

2,569 - 14,447 Square Feet of  
Premium Office Space Available



FAIRWINDS  
TOWER

135 West Central Boulevard

A photograph of the Fairwinds Tower building, showing a section of its facade with alternating white and dark blue horizontal bands. The word 'FAIRWINDS' is prominently displayed in large, blue, three-dimensional letters on a white background at the top of the visible section. The building is set against a clear blue sky.

FAIRWINDS

# FAIRWINDS TOWER

135 West Central Boulevard | Orlando, Florida 32801

## OFFICE FOR LEASE



Newly renovated café

### AVAILABILITIES

2,569 RSF	Suite 340
8,025 RSF	Suite 800
5,353 RSF	Suite 840
14,447 RSF	8th Floor FULL FLOOR
5,832 RSF Available 10/1/2020	Suite 1140



Reappointed seating, collaborative spaces and conference room

#### For further information, contact:

TIFFANY ZULLO  
tzullo@towerrealtypartners.com  
407.659.0120 ext. 114

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OF

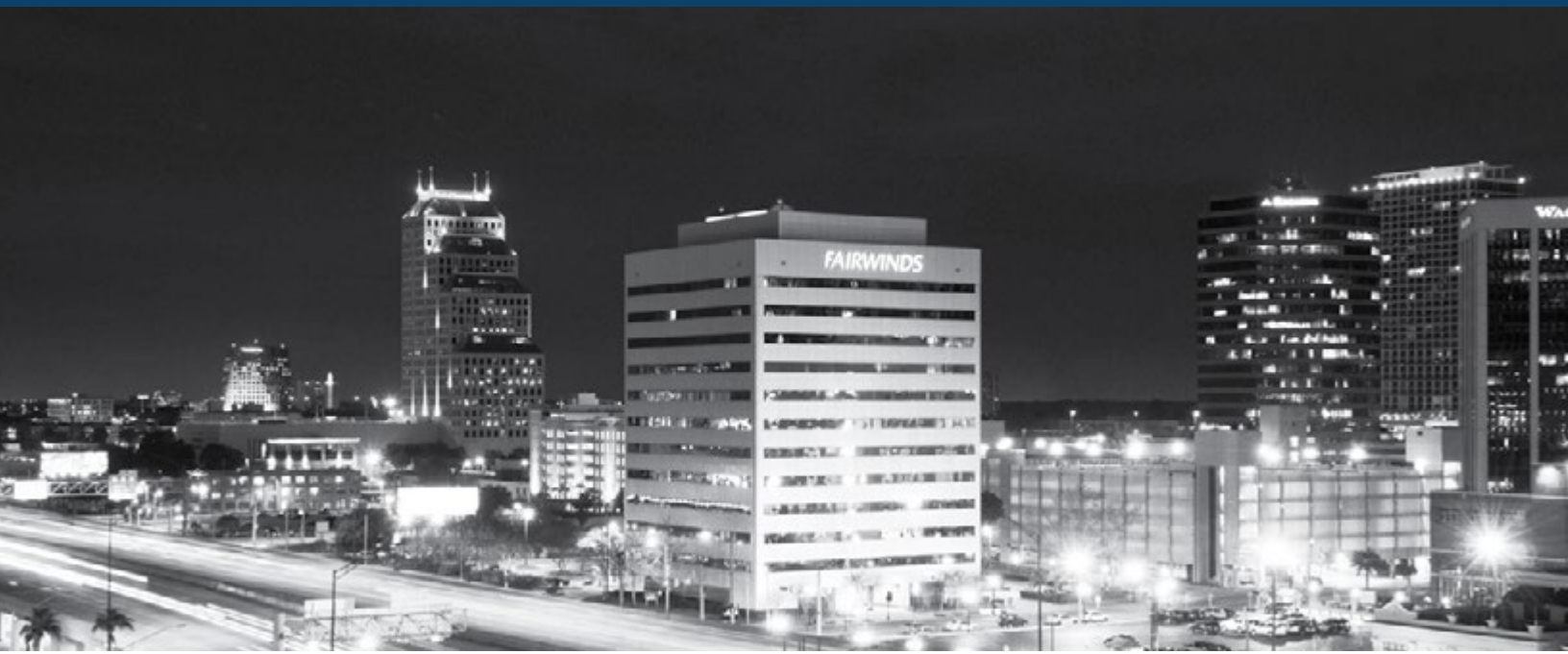
CITY OFFICE REIT

TOWER  
REALTY PARTNERS, INC.

# FAIRWINDS TOWER

135 West Central Boulevard | Orlando, Florida 32801

## OFFICE FOR LEASE



## PROPERTY FEATURES

- New lobby amenity space and conference center
- Free VISITOR Parking
- On-site Cuban-American Café (weekdays, 7am - 4pm)
- On-site banking and ATM (Fairwinds Credit Union)
- Manned security desk (24/5 - 6am Monday - 6am Saturday)
- Professional on-site leasing, management and engineering

## LOCATION OVERVIEW

Fairwinds Tower, 135 West Central Boulevard, boasts a prestigious location in the heart of downtown Orlando with panoramic views of the city skyline. Located on the corner Central Boulevard and Garland Avenue, Fairwinds Tower provides efficient on/off access to I-4 and the 408 East-West Expressway.

- Lynx bus stop on Garland Avenue / Lymmo Stop SW corner
- Walking distance to Federal Courthouse / City Hall / Lynx Central Station (2-5 blocks)
- Walking distance to the Church Street SunRail station (1.5 blocks)
- Numerous area restaurants, bars, & lunch delivery options

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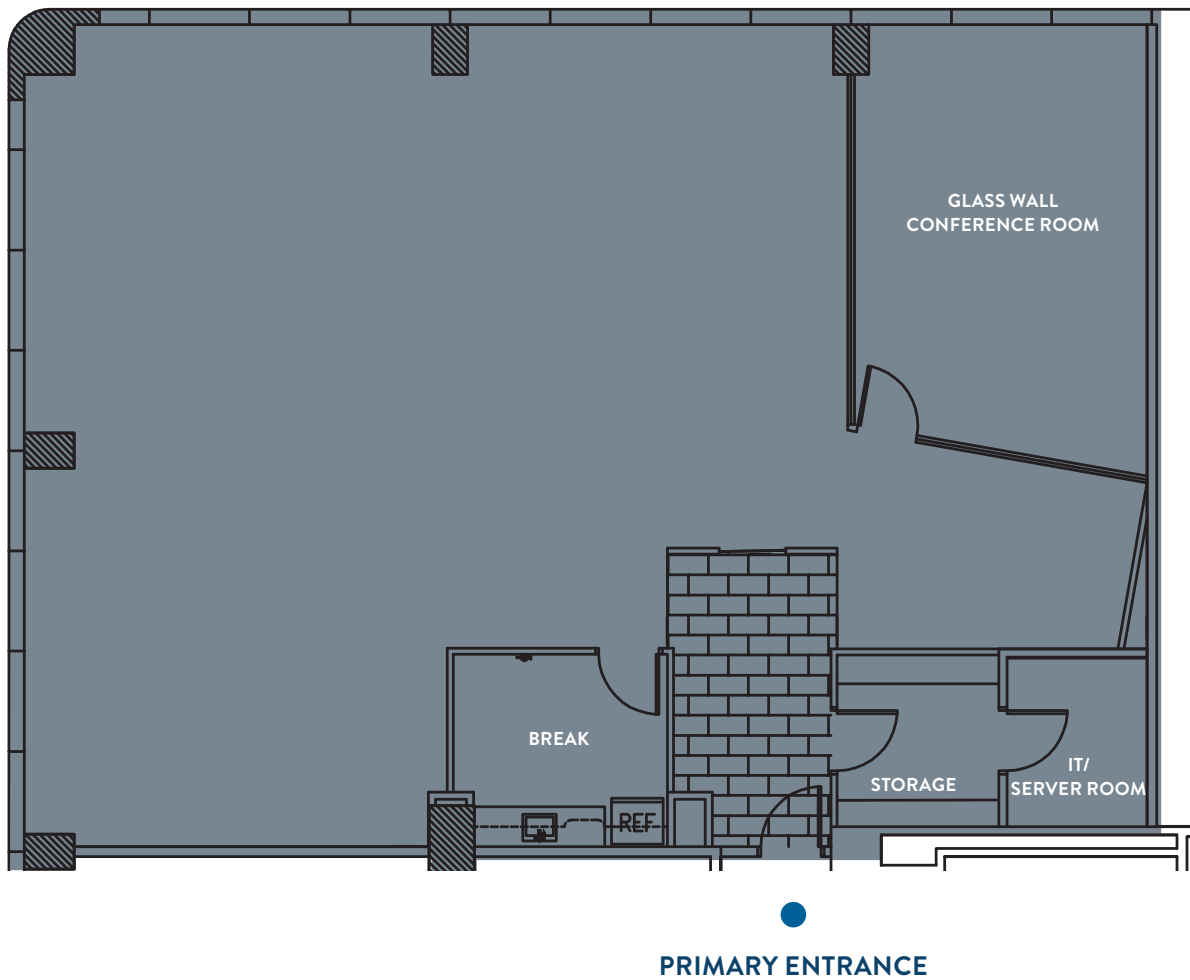
TOWER  
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# FAIRWINDS TOWER

135 West Central Boulevard | Orlando, Florida 32801

OFFICE FOR LEASE

## SUITE 340 | 2,569 RSF



*Note: Drawing not to scale*

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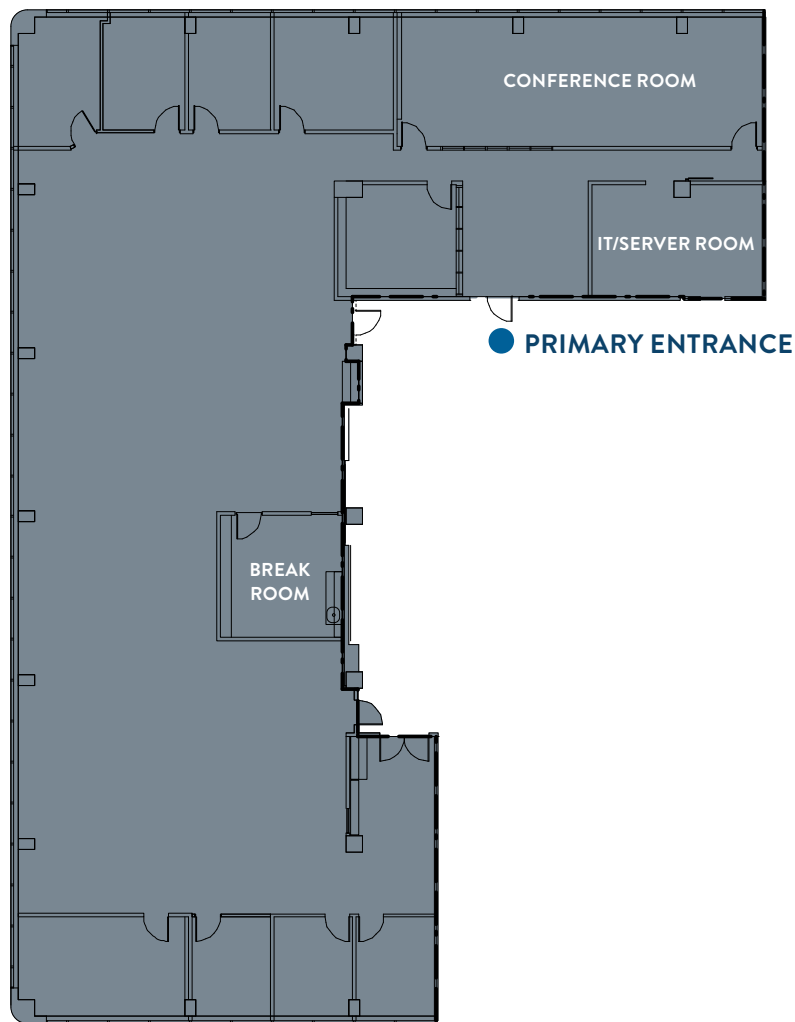


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## SUITE 800 | 8,025 RSF



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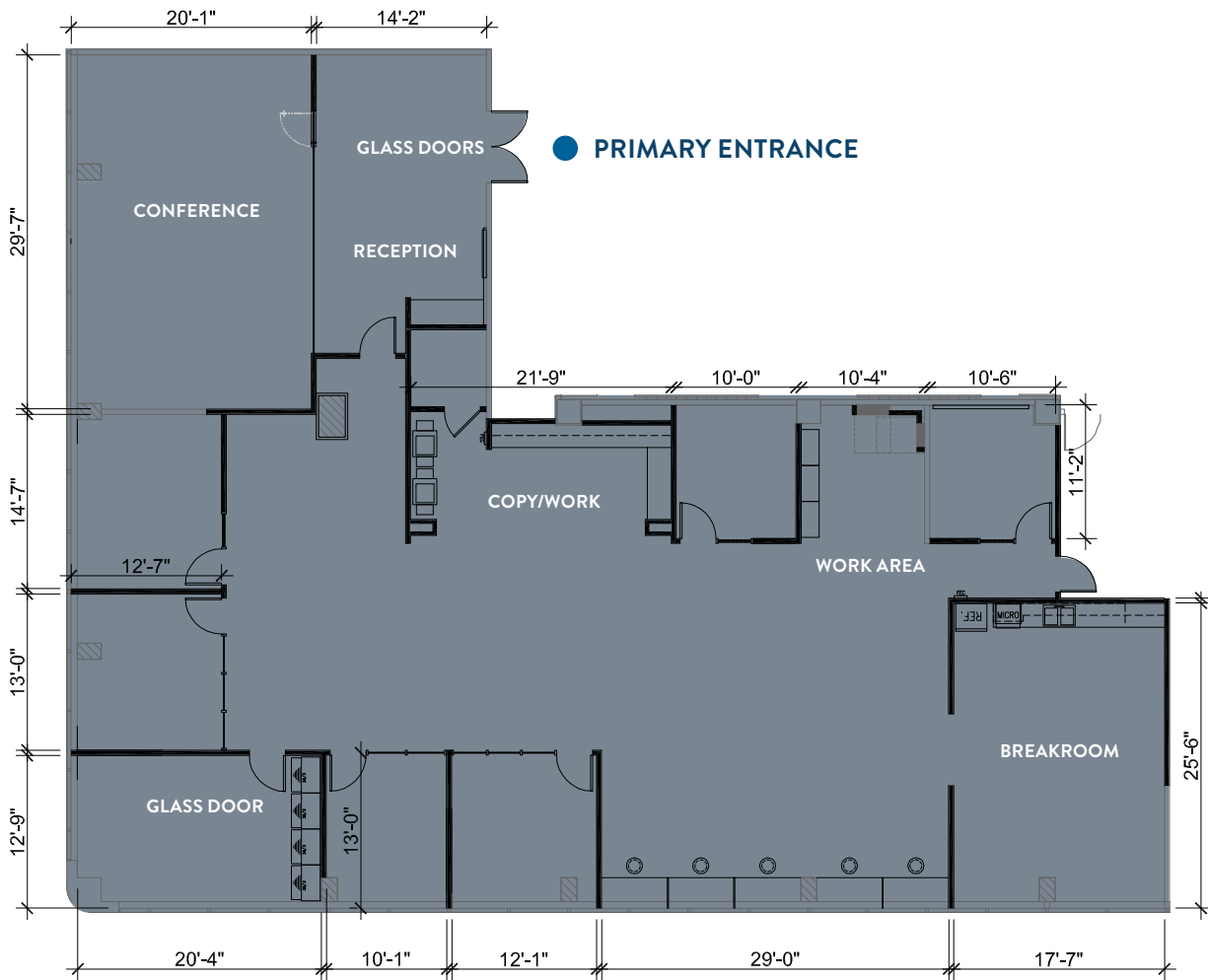
TOWER  
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# FAIRWINDS TOWER

135 West Central Boulevard | Orlando, Florida 32801

## OFFICE FOR LEASE

### SUITE 840 | 5,353 RSF



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\*Could be available 60 days prior

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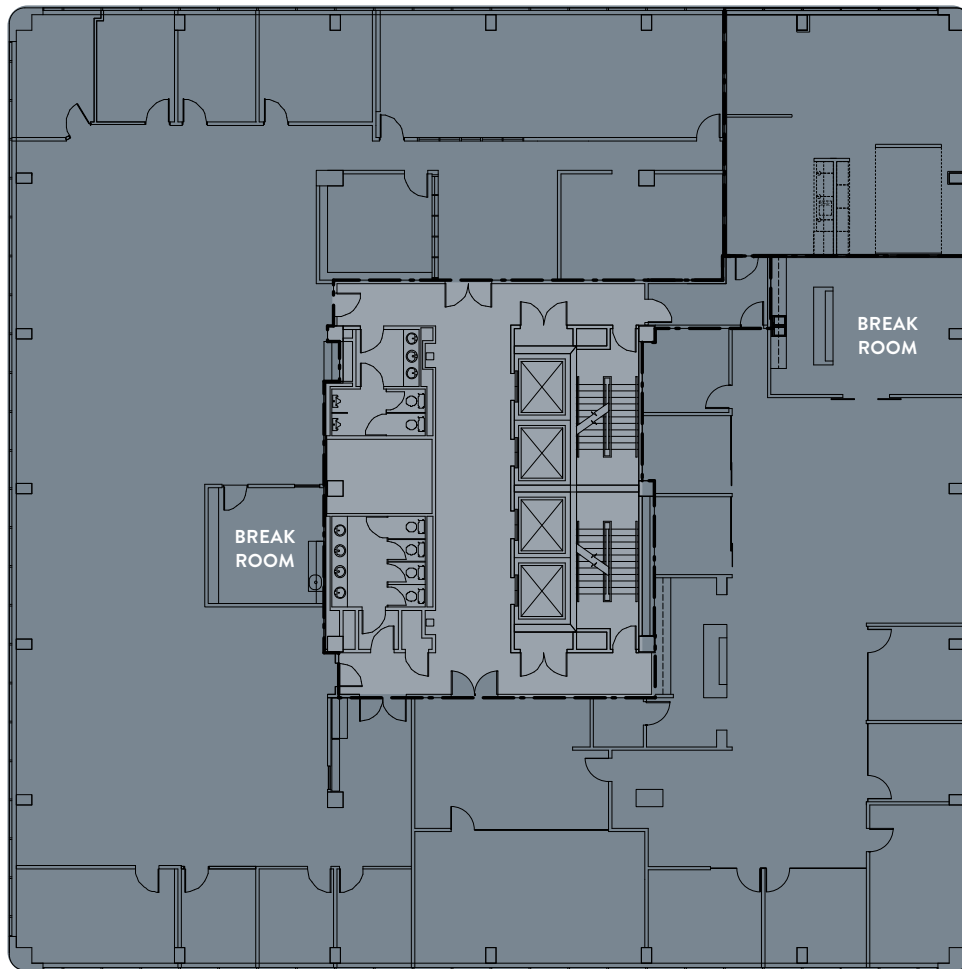
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# FAIRWINDS TOWER

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OFFICE FOR LEASE

## 8TH FLOOR | 14,447 RSF – FULL FLOOR



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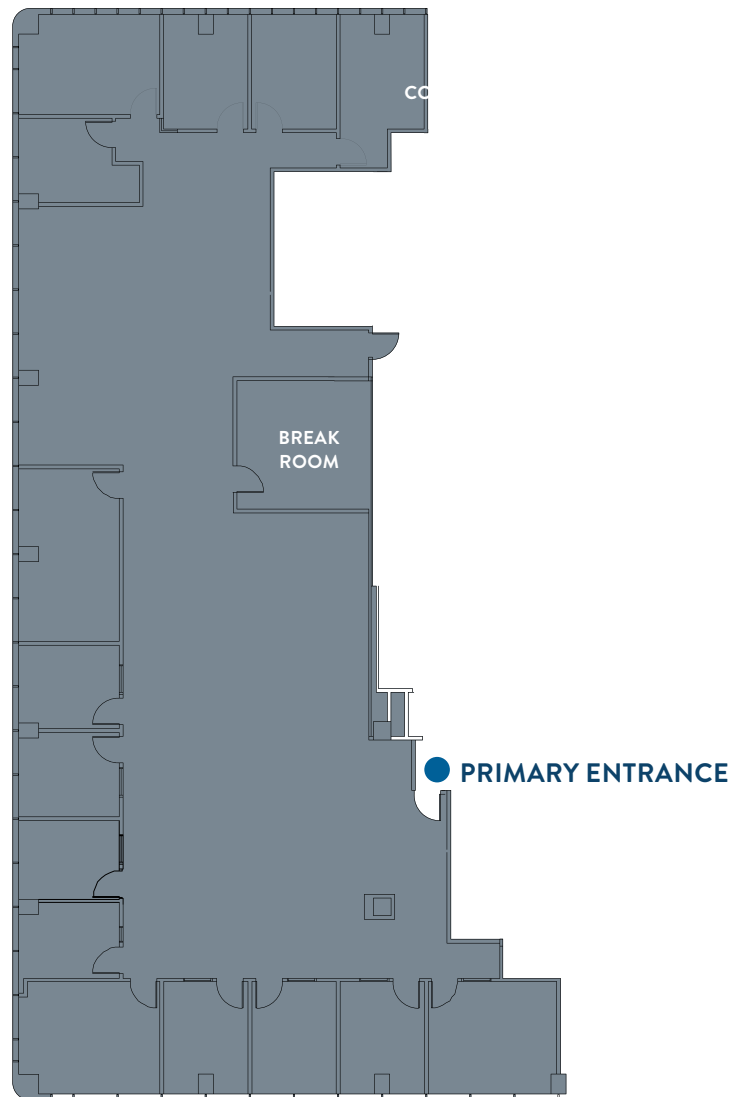
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135 West Central Boulevard | Orlando, Florida 32801

OFFICE FOR LEASE

**SUITE 1140 | 5,832 RSF**

Available 10/01/2020



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