

# 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 tour, [click here](#).

## DOWNTOWN CLASS A OFFICE

RSF Available

**1,165 - 14,447**

Full Floor Available



PROPERTY  
WEBSITE

[FairwindsTower.com](http://FairwindsTower.com)



## NEW BUILDING FEATURE

Tower has enhanced common area cleanings and put in place CDC recommended precautions to create a healthier building environment. In addition, all air filters have been upgraded to MERV – 9 rating or better.

For more information, contact:

**Tiffany Zullo**

(407) 659.0120 x114 | [TZullo@trpcre.com](mailto:TZullo@trpcre.com)

[www.trpcre.com](http://www.trpcre.com)



## SPACE AVAILABLE

Suite	RSF
480	1,165 Avail. 3/1/2022
720	1,989 Avail. 30 Days
800	8,025 Virtual Tour
820	1,069 Virtual Tour
840	5,353 Virtual Tour
8th Floor	14,447 Full Floor

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



## BUILDING FEATURES & AMENITIES

- ▶ New Lobby, Corridor, Conference Center & Employee Collaborative Distancing Area
- ▶ On-Site Institutional Leasing, Management & Engineering
- ▶ Building Security 24 Hours | 7 Days a Week
- ▶ **Free On-Site Visitor Parking**
- ▶ **New Building Feature: Advanced and Targeted Cleanings of Common Area Spaces + MERV – 9 Air Filters**
- ▶ Renovated Cuban-American Cafe
- ▶ Banking & ATM Services-Fairwinds Credit Union
- ▶ Telcom- AT&T, Spectrum, & Century Link
- ▶ 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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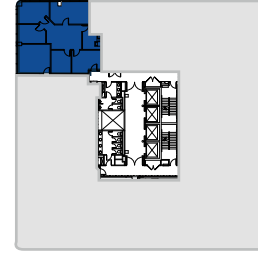
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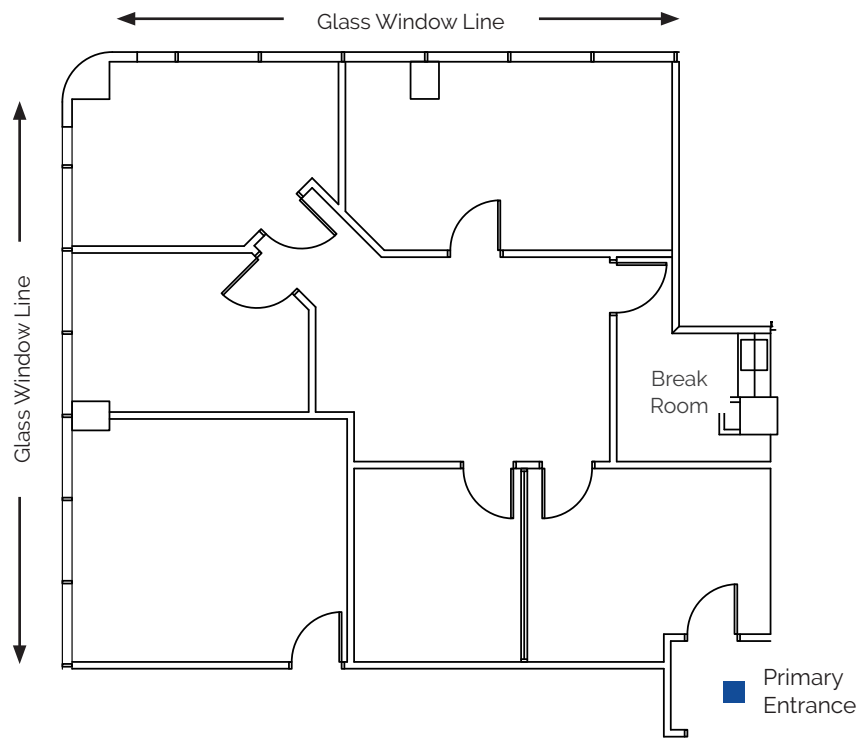


4th  
Floor

Suite 480: 1,165 RSF



Available 3/1/2022



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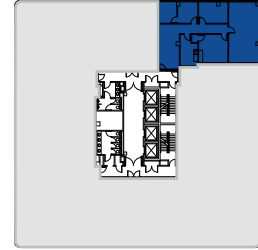
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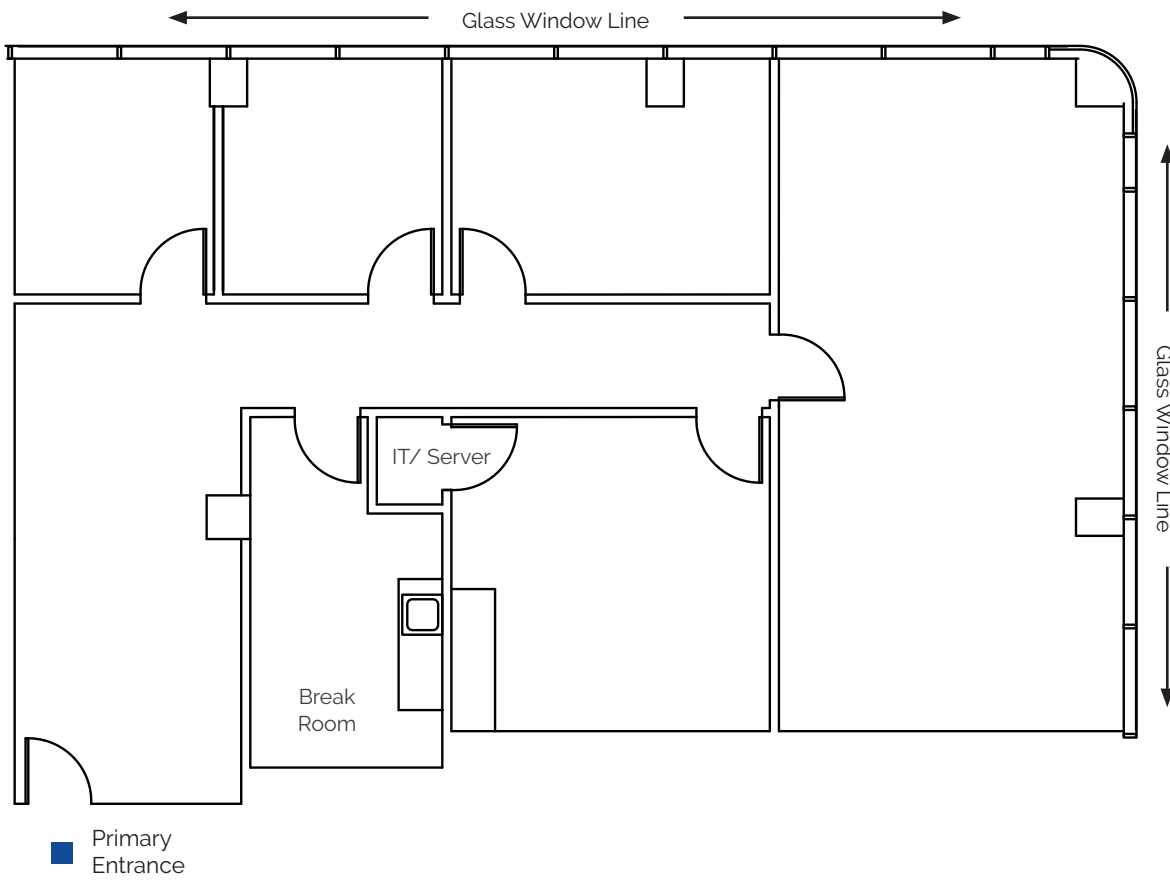


7th Floor

Suite 720: 1,989 RSF



Available in 30 Days



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8th  
Floor

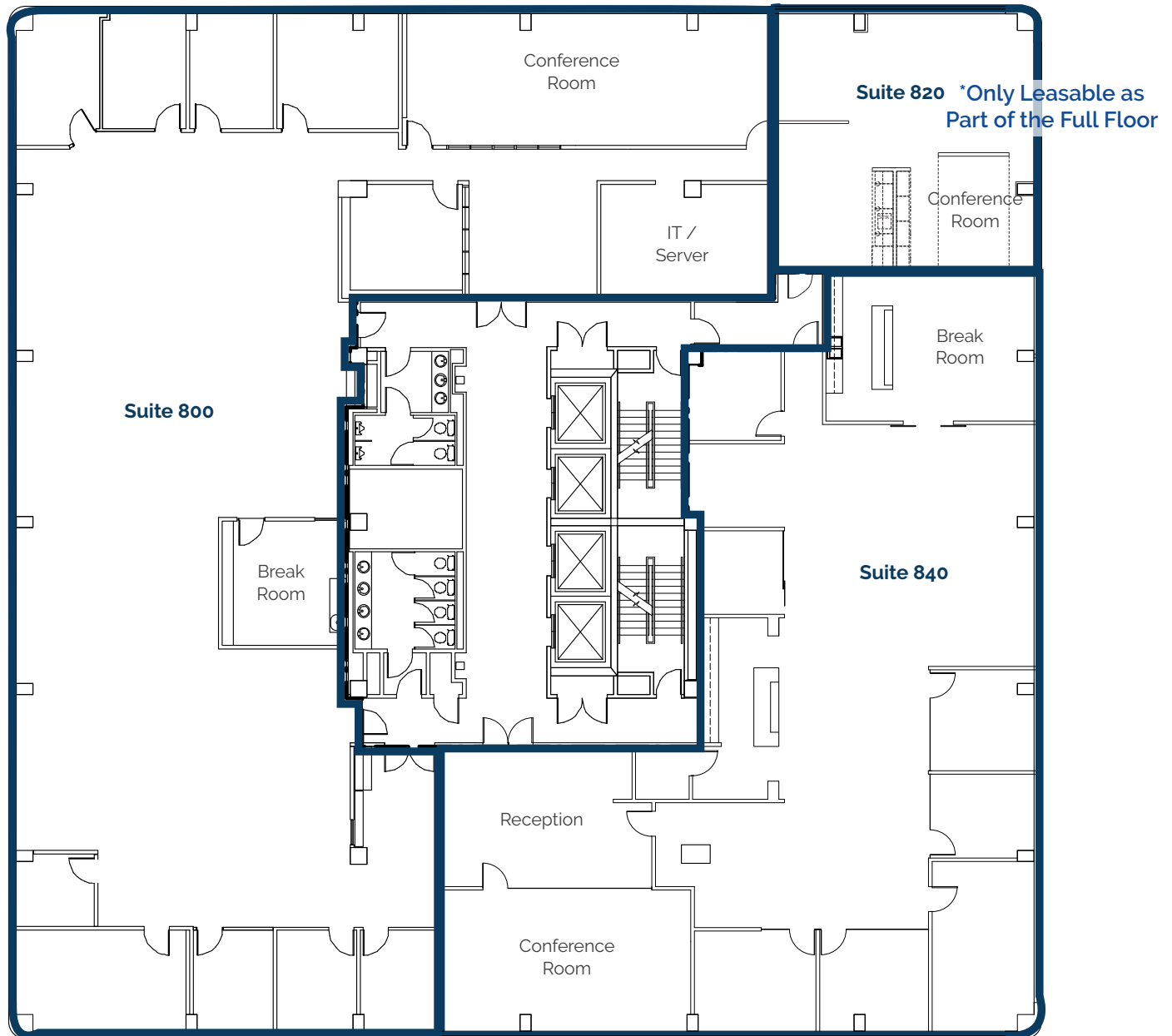
**Suite 800: 8,025 RSF**

**Suite 820\*: 1,069 RSF**

**Suite 840: 5,353 RSF**

**Full Floor: 14,447 RSF**

Virtual Tour: [Click Suite RSF](#)



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