

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

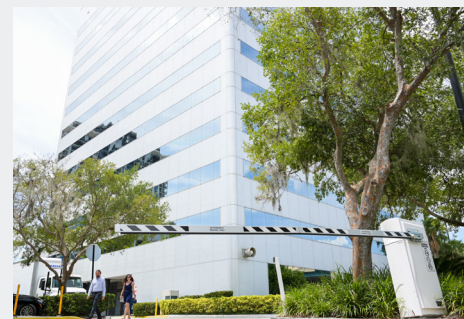
Welcome to **FAIRWINDS TOWER**

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



Property FEATURES




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, parking lots, and green spaces. Major highways like Interstate 4 and the 408 Expressway are visible. The image is used as a background for a property location map.

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 and the number '408' in white.

**408 EXPRESSWAY
1 MILE**

A blue circular icon with a white airplane symbol, representing the Orlando Executive Airport.

**ORLANDO
EXEC AIRPORT
3.5 MILES**

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

**417 EXPRESSWAY
10 MILES**

A blue circular icon with a white airplane symbol, representing the Orlando International Airport.

**ORLANDO
INTL AIRPORT
11 MILES**

A blue circular icon with a white airplane symbol, representing the Sanford International Airport.

**SANFORD
INTL AIRPORT
21 MILES**

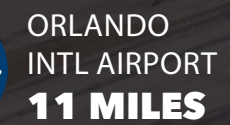
A blue circular icon with a white arrow pointing upwards, representing North.

408 East West Expressway

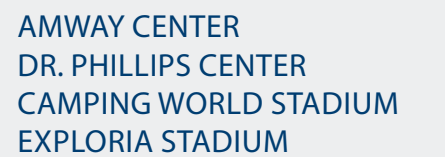
Interstate 4



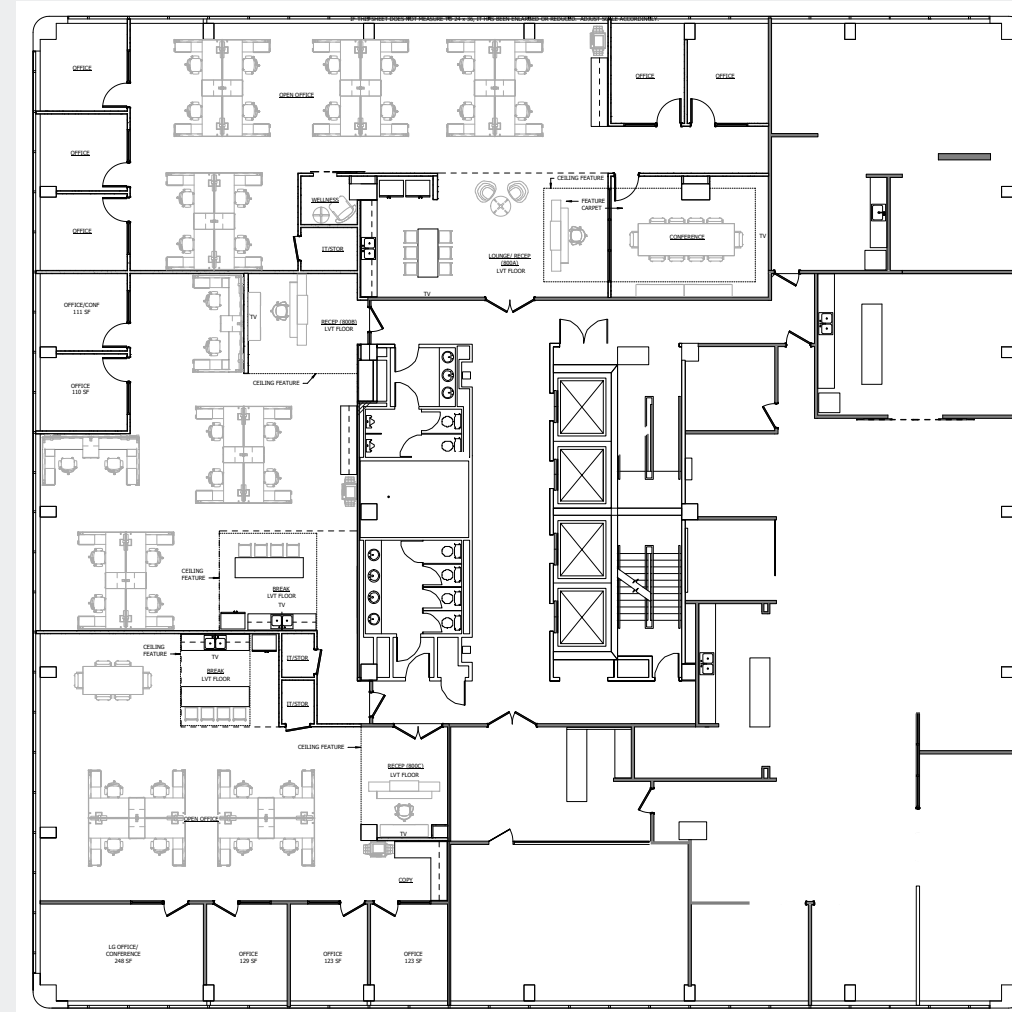
408 EXPRESSWAY
1 MILE



SANFORD
INTL AIRPORT
21 MILES



Typical FLOORPLATE



NOT TO SCALE



LANDMARK PROPERTY
IN THE CITY'S SKYLINE



FAIRWINDS
TOWER

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