

1,671 - 2,750 Square Feet of  
Premium Office Space Available



FAIRWINDS  
TOWER

135 West Central Boulevard

FAIRWINDS



<p>A VENTURE OF</p>	 <p><b>CITY OFFICE REIT</b></p>	 <p><b>TOWER</b> REALTY PARTNERS, INC.</p>
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For leasing information, please contact:

Tiffany Zullo  
 tzullo@towerrealtypartners.com  
 407.659.0120, ext.114  
[www.towerrealtypartners.com](http://www.towerrealtypartners.com)

# FAIRWINDS TOWER



## 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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*floor lobby common area renovations*

## PROPERTY DETAILS

- Offering the CBD's best office values!
- New lobby amenity space and conference center
- Generous parking (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



*recently renovated lobby*

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## FAIRWINDS TOWER

135 West Central Boulevard

<b>PROPERTY ADDRESS</b>	135 West Central Boulevard   Orlando, Florida 32801
<b>KNOWN AS</b>	Fairwinds Tower
<b>STORIES</b>	12 stories
<b>BUILDING COMPLETED / RENOVATED</b>	1982 / 2015
<b>LOBBY FINISHES</b>	Modern, high-end finishes including herculite entry doors and polished stone, as well as a digital tenant directory, artwork, warm wood accents and sconce lighting
<b>LOBBY AMENITY SPACE / CONFERENCE CENTER</b>	Tenant common space lounge with couches, conference meeting space, wifi and cafe seating.
<b>STANDARD FLOORPLATE</b>	Approximately 14,500 RSF
<b>BANKING</b>	On-site banking and ATM (Fairwinds Credit Union)
<b>CAFÉ</b>	Cuban-American Café (serving breakfast and lunch – weekdays, 7am - 4pm)
<b>SECURITY</b>	Manned security desk (24/5 - 6am Monday - 6am Saturday)
<b>HVAC</b>	Two Trane Chillers / Two air handlers (2015/2018)
<b>FIBER</b>	AT&T, Spectrum & Century Link
<b>LOADING DOCK</b>	Yes
<b>PUBLIC TRANSPORTATION</b>	Located 1.5 blocks from the Church Street SunRail Station Lynx bus stop located on side of building
<b>ON-SITE MANAGEMENT</b>	Lindsay Higgs Tower Realty Asset Management <i>lhiggs@towerrealtypartners.com</i> 407.659.0120, ext. 201
<b>LEASING CONTACT</b>	Tiffany Zullo Tower Realty Partners <i>tzullo@towerrealtypartners.com</i> 407.659.0120, ext.114

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For leasing information, please contact:

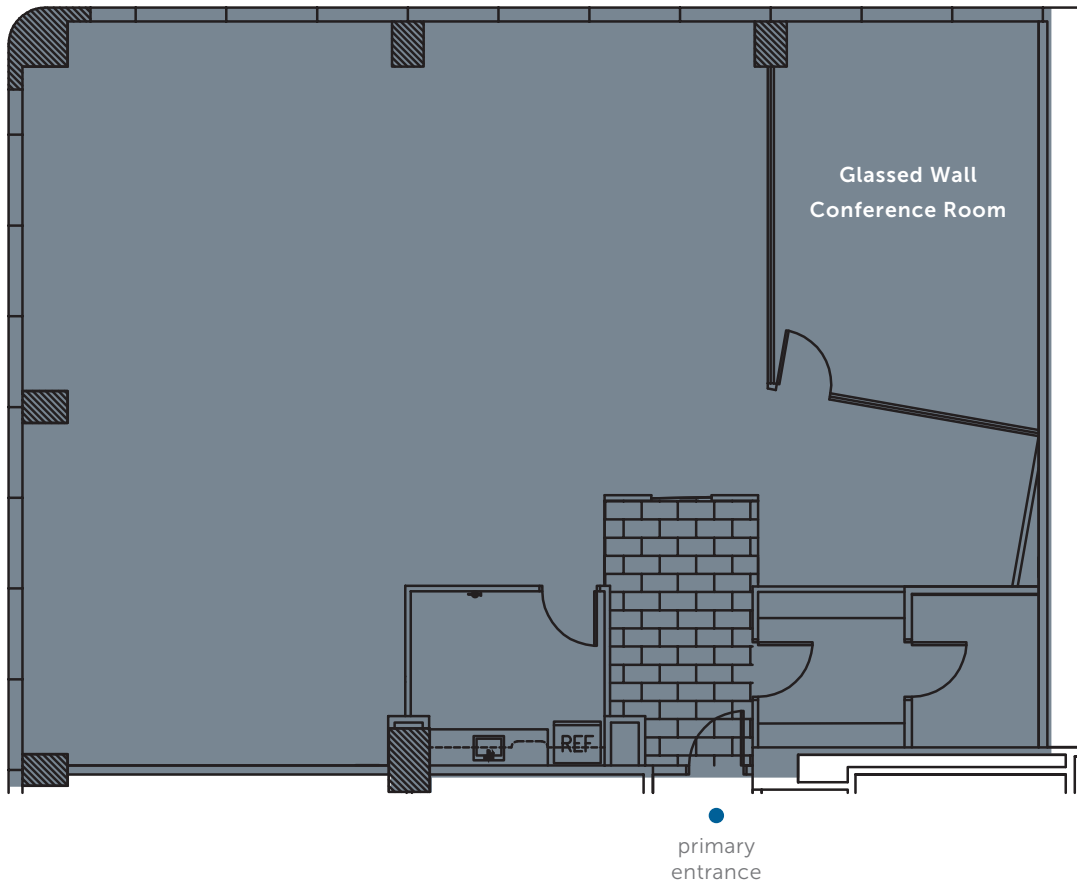
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# FAIRWINDS TOWER

135 West Central Boulevard

Suite 340 · 2,569 RSF



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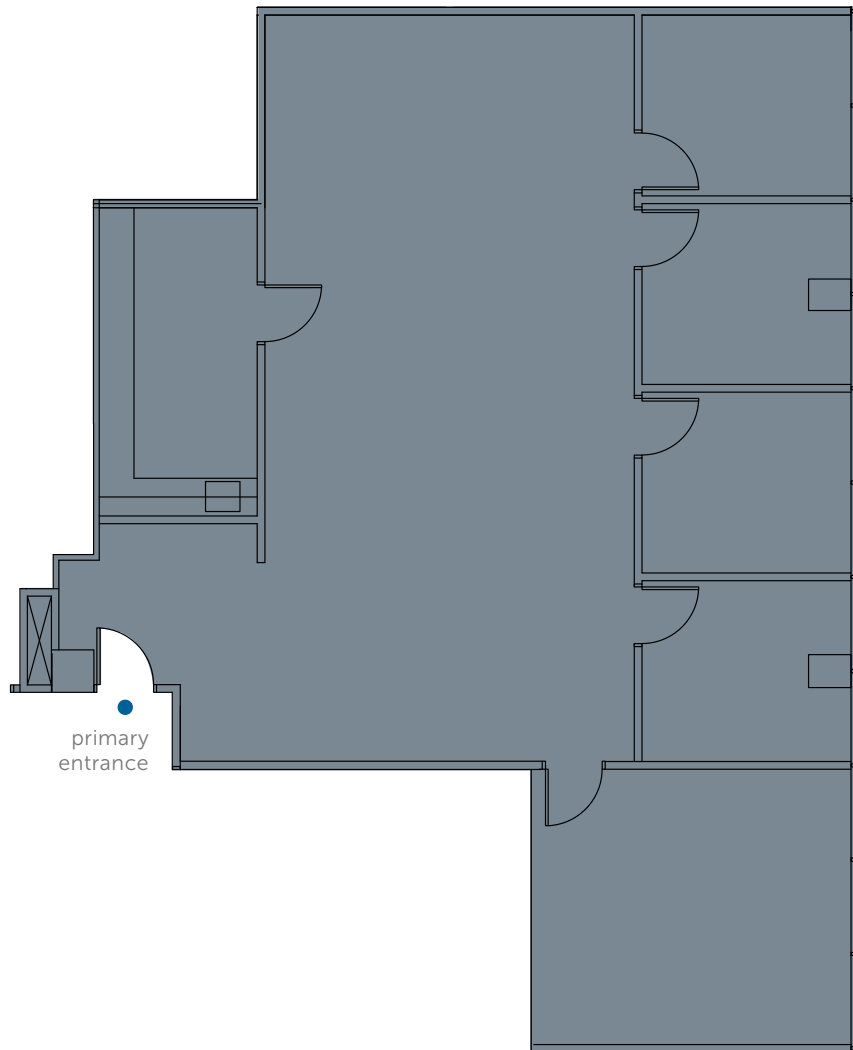




# FAIRWINDS TOWER

135 West Central Boulevard

**Suite 460 · 1,671 RSF**



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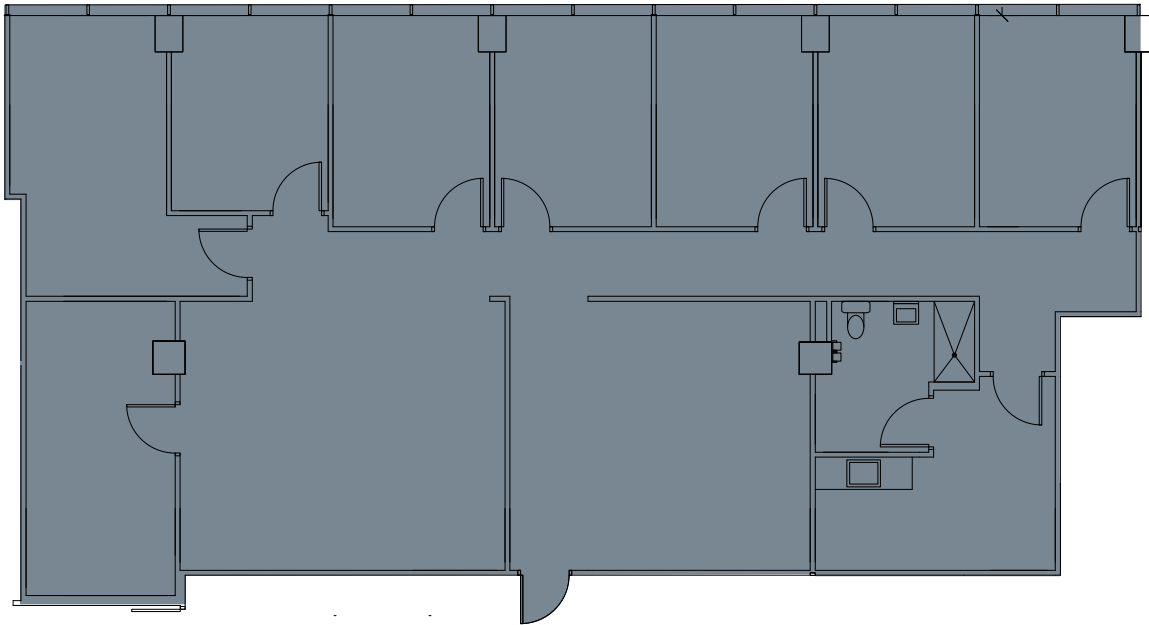
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# FAIRWINDS TOWER

135 West Central Boulevard

**Suite 650 · 2,750 RSF**



●  
primary  
entrance

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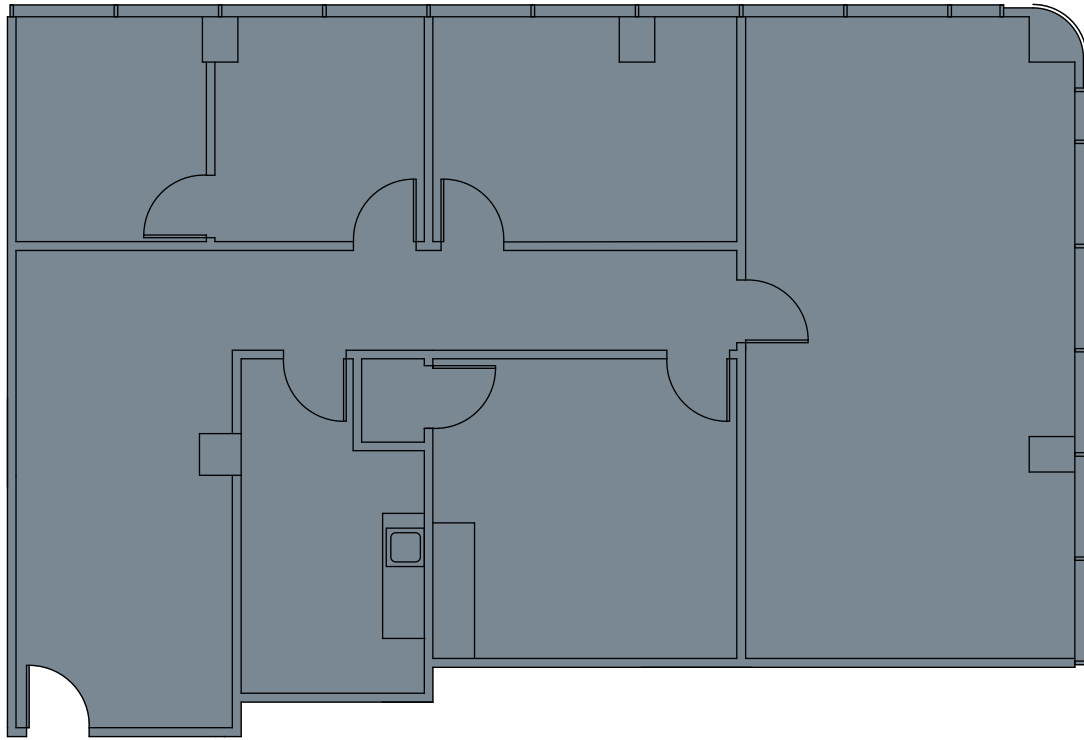




# FAIRWINDS TOWER

135 West Central Boulevard

**Suite 720 · 1,989 RSF**



primary  
entrance

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