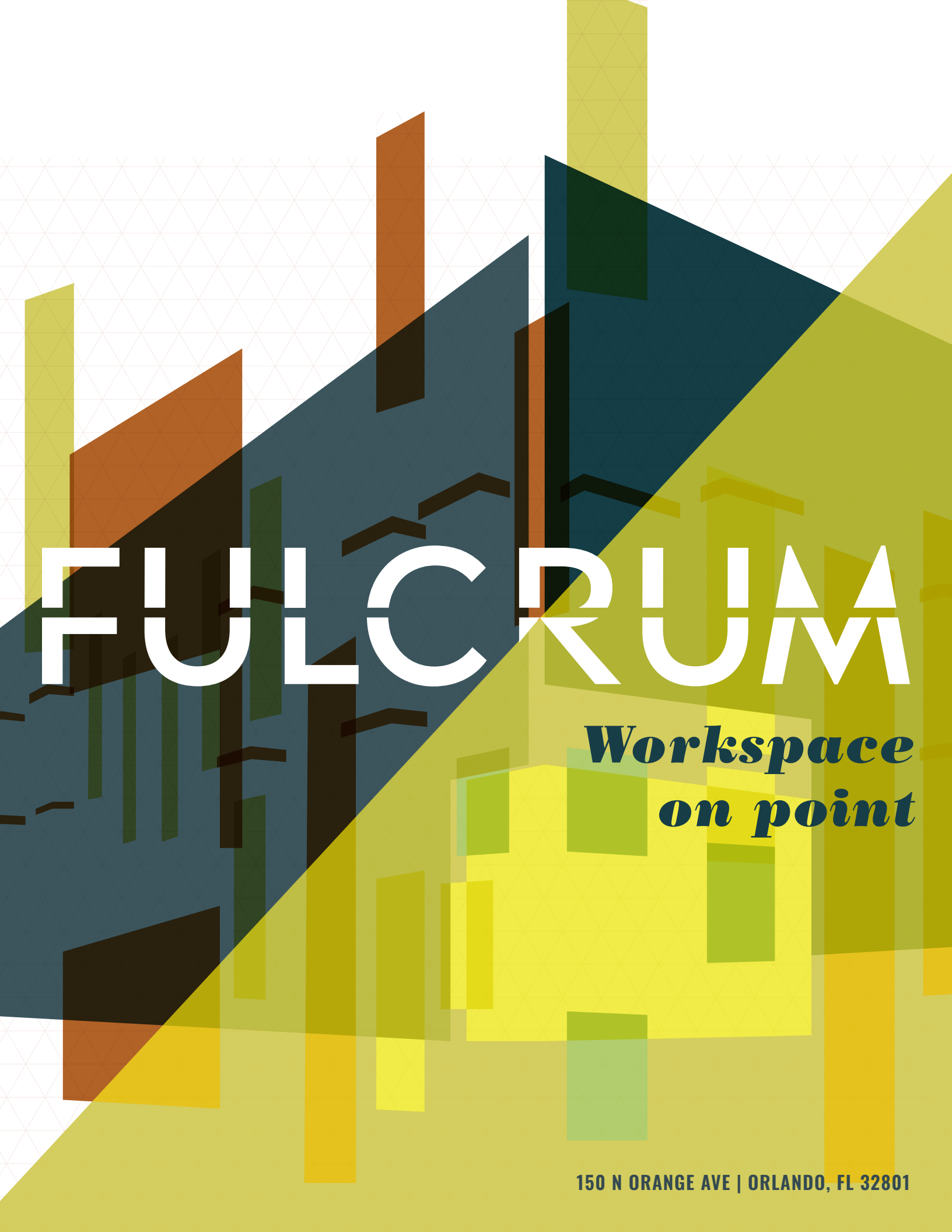

FULCRUM
Workspace
on point
150 N ORANGE AVE | ORLANDO, FL 32801

INTRODUCING FULCRUM: THE FIRST TRUE CREATIVE-CLASS OFFICE BUILDING IN ORLANDO

Creative office unlike anything downtown

A pivotal moment has arrived in Orlando workspace. In our central downtown location, Fulcrum features redeveloped loft office space, plenty of parking, and modern architectural features throughout. You'll discover:

EXPANSIVE FLOOR PLATES

FLEXIBLE MEETING SPACES

MODERN RESTROOMS

SOCIAL HUB WITH COFFEE SHOP AND COMMUNITY SEATING

COLLABORATIVE LOBBY LOUNGES

BIKE STORAGE

A tipping point for Orlando office

Innovative developers Third & Urban and FCP, whose teams are known for bringing a fresh perspective to office projects across the US, including New York, Raleigh, Nashville and Atlanta, are now bringing a transformational redevelopment project to the Orlando market. Fulcrum is:

A UNIQUE FOUR- STORY, 141K SF DOWNTOWN REDEVELOPMENT

DESIGNED FOR COMPANIES WHO CRAVE CONNECTION

FULL OF NATURAL LIGHT, CHARACTER-DRIVEN ARCHITECTURE AND BREAKOUT MEETING SPACES

A GREAT FIT FOR GROWING COMPANIES SEEKING A CREATIVE FEEL AND ACCESS TO COMMUTE OPTIONS

ful·crum
/'foolkrum/
noun
a thing that plays a central or essential role in an activity, event, or situation.

Tipping the balance toward innovation

SIP, EAT + COLLABORATE

Made for today's workforce, Fulcrum's spacious lobby invites connection and collaboration, featuring a connected coffee bar and restaurant.

BICYCLE STORAGE + SHOWERS

Fulcrum is alt-transit ready, just steps from two train stations with in-building bike storage and showers.

AMPLE PARKING

Fulcrum features adjacent deck parking with an ample 3:1,000 RSF parking ratio.

CLASS-A CREATIVE

Fulcrum offers first-to-market Class-A Creative Office with modern amenities and flexible meeting spaces to foster community and collaboration.

LARGEST FLOOR PLATES IN TOWN

Fulcrum features the largest, most efficient contiguous floor plates of any Class A office in the Orlando central business district.

Designed to spark interaction, wellness and innovation.

PRIVATE ALCOVES

LIGHTNING FAST WIFI

BREAKOUT MEETING SPACE

COMMON GATHERING AREAS

Orlando: the fastest-growing job market in the country

In a city filled with connected neighborhoods, Downtown holds the center — and Fulcrum provides the tipping point for creative office in Downtown. Known worldwide for its tourism trade, Orlando is also recognized nationally as one of the fastest-growing cities in the country.

AN EMERGING HUB FOR TECHNOLOGY, AND AN IN-DEMAND MARKET FOR STARTUPS, AS WELL AS FOR GROWING MID-SIZED COMPANIES.

6TH

LARGEST METROPOLITAN AREA
IN THE SOUTHEAST

#1

FASTEST GROWING
METRO IN THE NATION

#1

IN THE NATION FOR JOB GROWTH
FOR FOUR CONSECUTIVE YEARS

3.3%

JOB GROWTH RATE -
HIGHEST IN THE NATION

#1

IN THE COUNTRY FOR STEM JOB
GROWTH ACCORDING TO FORBES

Office space that has the tenant in mind

Downtown is where Orlando comes together. It's where business meets performing art. Where transit converges. Where food trucks meet fine dining, where residents and retailers connect, where visitors find places to play and places to stay right on the same block. Located at the corner of Jefferson and Orange Avenue, Fulcrum is in the center of it all, with dozens of options for entertainment, casual dining, lodging, banking, recreation, commute alternatives, shopping and services within a two-minute walk.

WALK-UP BUILDING

Three large stairwells located inside of the 4-story CBD building allowing Tenants unparalleled accessibility and an alternate option to elevators that meet social distancing standards.

COVID-SAFE CLEANING PROCEDURES

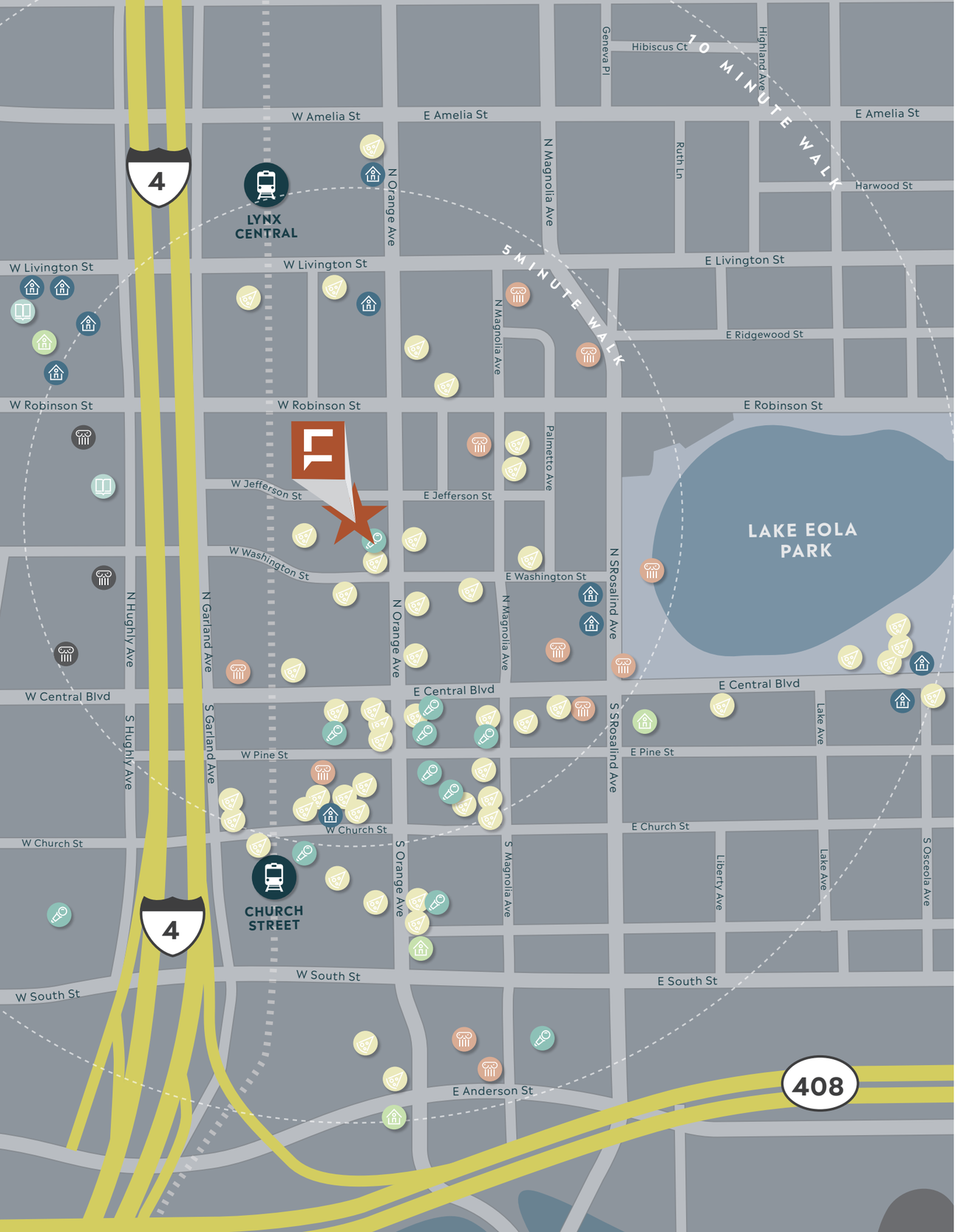
Janitorial program that focuses on cleaning major touch points throughout the day and hand sanitizer stations throughout the building.

TOUCH-FREE FEATURES

Touchless entry doors, faucets, soap dispensers, and door toe pulls.

DEDICATED TENANT ENTRY

Allows Tenants of the building a shorter walk from the parking garage and bypass a more crowded main lobby.



50+ walkable restaurants plus all the spots for daily errands and entertainment

COMMUNITY
Orlando Public Library
US Post Office
Downtown Orlando City Hall
FedEx
Avis Car Rental
Publix at The Paramount
Lake Eola Park
Walgreens
7-Eleven
DGX
University Club
Rukus Cycling

ENTERTAINMENT
Dr. Phillips Center for the Performing Arts
Cobb Plaza Cinema Café 12
Joysticks Arcade Lounge
Citrus Club
Corona Cigar Company
SAK Comedy Lab
Amway Center
Aero Rooftop Bar & Lounge
Graffiti Junktion
Soundbar Orlando

FOOD & DRINK
Ace Café Orlando
Robinson Coffee Room
Greenbeat
Empire Szechuan
Tropical Smoothie Café
Super Rico Colombian Restaurant & Bar
Wall Street Cantina
Ember
Hamburger Mary's
Church Street Station
The Courtesy
Insomnia Cookies
Thai Cafe
Lizzy McCormack's Irish Pub
Tin & Taco
Avenue Gastrobar
Irish Shannon's Pub
Downtown PourHouse
Mathers Social Gathering
310 Lakeside
World of Beer
Amura Downtown Japanese Restaurant
Artisan's Table
Le Gourmet Break
Dunkin'
Kres Chophouse
Starbucks
Bento
Latin Square Cuisine
Eden's
4 Rivers Smokehouse
Nature's Table
New York Deli
The Neighborhood Eatery
Craft & Common Coffee
Deeply Coffee
Market on Magnolia
Dapper Duck Bar
Motorworks Brewing
Gringos Locos
Harry Buffalo
The Rusty Spoon
Napasorn Thai Restaurant
Jimmy John's
Dovecote
Harp & Celt Irish Pub
The Pop Parlor
Stardust Lounge

HOSPITALITY
Aloft Hotel
Grand Bohemian Hotel
Marriott
Embassy Suites

EDUCATION
UCF Downtown Campus
FAMU Law

GOVERNMENT
Florida Dept of Children and Families
US Bankruptcy Court
U.S. Marshals Service Court

MULTI-FAMILY
55 West - 461 units
Modera - 350 units
Aspire - 164 units
Orange & Robinson - 369 units
Society - 464 units
Central Station - 279 units
Skyhouse - 320 units
Radius - 389 units
Parkside - 248 units
Paramount - 313 units
Camden - 299 units
Citi Tower - 233 units
Mill Creek - 300 units
The Julian - 409 units
Amelia Court - 256 units

The Fulcrum connection

Fulcrum delivers a connected commuting experience. The building serves traditional and alt-commuters equally with ample parking, easy drive times, and a multitude of commute alternatives. Fulcrum is minutes from Interstate 4 and the East-West Connector, as well as:

THREE AIRPORTS

TWO TRAIN STATIONS WITHIN TWO BLOCKS

DOZENS OF WALKABLE BUS STOPS

NEARBY ELECTRIC VEHICLE CHARGING

UCF DOWNTOWN CREATIVE VILLAGE CAMPUS

Getting to and from Fulcrum is a breeze with ample traditional and alternative community options. For drivers, our on-site parking deck features ample parking with a 3:1,000 RSF parking ratio. For bikers and walkers, our creative office space features bike storage and in-building showers.

78K± SQUARE FEET

Fulcrum offers the largest contiguous open space available in downtown on just two floors.

BUILT FOR GROWING COMPANIES

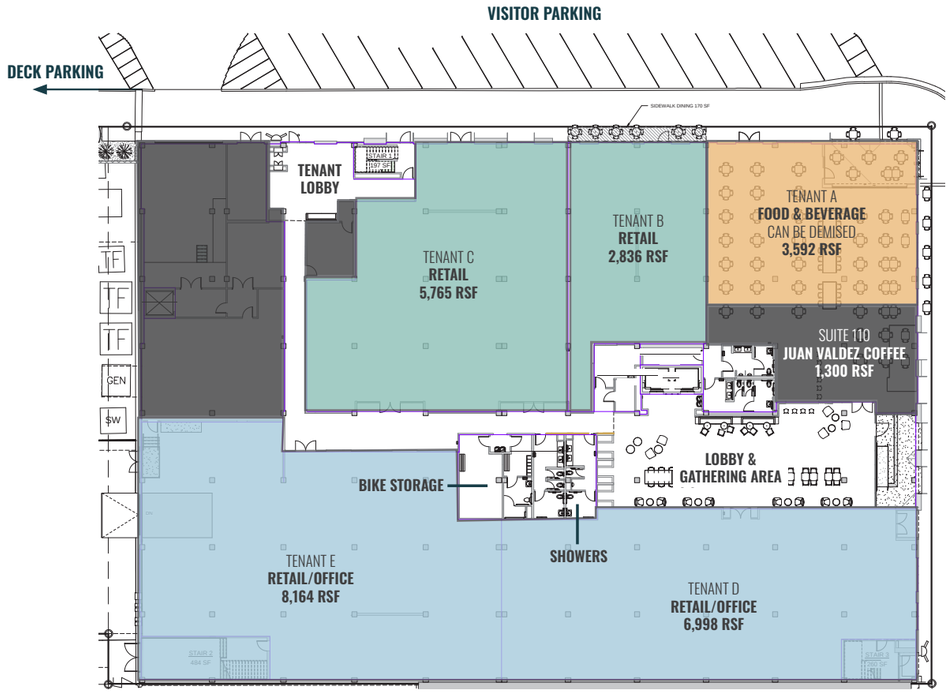
Fulcrum features generous floor plates with space available from 3,000 - 39,000± RSF on one floor to meet the needs of growing companies.

VIBRANT, SOPHISTICATED DESIGN

Fulcrum's finishes are upscale, but welcoming. The creativity shines through with timeless colors and material choices.

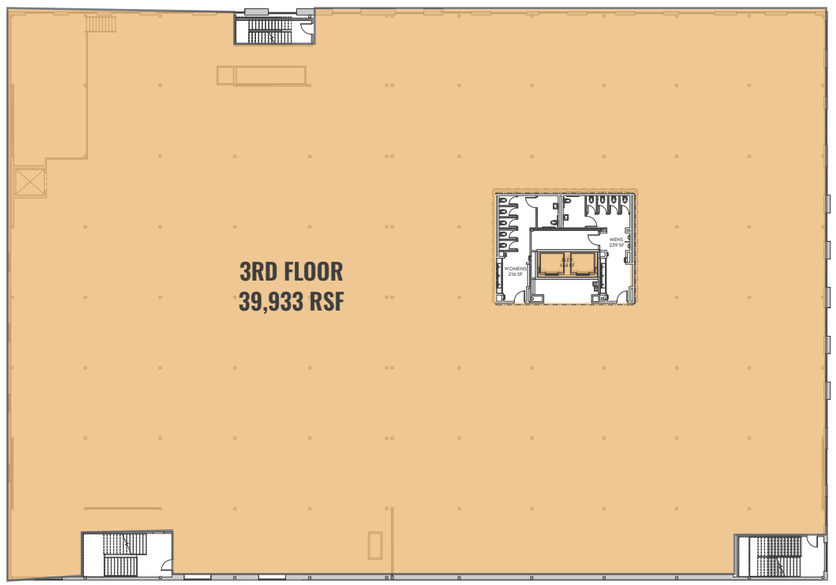
With breakout meeting space, flexible conferencing, technology enhancements, and an authentic, creative feel that only repurposed urban architecture can bring, Fulcrum offers pivotal workspace for pivotal ideas.

28,655 RSF



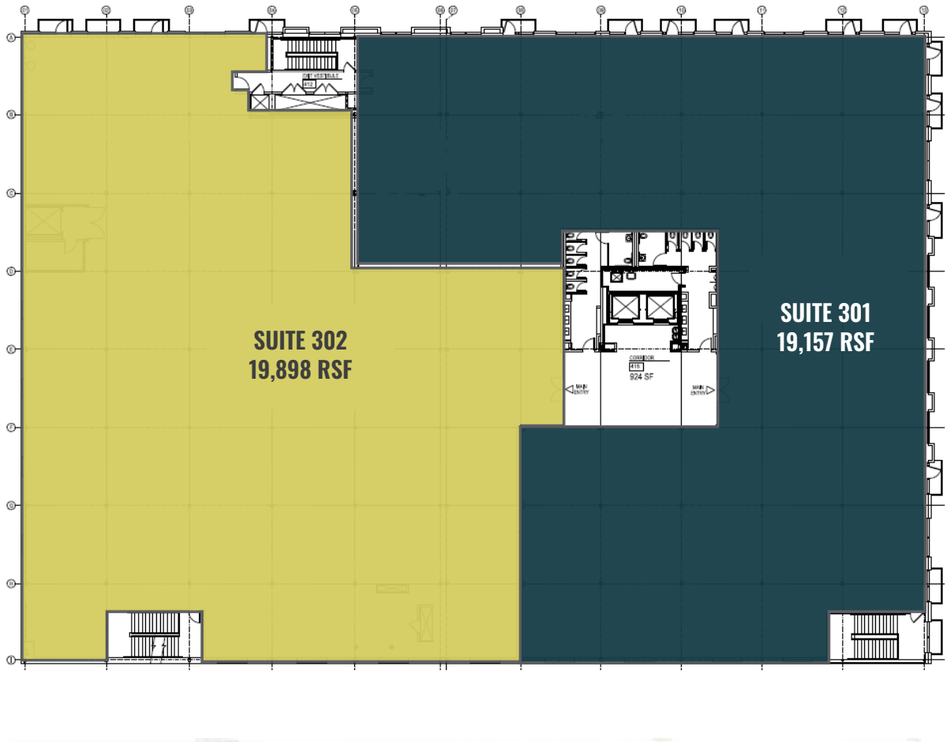
LEVEL 1

39,933 RSF | Single-tenant floor plan



LEVEL 3

39,933 RSF | Multi-tenant floor plans



LEVEL 3

16,598 RSF

LEVEL 4

Workspace that inspires us

Developers building community

Third & Urban are "White Hat" real estate developers: system-breakers at work for the good of our industry and communities. They are experienced professionals trained in an institutional setting who nevertheless do things very differently — driving profits by building strong communities and assets that attract people and endure.

Join us

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Workspace
on point

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