



Citrus Center

Downtown's Only Fully Amenitized Class A Office Tower

- › Top floor Citrus Club fine dining and meeting venue
- › Ground floor Citrus Club Spa and Fitness Center
- › Dining options including Dunkin Donuts and New York Deli
- › Full service BB&T bank branch
- › On-site leasing and property management



TODD DAVIS, SIOR, CCIM
407 362 6121
todd.davis@colliers.com

ROBERT KELLOGG, CCIM
407 362 6163
robert.kellogg@colliers.com

COLIN MORRISON
407 362 6153
colin.morrison@colliers.com





THE PROPERTY

- › 260,751± RSF Class A Office Building
- › Extensive lobby & exterior modernization completed in early 2016
- › Attached five-level parking garage with direct building access and available ground floor surface parking offering a total of 2.6/1,000 RSF parking
- › Excellent walkability (Walk Score of 92) – within walking distance of Downtown's top amenities including the Dr. Phillips Center for Performing Arts, Amway Center, City Hall, and surrounding dining/entertainment options
- › Convenient accessibility – three points of ingress/egress (Orange Avenue, Jackson Street, and Magnolia Avenue) as well as free "Lymmo" bus shuttle service throughout downtown Orlando



AVAILABILITY

Suite	Available Space (SF)	Date Available
113	4,995±	Now
125	4,776±	1/1/2017
700	6,641±	Now
1510	1,804±	Now
1515	1,412±*	2/1/2017
1550	3,610±*	Now

*Can be combined up to 5,022± SF

LEASE RATE

\$27.50 PSF Full Service

FULLY INTEGRATED ON-SITE AMENITIES

- › Citrus Club – Prestigious top floor dining and meeting venue
- › Citrus Club Spa and Fitness Center – Full service athletic club featuring a fully equipped fitness center and spa
- › Ground floor retail amenities – Full service BB&T bank branch, New York Deli, and newly delivered Dunkin' Donuts
- › 24/7 on-site security





- 1 
- 2 
- 3 
- 4 
- 5 



Contact Us

TODD DAVIS, SIOR, CCIM
407 362 6121
todd.davis@colliers.com

ROBERT KELLOGG, CCIM
407 362 6163
robert.kellogg@colliers.com

COLIN MORRISON
407 362 6153
colin.morrison@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



**COLLIERS INTERNATIONAL
CENTRAL FLORIDA**
255 South Orange Avenue,
Suite# 1300
Orlando, Florida 32801
www.colliers.com