

Fulcrum features adjacent deck parking with up to 6/1,000 SF parking ratio.

BICYCLE STORAGE + SHOWERS

Fulcrum is alt-transit ready, just steps from two Sunrail stations with in-building bike storage and showers.

CLASS-A CREATIVE

Fulcrum offers first-to-market Class-A Creative Office with modern amenities and flexible meeting spaces to foster community and collaboration.

LARGEST FLOOR PLATES IN TOWN

Fulcrum features the largest, most efficient contiguous floor plates of any Class A office in the Orlando central business district.

DEDICATED TENANT ENTRY

Allows Tenants of the building a shorter walk from the parking garage and bypaxss a more crowded main lobby.

Designed to spark interaction, wellness and innovation.

PRIVATE ALCOVES

LIGHTNING FAST WIFI

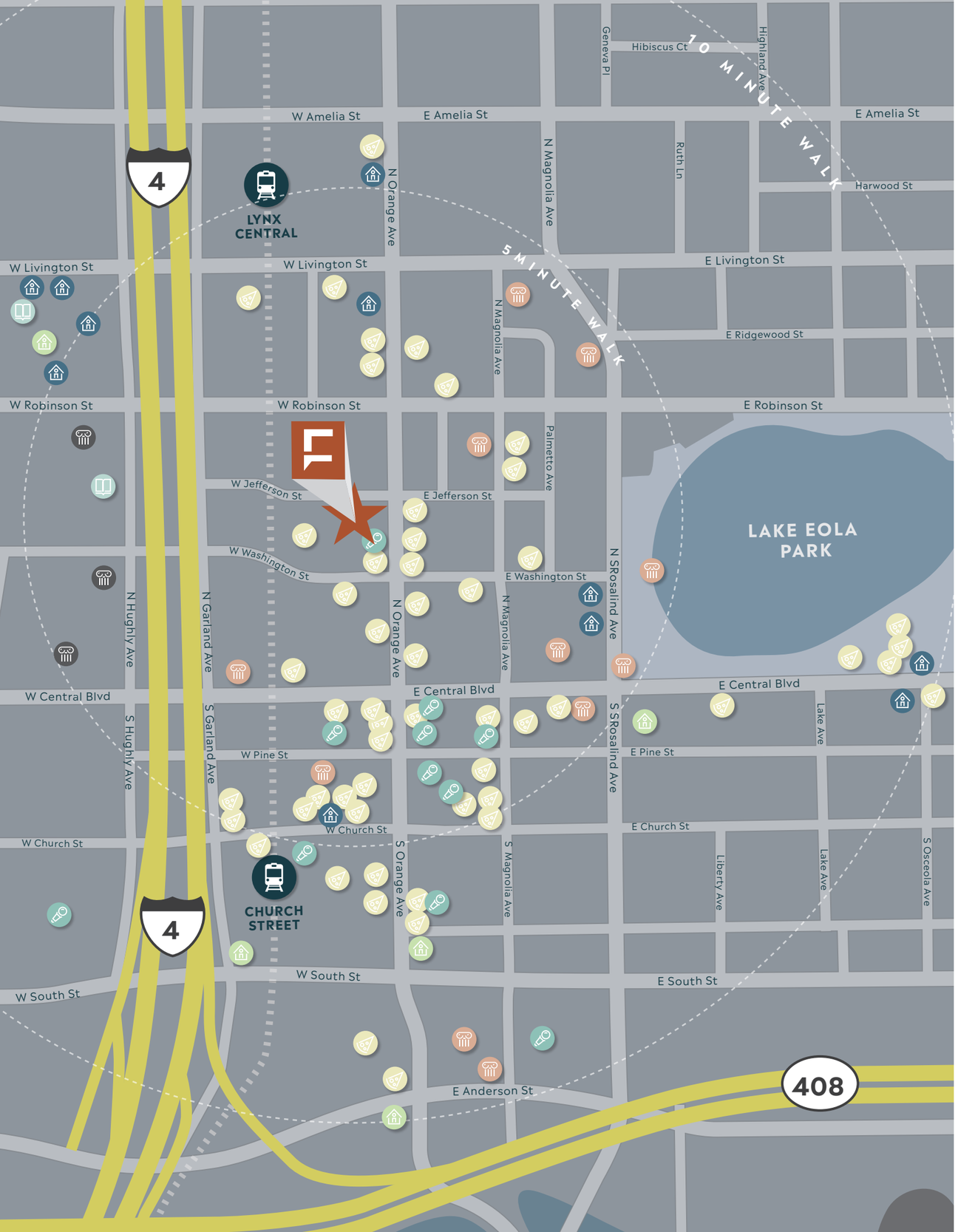
BREAKOUT MEETING SPACE

COMMON GATHERING AREAS

Welcome to Juan Valdez

Downtown Orlando's newest coffee shop located in Fulcrum offers 100% premium Colombian coffee and authentic Latin pastries. The brand represents the quality, values and traditions of Colombian coffee and every cup sold helps support Colombian coffee growers and their families.

- 1ST FLOOR WITH SEPERATE ENTRANCE
- MEETING SPACES
- LARGE MENU AND SNACK OPTIONS
- ACCESSIBLE TO TENANTS



50+ walkable restaurants plus all the spots for daily errands and entertainment

COMMUNITY
Orlando Public Library
US Post Office
Downtown Orlando City Hall
FedEx
Avis Car Rental
Publix at The Paramount
Lake Eola Park
Walgreens
7-Eleven
DGX
University Club
Rukus Cycling

ENTERTAINMENT
Dr. Phillips Center for the Performing Arts
Cobb Plaza Cinema Café 12
Citrus Club
Corona Cigar Company
SAK Comedy Lab
Kia Center
Soundbar Orlando

FOOD & DRINK
Nuri's Pizza
Greenbeat
Empire Szechuan
Tropical Smoothie Café
Super Rico Colombian Restaurant & Bar
Wall Street Cantina
Ember
Hamburger Mary's
Insomnia Cookies
Thai Cafe
Lizzy McCormack's Irish Pub
Tin & Taco
Avenue Gastrobar
Irish Shannon's Pub
Downtown PourHouse
Mathers Social Gathering
310 Lakeside
World of Beer
Artisan's Table
Dunkin'
Kres Chophouse
Starbucks
Bento
Latin Square Cuisine
Nature's Table
New York Deli
The Neighborhood Eatery
Craft & Common Coffee
Deeply Coffee
Market on Magnolia
Motorworks Brewing
Gringos Locos
Harry Buffalo
Napasorn Thai Restaurant
Jimmy John's
Harp & Celt Irish Pub
Stardust Lounge
Solita Tacos & Margaritas
Stella Coffee
Huey Magoo's
Taco Kat
Tacos my Guey
The Great Greek
The Drake Kitchen & Bar
Proper Orlando
Game Room & Social Club
AC Sky Bar

HOSPITALITY
Aloft Hotel
Grand Bohemian Hotel
Marriott
Embassy Suites
AC Hotel

EDUCATION
UCF Downtown Campus
FAMU Law

GOVERNMENT
Florida Dept of Children and Families
US Bankruptcy Court
U.S. Marshals Service Court

MULTI-FAMILY
55 West - 461 units
Modera - 350 units
Aspire - 164 units
Orange & Robinson - 369 units
Society - 464 units
Central Station - 279 units
Skyhouse - 320 units
Radius - 389 units
Parkside - 248 units
Paramount - 313 units
Camden - 299 units
Citi Tower - 233 units
Mill Creek - 300 units
The Julian - 409 units
Amelia Court - 256 units

The Fulcrum connection

Fulcrum delivers a connected commuting experience. The building serves traditional and alt-commuters equally with ample parking, easy drive times, and a multitude of commute alternatives. Fulcrum is minutes from Interstate 4 and the East-West Connector, as well as:

THREE AIRPORTS

TWO SUNRAIL STATIONS WITHIN TWO BLOCKS

DOZENS OF WALKABLE BUS STOPS

NEARBY ELECTRIC VEHICLE CHARGING

UCF DOWNTOWN CREATIVE VILLAGE CAMPUS



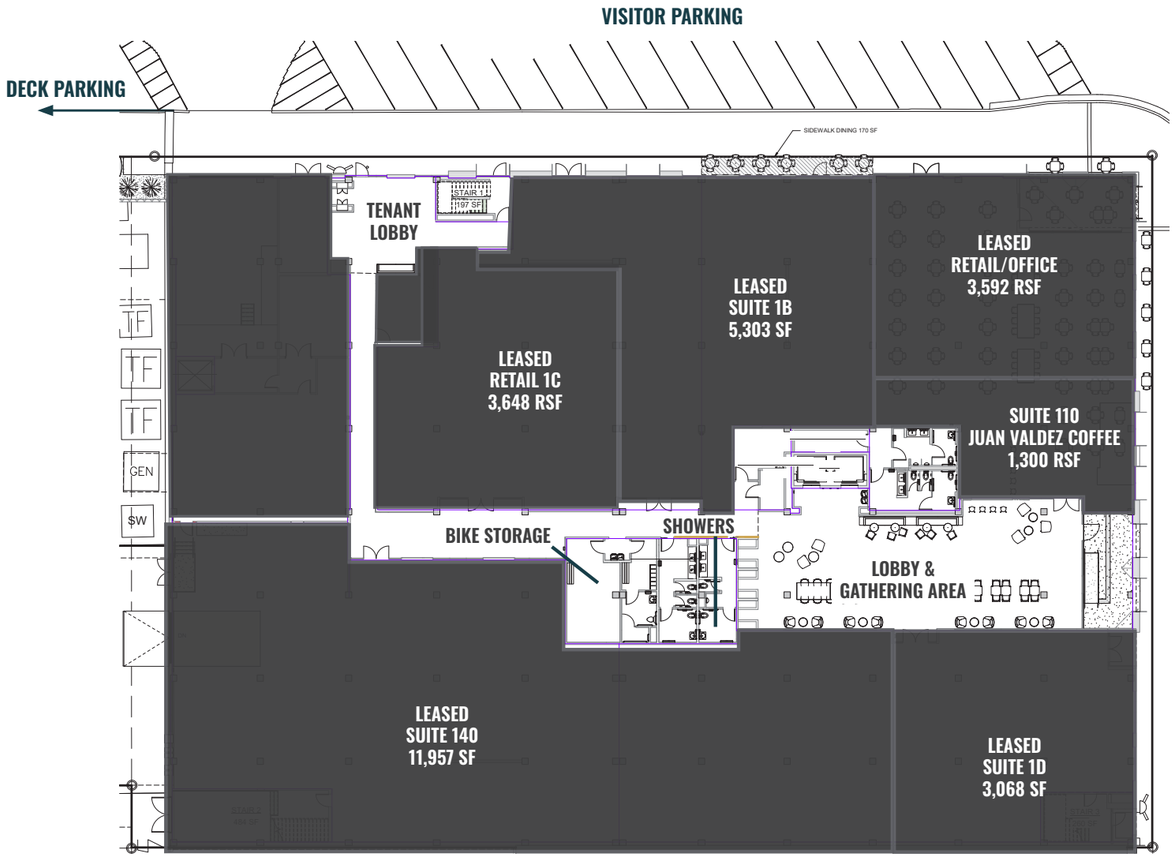
Getting to and from Fulcrum is a breeze with ample traditional and alternative community options. For drivers, our on-site parking deck features ample parking with up to 6/1,000 SF parking ratio. For bikers and walkers, our creative office space features bike storage and in-building showers.

VIBRANT, SOPHISTICATED DESIGN

Fulcrum's finishes are upscale, but welcoming. The creativity shines through with timeless colors and material choices.

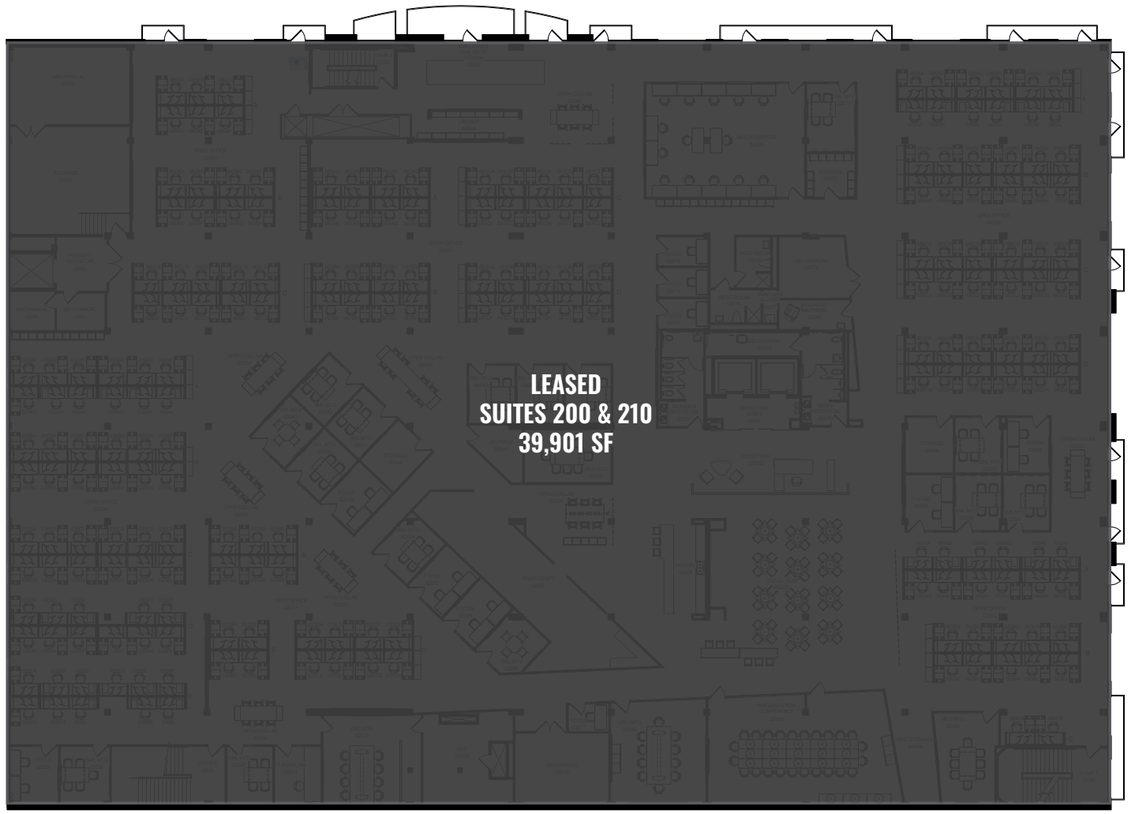
With breakout meeting space, flexible conferencing, technology enhancements, and an authentic, creative feel that only repurposed urban architecture can bring, Fulcrum offers pivotal workspace for pivotal ideas.

FULLY LEASED



LEVEL 1

FULLY LEASED



LEVEL 2

1,593 RSF

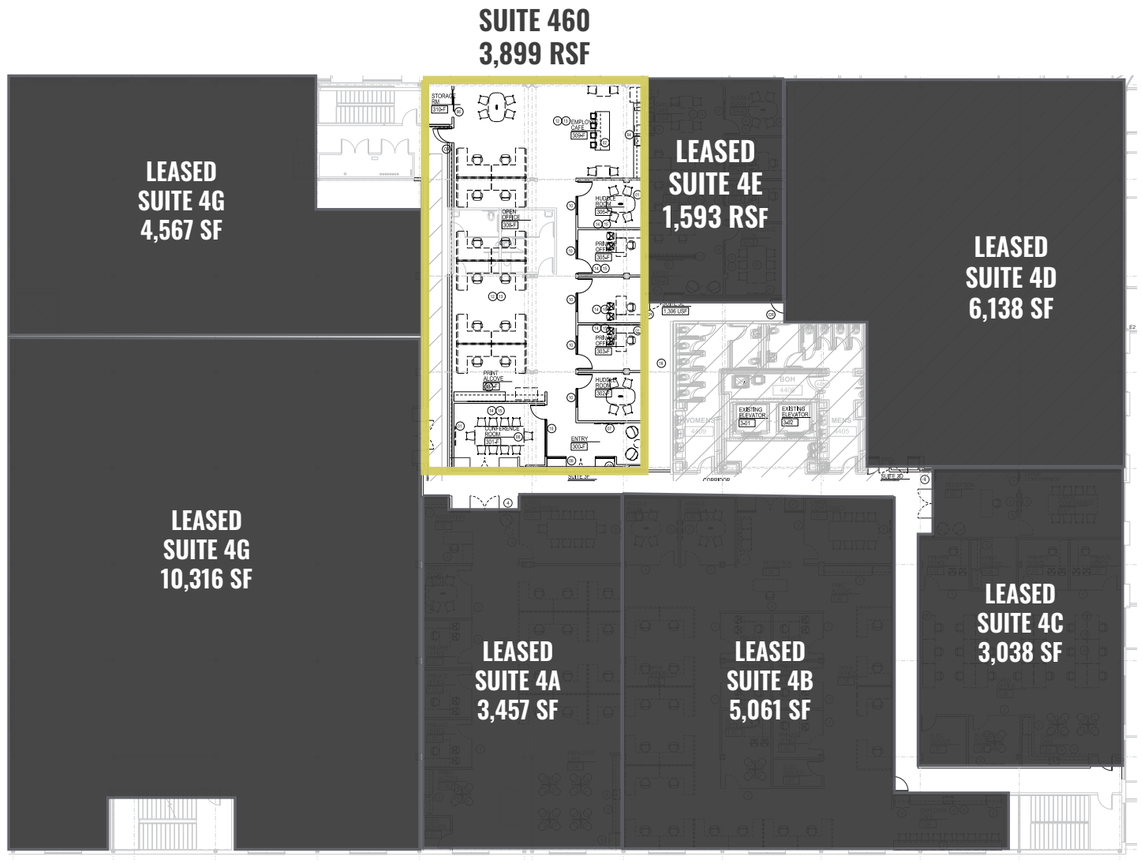
AVAILABLE FEBRUARY 1ST, 2027



LEVEL 3

3,899 RSF

AVAILABLE FEBRUARY 1ST, 2027



LEVEL 4

contact us

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