FOR LEASE

GAI BUILDING

ORLANDO, FL

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

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

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

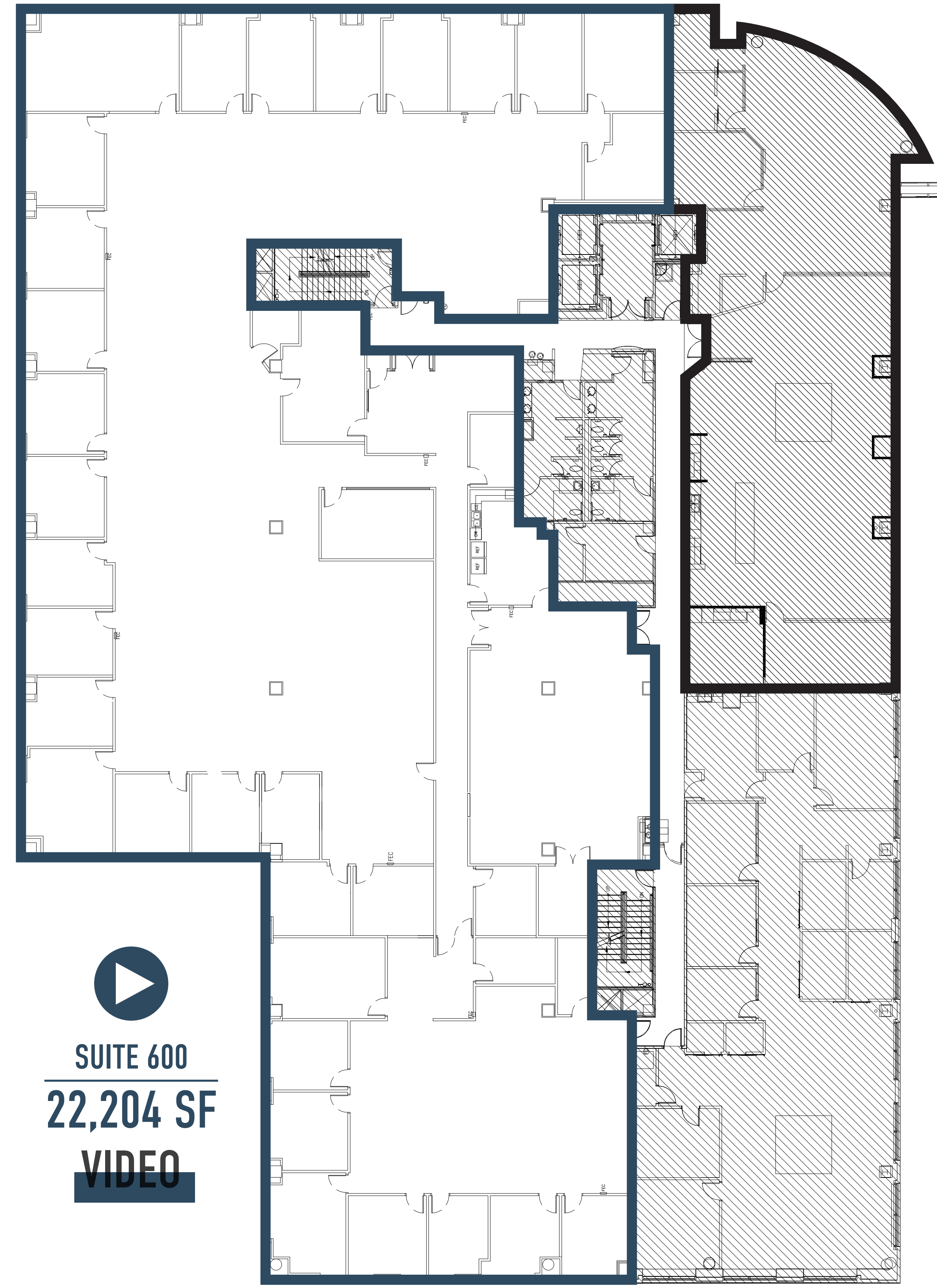
+ LEED Certified by U.S. Green Building Council

+ 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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