



Citrus Center

255 South Orange Avenue

Located in the Heart of Downtown



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Property Features



Exceptional Class A Onsite Amenities such as Citrus Club, and Citrus Club Spa & Fitness Center



Coveted location in the Central Business District walking distance to Dr. Phillips Center for Performing Arts, Amway Arena, and City Hall



Superior access to downtown amenities including retail, restaurants and Lymmo



Onsite Services such as New York Deli, Dunkin Donuts, Car Detail Service, Dry Cleaning, Banking, and 24 hour Access



Five-level integrated parking garage and surface parking at 2/1,000 RSF





Ideally Situated

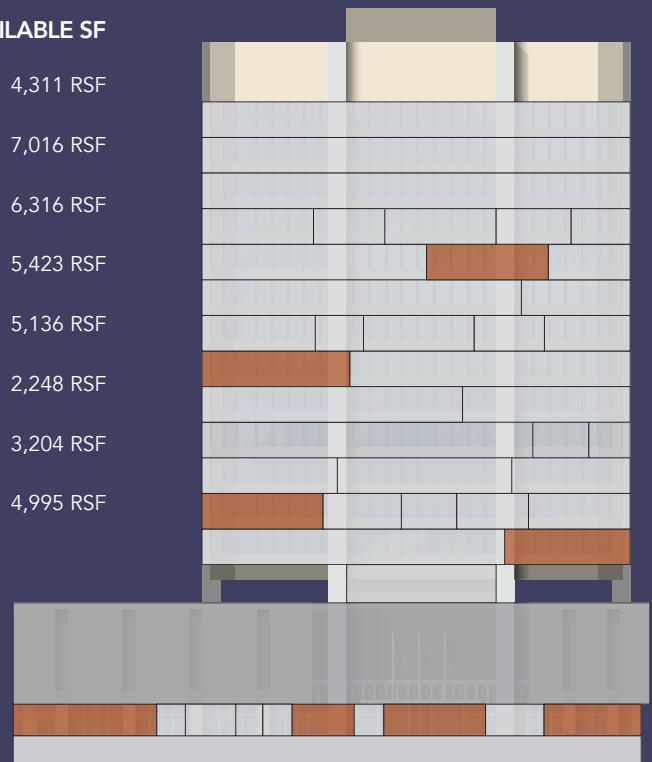
Accessibility & Amenities
at Orlando's Business Core

AREA AMENITIES

1. Citrus Club, Tikka Bowls and Tacos, & NY Deli
2. Solita Tacos & Margaritas, Latin Square, CFS Coffee, & DT Cafe
3. Grand Bohemian Hotel, Starbucks, & Nature's Table
4. The Corner Pizza Bar, Nifty's Korean BBQ, & Bento Cafe
5. Kres Chophouse, Artisan's Table, & Crepe Delicious
6. Napasorn Thai, Shakai Sushi, & Papi Smash Burger
7. Noodle Shawty, Mochiry, & Panino's Pizza
8. Thrive Cocktail Lounge & Eatery, Jimmy John's, & Taco Bell
9. Gringos Locos, Loading Zone, & Jam-Eng Caribbean
10. Elixir Kitchen & Bar, Tacos My Guey, & Insomnia Cookies
11. Tin & Taco, & Tropical Smoothie Cafe

AVAILABILITY

SUITE	AVAILABLE SF
1425	4,311 RSF
1150	7,016 RSF
700	6,316 RSF
650	5,423 RSF
100	5,136 RSF
108	2,248 RSF
112	3,204 RSF
113	4,995 RSF





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For additional information, please contact:

JAY DIXON

+1 407 404 5062

jay.dixon@cbre.com

COLIN MORRISON

+1 407 404 5104

colin.morrison1@cbre.com



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