

A low-angle photograph of a modern skyscraper with a facade of alternating blue and white horizontal bands. The building is set against a bright blue sky with scattered white clouds. The sun is visible on the left side, creating a lens flare effect. The word "FAIRWINDS" is mounted on the upper part of the building's facade.

FAIRWINDS



FAIRWINDS
TOWER

135 West Central Boulevard
Orlando, FL 32801



FAIRWINDS
TOWER

LANDMARK PROPERTY
IN THE CITY'S SKYLINE



LOCATION
ORLANDO, FL



PROPERTY SIZE
169,000 RSF



BUILDINGS
1



FLOORS
12



FLOOR PLATE
14,500 RSF



PARKING
4:1000

Welcome to **FAIRWINDS TOWER**

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 Boulevard and Garland Avenue at the vibrant epicenter of the CBD.

- New Lobby, Corridor, Conference Center & Employee Collaborative Distancing Area
- Renovated Cuban-American Cafe
- Building Security 24 Hours | 7 Days a Week
- Banking & ATM Services From Fairwinds Credit Union
- Free On-Site Visitor Parking




 CUBAN CAFÉ &
 TENANT LOUNGE


 CONFERENCE
 ROOM


 BANKING &
 ATM


 24/7
 SECURITY


 ONSITE PROPERTY
 MANAGEMENT


 FREE ONSITE
 PARKING





Location

HIGHLIGHTS

Fairwinds Tower is centrally located in Downtown Orlando, providing quick access to I-4, with new Express Lanes now open. Find yourself within minutes of Central Florida's top Entertainment Venues, including the Amway Center, Orlando City Soccer Stadium and Dr. Phillips Center for the Performing Arts.

Other Nearby Points Of Interest

- Lake Eola Park
- Bridge District Featuring Sport Courts, Performance Spaces, Play Areas, Vendor Locations and More - Coming Soon
- Orlando Regional Medical Center
Winnie Palmer Hospital for Women & Babies
Arnold Palmer Hospital for Children
- Sunrail Stations - Linx Bus Stops
- County and Federal Courthouse



An aerial photograph of downtown Orlando, Florida, showing a dense urban landscape with numerous high-rise buildings. The city is situated on a flat plain with some greenery visible in the distance. Major highways like Interstate 4 and the 408 Expressway are visible, along with Central Blvd. A callout points to the Fairwinds Tower. A legend in the bottom left corner provides distances to various locations, and a north arrow is in the bottom right.

Property LOCATION

408 East West Expressway

**FAIRWINDS
TOWER**

Central Blvd

Interstate 4

The logo for Interstate 4, featuring a blue shield with a white border and the number '4' in white.

**INTERSTATE 4
1/4 MILE**

The logo for the 408 Expressway toll, featuring a green shield with a white border, the word 'TOLL' in white, and the number '408' in white.

**408 EXPRESSWAY
1 MILE**

A white icon of an airplane taking off, set against a blue circular background.

**ORLANDO
EXEC AIRPORT
3.5 MILES**

The logo for the 417 Expressway toll, featuring a green shield with a white border, the word 'TOLL' in white, and the number '417' in white.

**417 EXPRESSWAY
10 MILES**

A white icon of an airplane taking off, set against a blue circular background.

**ORLANDO
INTL AIRPORT
11 MILES**

A white icon of an airplane taking off, set against a blue circular background.

**SANFORD
INTL AIRPORT
21 MILES**

A white icon of a north arrow pointing upwards, set against a blue circular background.

408 East West Expressway



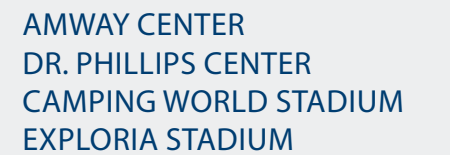
Interstate 4



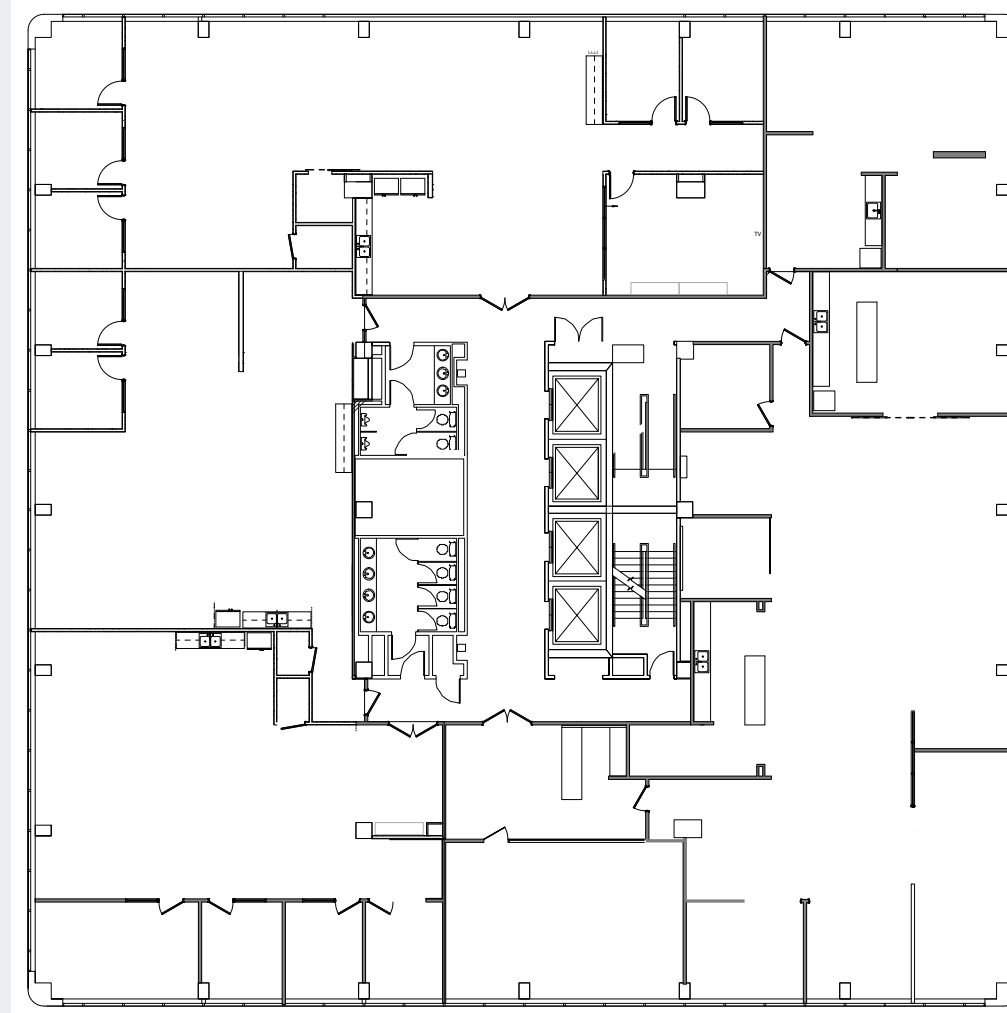
408 EXPRESSWAY
1 MILE



SANFORD
INTL AIRPORT
21 MILES



Typical FLOORPLATE



NOT TO SCALE



LANDMARK PROPERTY
IN THE CITY'S SKYLINE



FAIRWINDS
TOWER

TIFFANY ZULLO
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