



# Citrus Center

255 South Orange Avenue

Located in the Heart of Downtown



| [Click for Video](#)



**CBRE**



# 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, Tikka Bowls & Tacos, Car Detail Service, Dry Cleaning, 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  
*Built-out Spec Suite*

1150

7,016 RSF

700

6,316 RSF

650

5,423 RSF

100

5,136 RSF

108

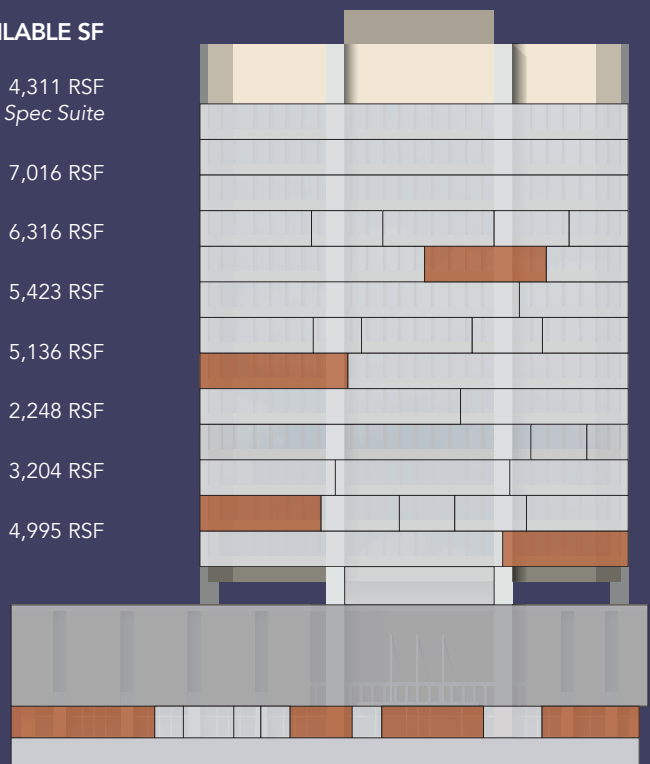
2,248 RSF

112

3,204 RSF

113

4,995 RSF





# Citrus Center

255 South Orange Avenue

For additional information, please contact:

**JAY DIXON**

+1 407 404 5062

[jay.dixon@cbre.com](mailto:jay.dixon@cbre.com)

**COLIN MORRISON**

+1 407 404 5104

[colin.morrison1@cbre.com](mailto:colin.morrison1@cbre.com)



**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.