

# FOR LEASE > RETAIL SPACE

# The Citrus Center



Central Florida

255 S ORANGE AVE., ORLANDO, FL 32801

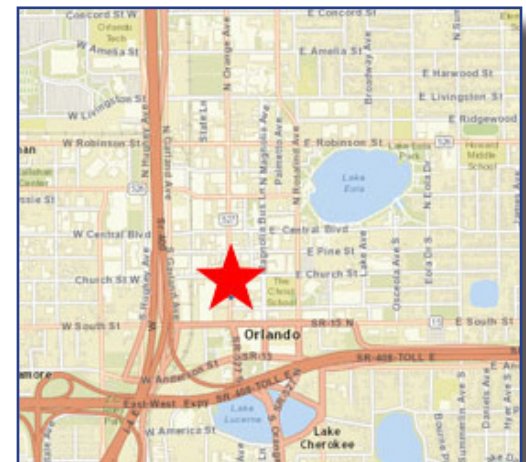


## Property Features

- > 817 - 4,995 SF available on the first floor of the 18-story office tower containing over 260,000 SF with 920 daily employees
- > Centrally located in the heart of Downtown Orlando at the corner of Orange Avenue and Jackson Street
- > Adjacent to the 250 room, upscale boutique hotel, Grand Bohemian
- > Walking distance to the new Dr. Phillips Center for Performing Arts, Amway Arena and City Hall
- > The new Church Street SunRail station is located 1 block away at 99 West South Street
- > Immediate access to I-4, SR 408 and Orange Avenue
- > 24/7 security with monitored cameras
- > On-site parking garage with direct elevator access to the building and over 650 spaces

The Citrus Center is an Orlando landmark located in the Central Business District and home to the exclusive Citrus Club on the top floor.

## Location Map



## Demographics

	1 Mile	2 Miles	3 Miles
Total Population	16,409	46,220	93,129
Total Households	8,852	22,869	43,519
Average HH Income	\$55,386	\$62,281	\$63,686
<b>Number of Employees</b>	<b>53,939</b>	<b>86,125</b>	<b>116,137</b>

Owned and Managed By:



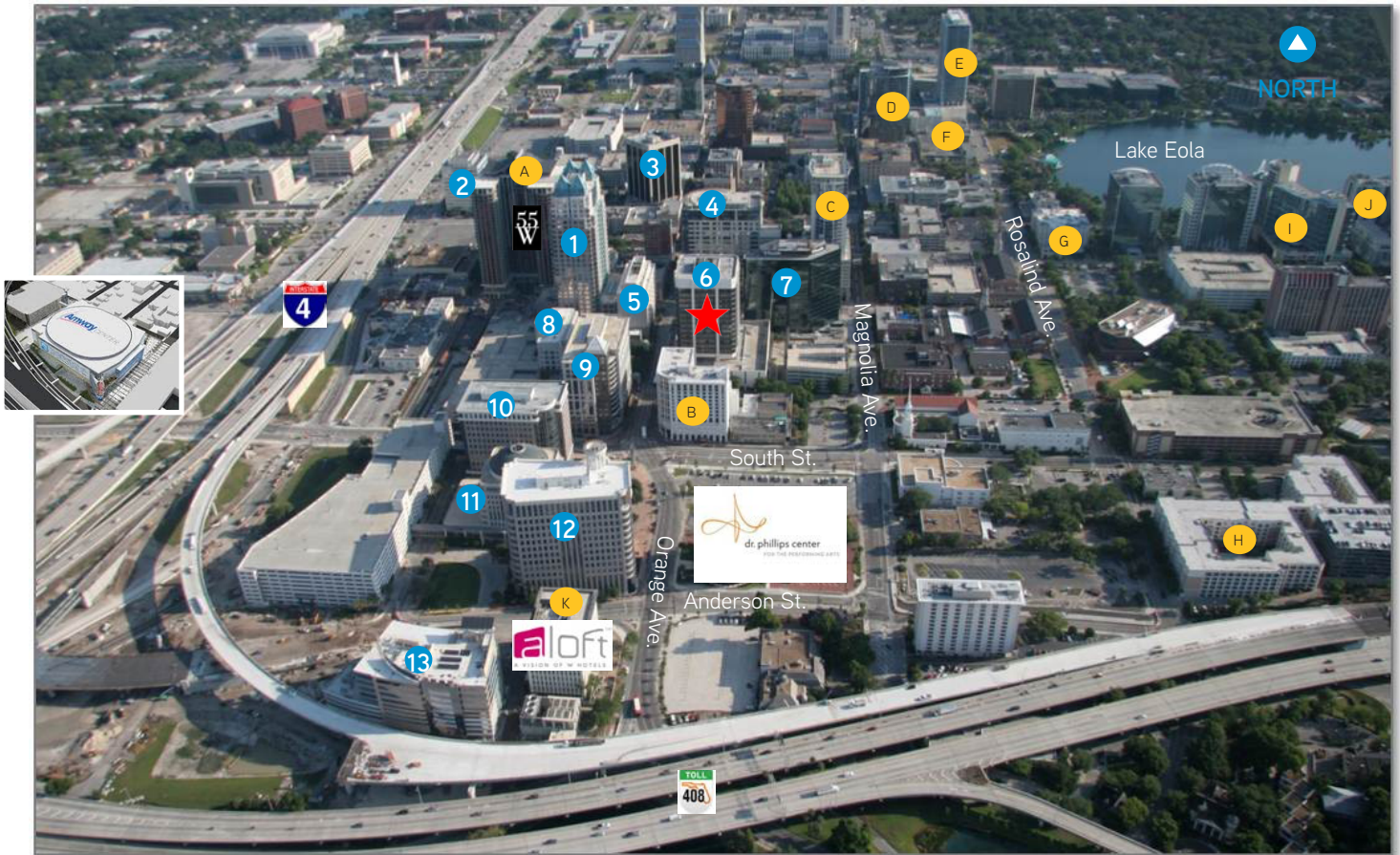
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# Market Overview



	OFFICE HIGH RISE	# EMPLOYEES	GLA
1	Suntrust Tower	2,081	640,741
2	Fairwinds	436	169,600
3	20 N Orange	780	267,400
4	The Plaza	1,740	500,000
5	Suntrust Corporate	600	200,000
★ 6	The Citrus Center	920	260,751
7	Seaside Plaza	1,000	273,938
8	Park Building	212	101,086
9	Lincoln Plaza	922	246,117
10	CNL Center II	1,091	275,000
11	City Hall	450	150,000
12	CNL Center I	1,265	366,015
13	OUC	384	128,000

	HOUSING & ACCOMMODATIONS	OCC%	#UNITS/ROOMS
A	55 West Apartments	98%	425
B	Grand Bohemian Hotel	-	247
C	The Solaire Condos	90+%	305
D	Aspire Apartments	96%	164
E	The Vue Condos	90+%	375
F	The Metropolitan Condos	90%	128
G	Embassy Suites Hotel	-	167
H	The Grande Condos	100%	364
I	The Waverly Condos	93%	230
J	Paramount Condos	98%	306
K	Aloft Hotel	-	118

POINTS OF INTEREST	OPENING	CAPACITY
Amway Center	Now Open	20,000 Seats
SunRail	Now Open	4,300 Trips Per Day
Performing Arts Center	Now Open	3,000 Seats
Cobb Theaters	Now Open	1,400 Seats
UCF Downtown Campus	Now Open	1,050 Students Per Week

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