

±1,967 - 52,744 RSF AVAILABLE FOR LEASE

CNL I & II | 420 - 450 S. ORANGE AVE, ORLANDO, FL

CNL CENTER I & II

RARE FULL FLOOR OPPORTUNITY



FOUNDRY
COMMERCIAL



| SUITE | RSF |
|----------------------|-----------------|
| 2nd Floor - CNL II* | 2,531 - 11,627 |
| 5th Floor - CNL II | 23,711 |
| 8th Floor - CNL II | 10,043 - 14,254 |
| 1025 - CNL II | 1,967 |
| 12th Floor - CNL I** | 26,372 |
| 13th Floor - CNL I** | 26,372 |

PROPERTY FEATURES

- On-site building conference center
- 10' finished ceilings on the upper floors and 16-20' on the first floor
- State-of-the-art building systems
- Most efficient on-site parking garage in the CBD
- 24-hour security on-site
- 10' finished ceilings on the upper floors and 16-20' on the first floor
- Day porter on-site
- Fiber telecommunications
- Bank/ATM, Two cafes and mobile detailer on-site
- Dry cleaning delivery available
- Adjacent to two premiere CBD hotels
- Sustainability: LEED Gold Certified, BOMA 360, Energy Star. Piedmont Office Realty Trust is a 2021 Energy Star Partner of the Year

*Turn Key Spec Suites

**Can be combined (52,744 SF)



FOR MORE INFORMATION, PLEASE CONTACT:

ALEX ROSARIO | 407.540.7713
 Partner
 Alex.Rosario@foundrycommercial.com
 Licensed Real Estate Broker



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FLOOR TO CEILING WINDOWS

CNL I & II | CLASS A OFFICE FOR LEASE



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SECOND FLOOR - CNL II

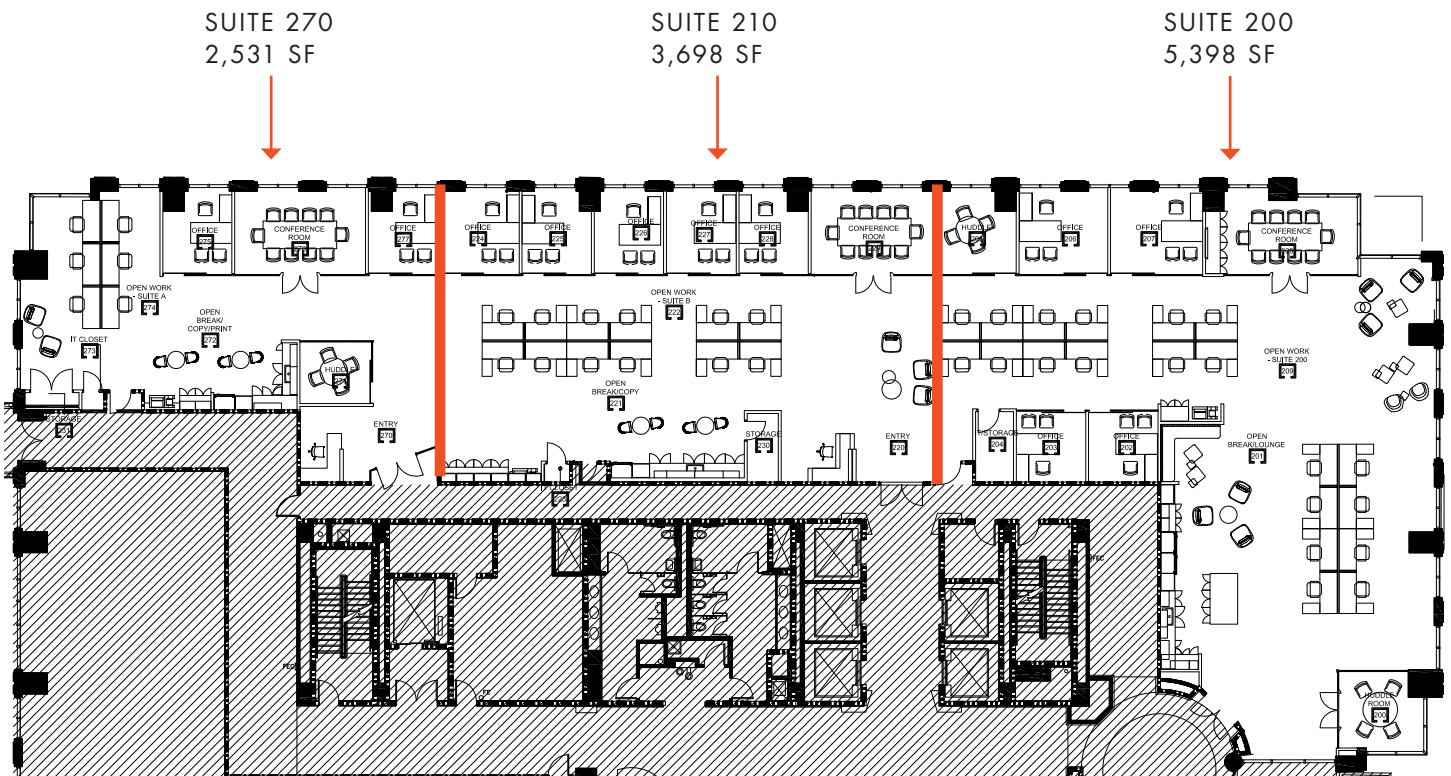
Spec Suites Delivered!

SUITE 270 | 2,531 SF

SUITE 210 | 3,698 SF

SUITE 200 | 5,398 SF

SPACES CAN BE COMBINED TO ACCOMMODATE 11,627 RSF



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



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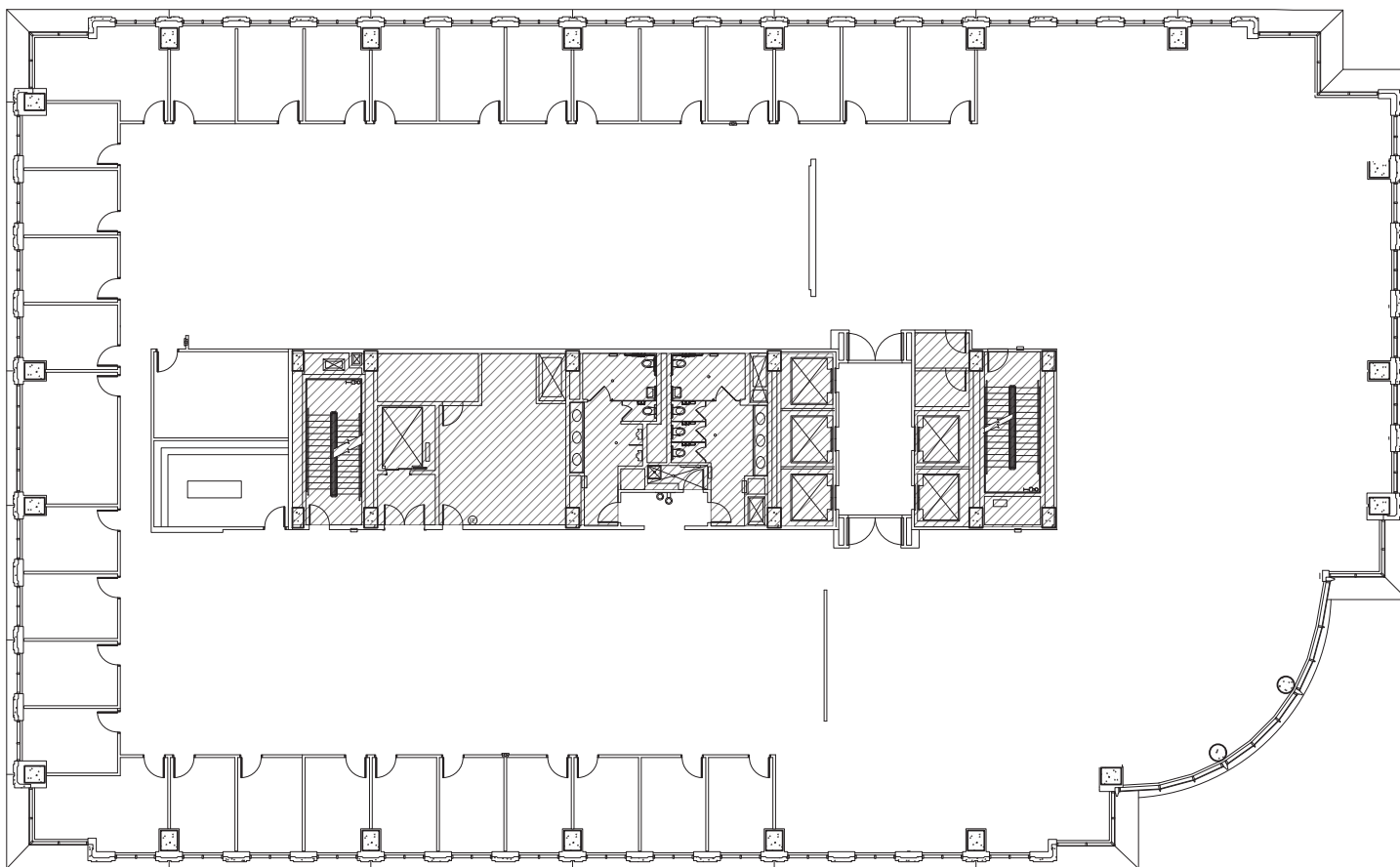
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FIFTH FLOOR - CNL II

FULL FLOOR | 23,711 SF AVAILABLE



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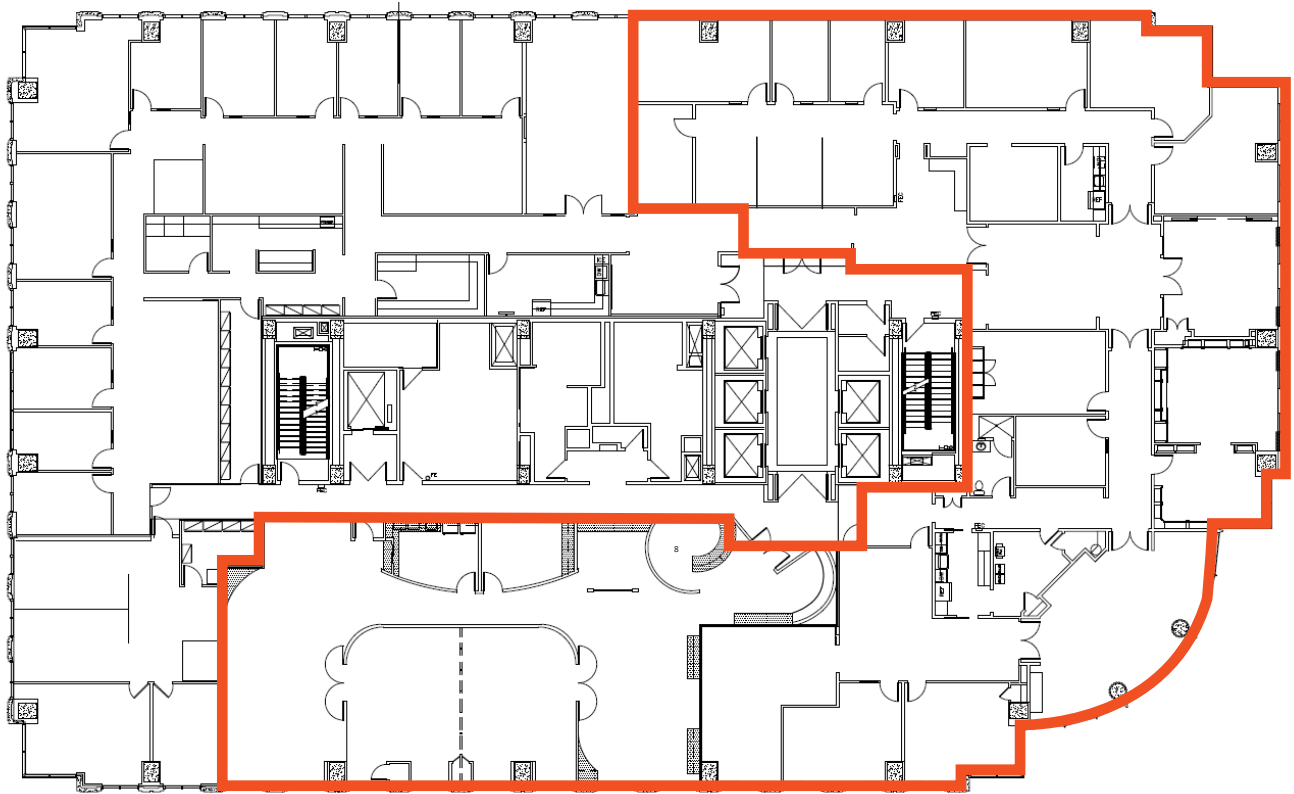
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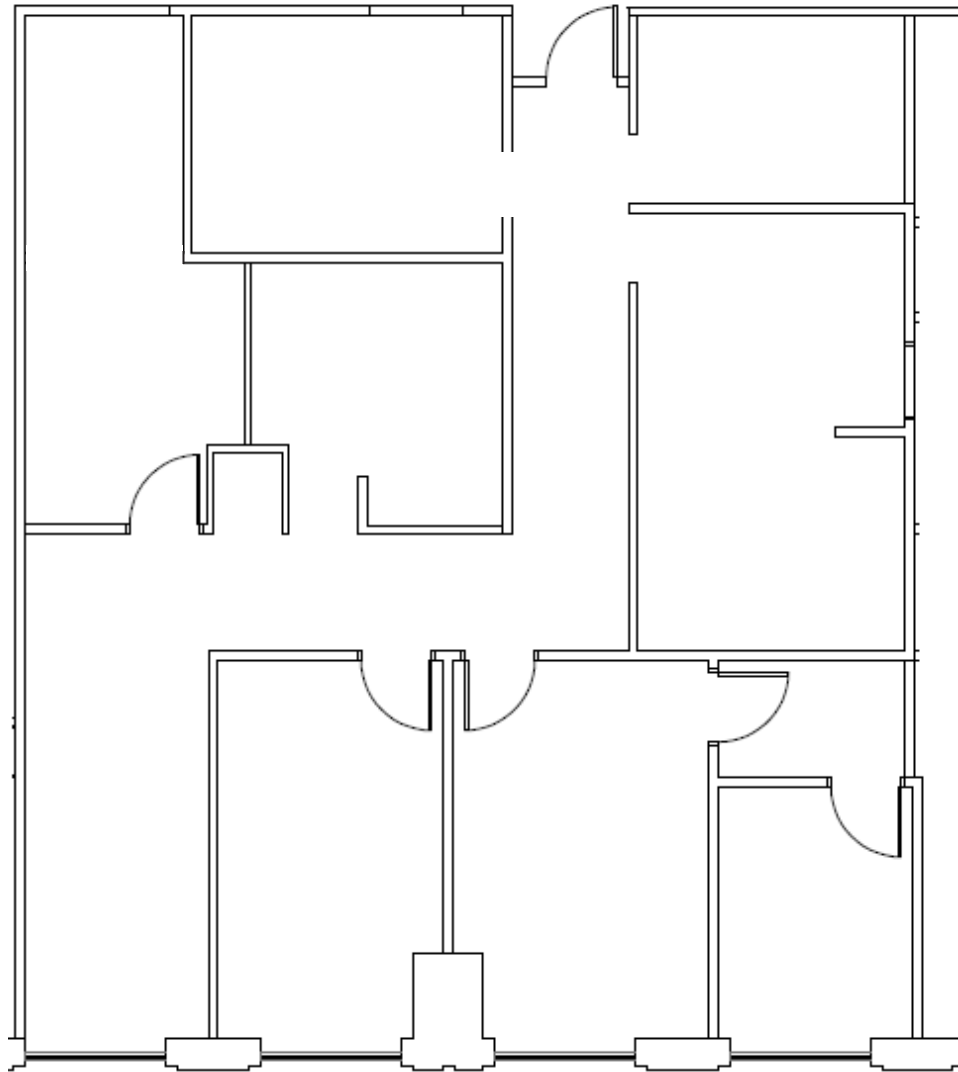
8TH FLOOR - CNL II

SUITE 800 | 10,043 - 14,254 SF AVAILABLE IN 90 DAYS



TENTH FLOOR - CNL II

SUITE 1025 | 1,967 SF AVAILABLE



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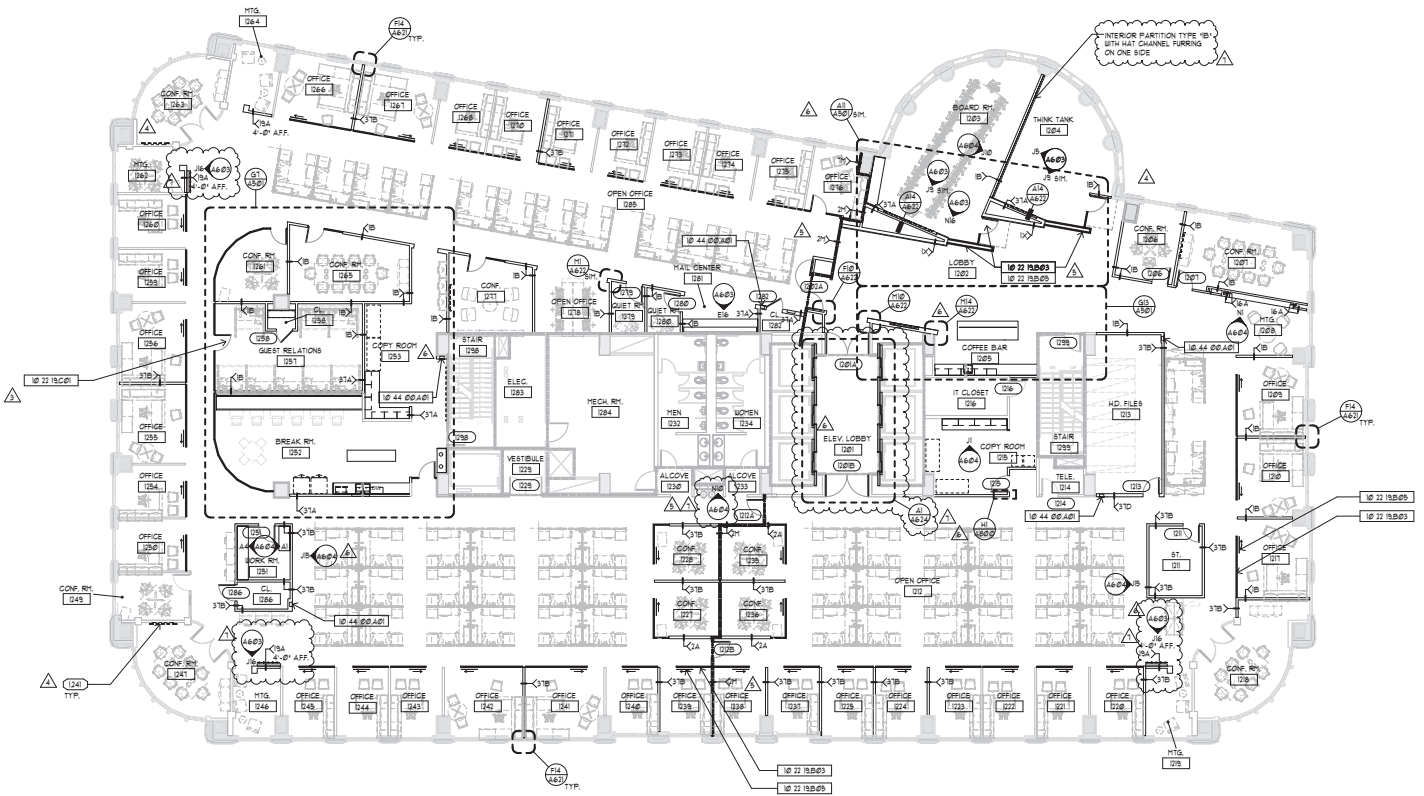
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12TH FLOOR - CNL I

FULL FLOOR | 26,372 SF AVAILABLE IN 120 DAYS

*CAN BE COMBINED WITH 13TH FLOOR TO BE 52,744 SF



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13TH FLOOR - CNL I

SUITE 1300 | 26,372 SF AVAILABLE IN 30 DAYS

*CAN BE COMBINED WITH 12TH FLOOR TO BE 52,744 SF

