

OFFICE SPACE FOR LEASE



FAIRWINDS
TOWER 135 W. Central Blvd.
Orlando, FL 32801

Fairwinds Tower is prestigiously located in downtown Orlando offering tenants panoramic views of the city skyline. The premiere office tower sits on the well known corner of Central Blvd. and Garland Ave.

For a virtual lobby tour, [click here.](#)

DOWNTOWN CLASS A OFFICE

RSF Available
4,656-8,774



BUILDING HIGHLIGHTS

- Free On-site Visitor Parking
- 5% Brokerage Fee

For more information, contact:

Tiffany Zullo

(407) 659.0120 x114 | TZullo@trpcrc.com

www.trpcrc.com



SPACE AVAILABLE

Suite	RSF
550	6,847 Virtual Tour
740	4,656 Virtual Tour
1140	5,832 Virtual Tour
11th Fl <small>Available Oct 2024</small>	8,774

Virtual Tour: [Click Suite RSF](#)
 Property Website: [Click Here](#)



BUILDING FEATURES & AMENITIES

- ▶ New Lobby, Conference Center & Tenant Lounge
- ▶ **Free On-Site Visitor Parking**
- ▶ Cuban-American Cafe in Lobby
- ▶ Building Security 24 Hours | 7 Days a Week
- ▶ Banking & ATM Services- Fairwinds Credit Union
- ▶ Telcom- AT&T, Spectrum, & Century Link
- ▶ On-Site Institutional Leasing, Management & Engineering
- ▶ Efficient On | Off Access to I-4 & the 408



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LOCATION HIGHLIGHTS

- ▶ Fairwinds Tower is centrally located in downtown Orlando, providing quick access on / off I-4 and the 408 Expressway
- ▶ In the hub of downtown Orlando's numerous restaurants, bars, business hotels and lunch delivery options
- ▶ Walking distance to:
 - Lynx Bus Stop: on Property
 - Sunrail Station: 1.5 Blocks (Church St.)
 - Federal Courthouse: 4 Blocks
 - City Hall: 3 Blocks
 - Lynx Central Station: 3 Blocks

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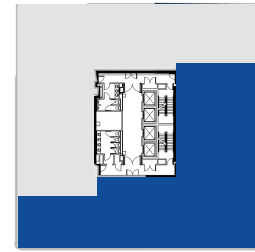
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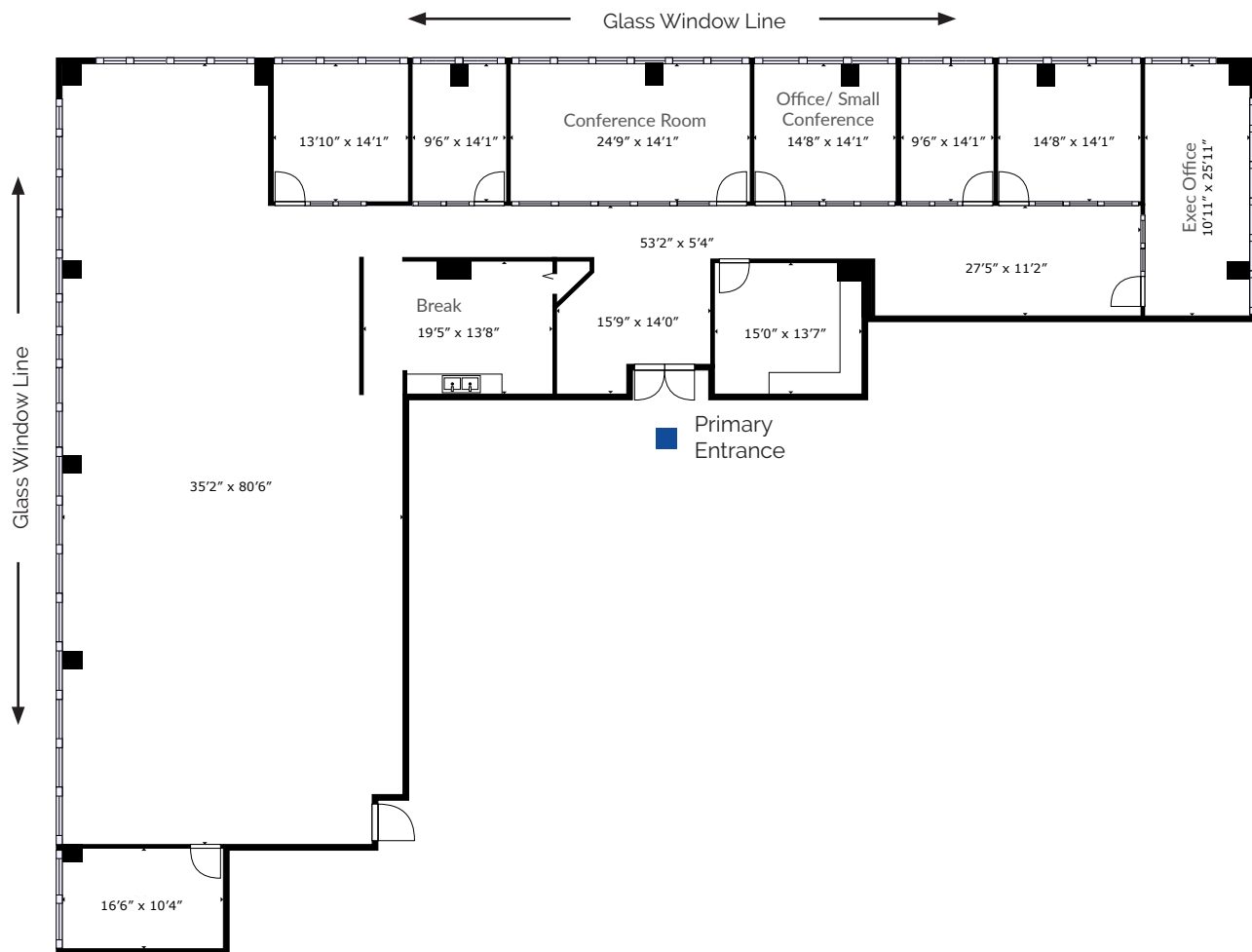


5th Floor

Suite 550: 6,847 RSF



Virtual Tour: [Click Suite RSF](#)



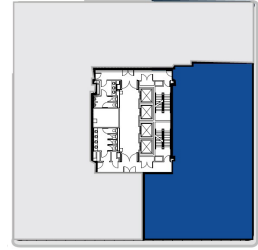
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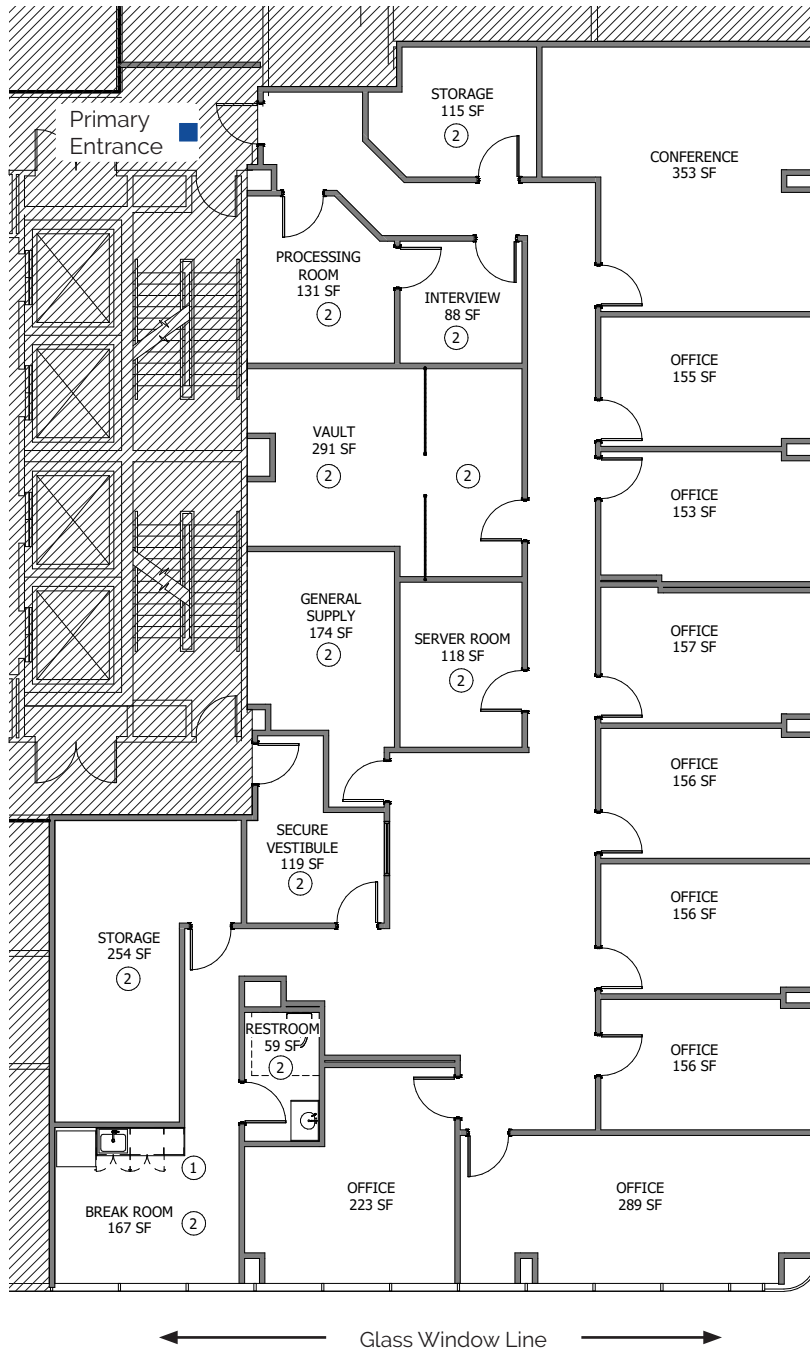


7th Floor

Suite 740: 4,656 RSF



Virtual Tour: [Click Suite RSF](#)



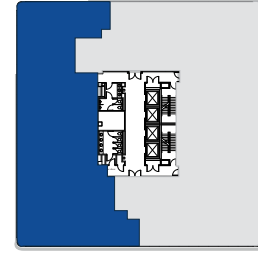
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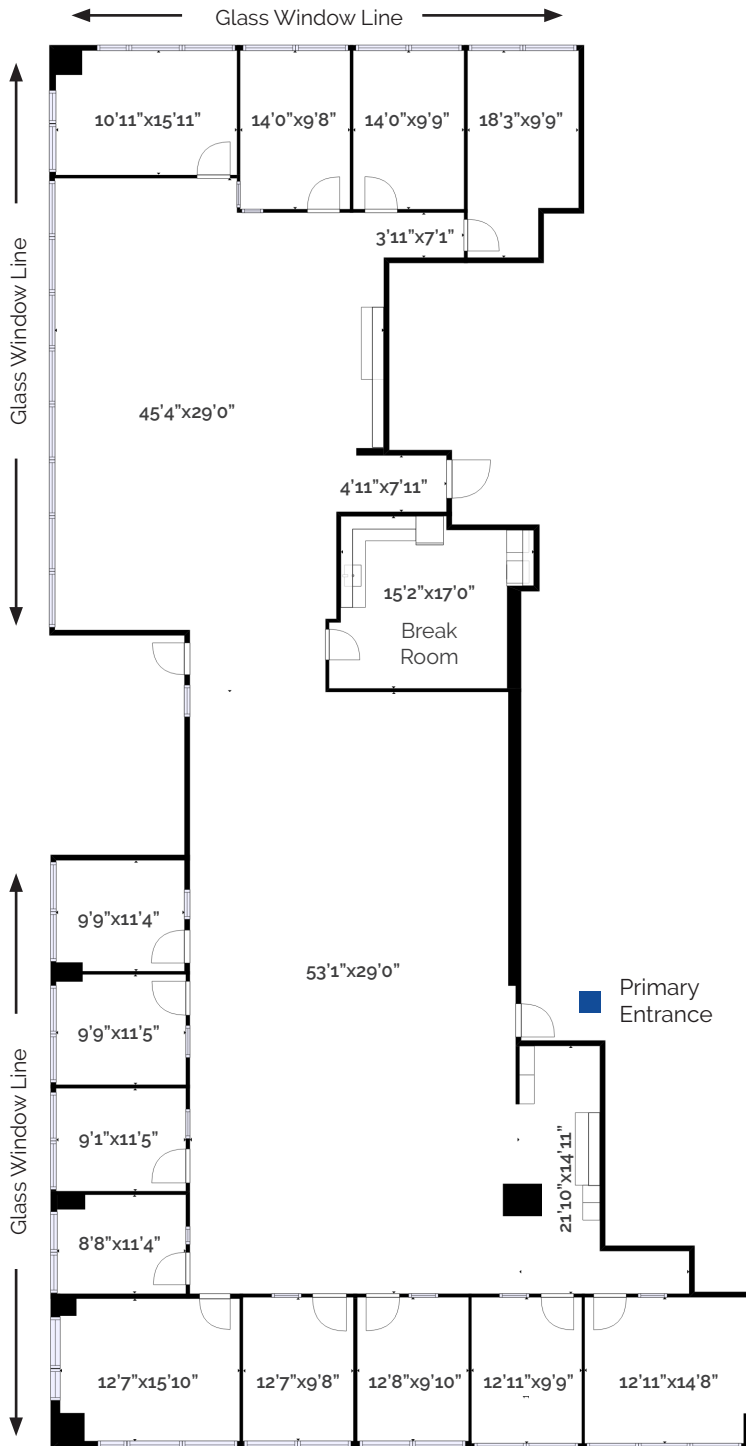


11th Floor

Suite 1140: 5,832 RSF



Virtual Tour: [Click Suite RSF](#)



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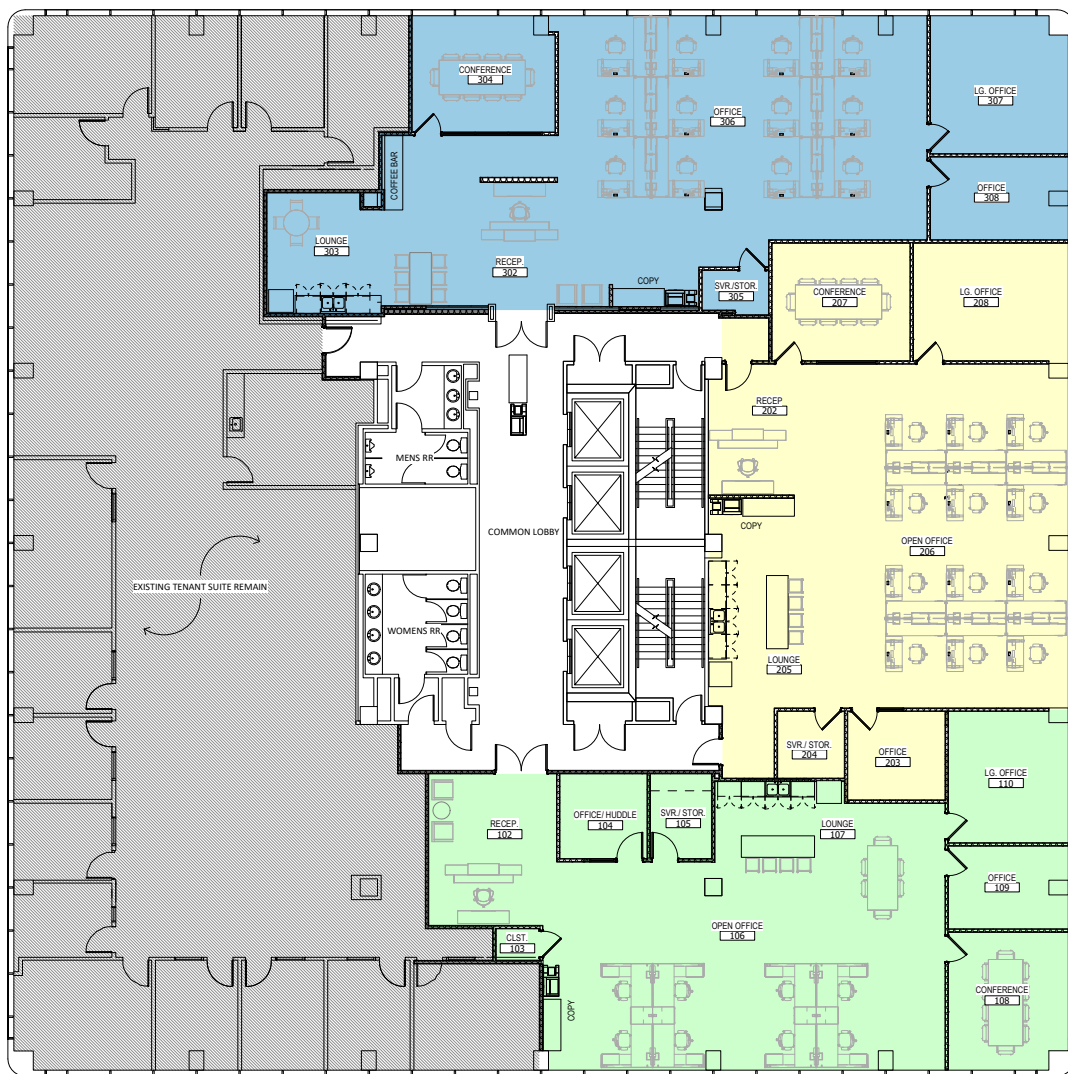
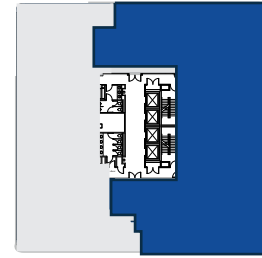
11th Floor Available Oct '24 (possibly sooner)

11th Floor

Hypothetical plans
(Layouts and SF can be adjusted)- Total is 8,773 RSF

- 1) Blue - 3,060 RSF
- 2) Yellow - 2,865 RSF
- 3) Green - 2,848 RSF

8,774 RSF



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