

**FOR LEASE**

# GAI BUILDING

ORLANDO, FL

 **gai consultants**

**618 E SOUTH ST, ORLANDO, FL 32801**

 **DENHOLTZ**  
PROPERTIES

**CBRE**

# DISCOVER

## THE GAI BUILDING



# PRIME ORLANDO LOCATION

## URBAN WALKABILITY, SUBURBAN ACCESSIBILITY

### THE GAI BUILDING IS STRATEGICALLY LOCATED

at the eastern gateway to Downtown Orlando and adjacent to one of Orlando's primary expressways (SR 408 East-West Expressway: 94,500 VPD) – providing outstanding regional access. Tenants benefit from a strong surrounding amenity base. Just north of the Property is Thornton Park, with award winning restaurants, luxury condominiums and apartments, a Publix Supermarket and Lake Eola Park creating a true “Live, Work & Play” environment.



## WALKABLE AMENITIES

- |                                                            |                                                           |
|------------------------------------------------------------|-----------------------------------------------------------|
| <b>1</b> Broken Cage, RusTeak, Novelty at 101              | <b>2</b> Starbucks, The Stubborn Mule, Oudom Thai & Sushi |
| <b>3</b> The Greenery Creamery, The Tea Room, Bynx Orlando | <b>4</b> Publix, World of Beer, Osphere Grill & Bar       |

PROPERTY HIGHLIGHTS

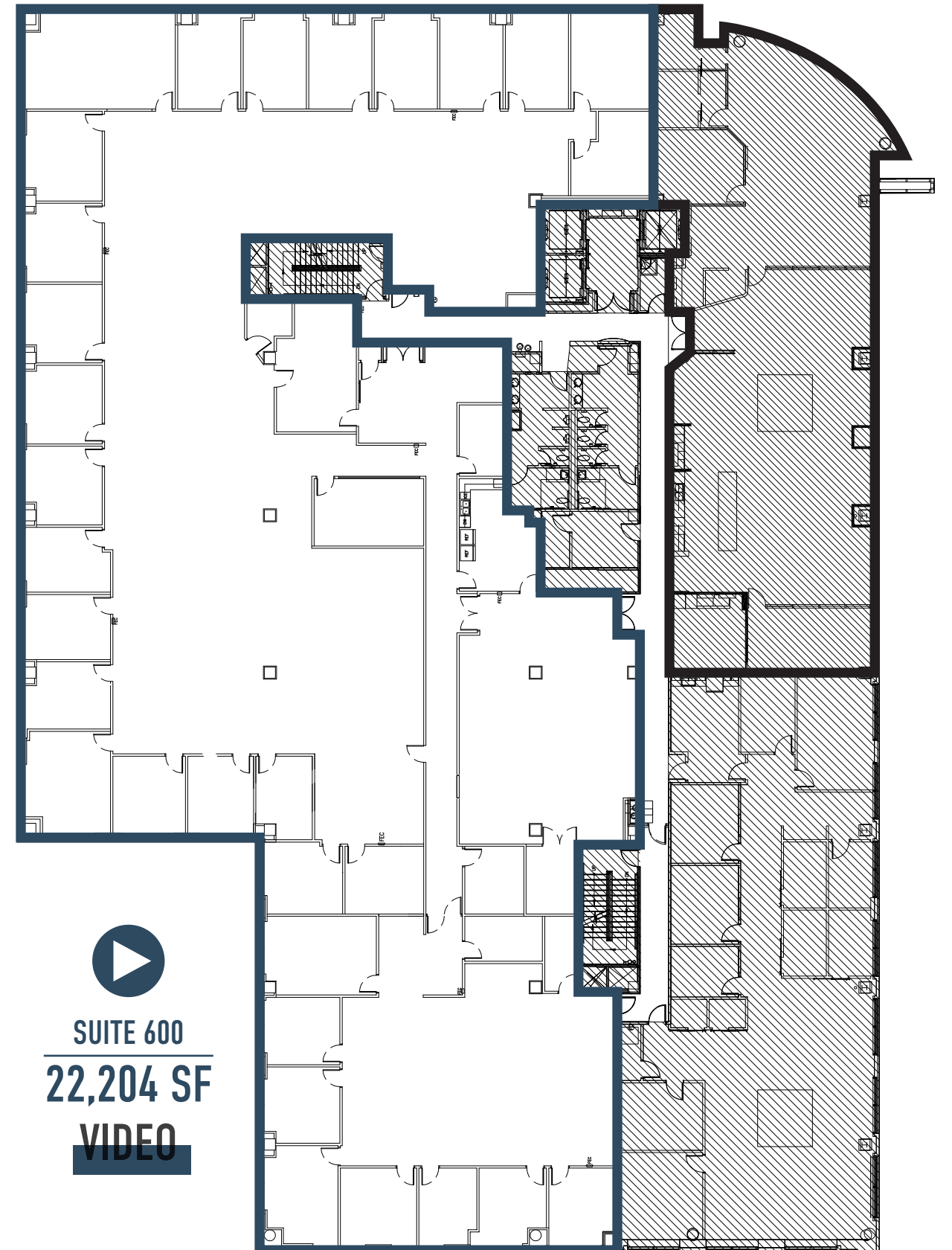
# BUILDING FEATURES

## IT'S ALL ABOUT CONVENIENCE

- + Easy-access, fully-integrated parking garage
- + Complimentary parking at a market-leading 3.1 per 1,000 SF parking ratio
- + On-site flexible office operator offers maximum tenant flexibility
- + LEED Certified by U.S. Green Building Council
- + Built in 2011 with efficient 31,000+ SF floor plates
- + High-end, Class A common area finishes throughout
- + On-site electric car charging spaces



## SUITE 600 | 22,204 SF



SUITE 600  
22,204 SF  
VIDEO



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FOR MORE INFORMATION, CONTACT

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