

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

3

AECOM

Contras



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.





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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.





LARGEST METROPOLITAN AREA IN THE SOUTHEAST

#1



IN THE NATION FOR JOB GROWTH FOR FOUR CONSECUTIVE YEARS





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.



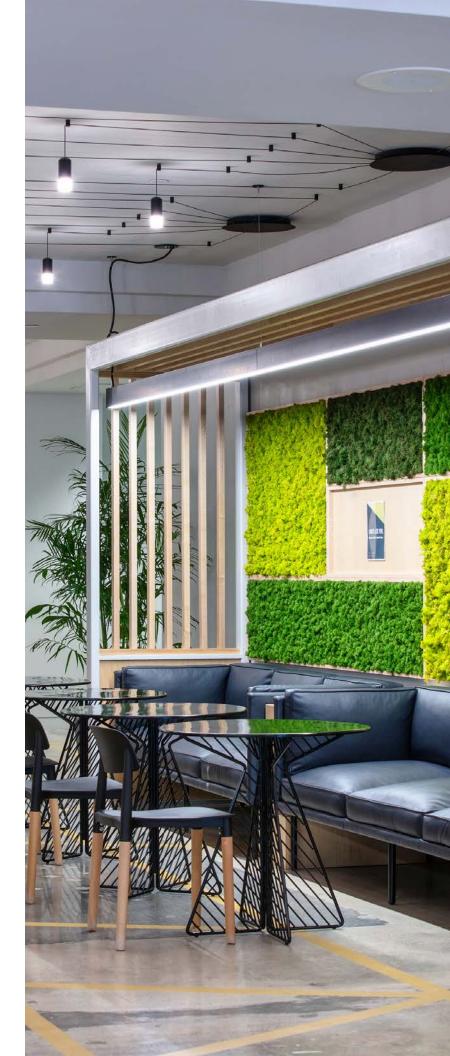
TOUCH-FREE FEATURES

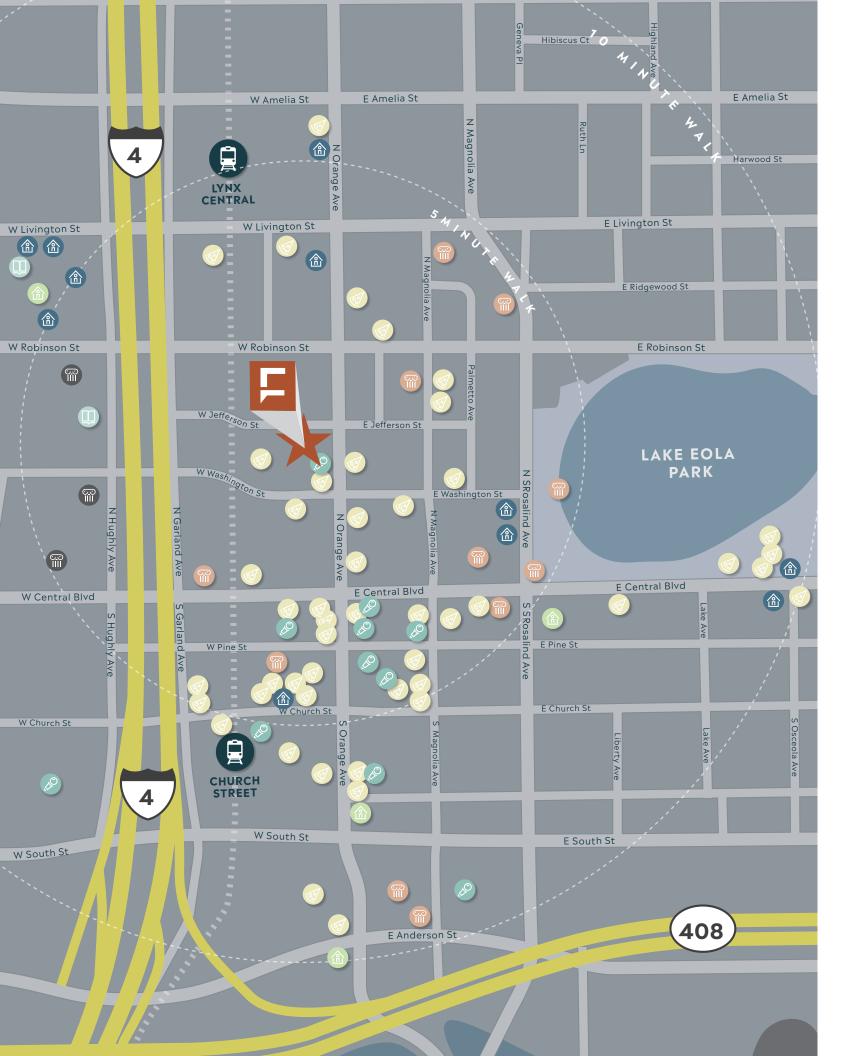
Touchless entry doors, faucets, soap dispensers, and door toe pulls.



DEDICATED TENANT ENTRY

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





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

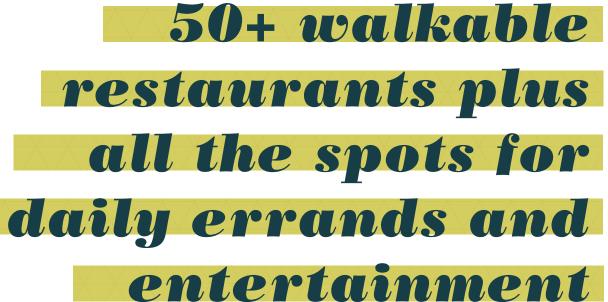
ENTERTAINMENT

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

The Courtesv Insomnia Cookies Thai Cafe Tin & Taco Avenue Gastrobar Irish Shannon's Pub 310 Lakeside World of Beer Restaurant Artisan's Table Le Gourmet Break Dunkin' Kres Chophouse Starbucks Bento Eden's Nature's Table New York Deli Deeply Coffee Dapper Duck Bar Gringos Locos Harry Buffalo The Rusty Spoon Jimmy John's



- Hamburger Mary's
- Church Street Station
- Lizzy McCormack's Irish Pub
- Downtown PourHouse
- Mathers Social Gathering
- Amura Downtown Japanese
- Latin Square Cuisine
- 4 Rivers Smokehouse The Neighborhood Eatery Craft & Common Coffee Market on Magnolia Motorworks Brewing Napasorn Thai Restaurant

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



creative office space features bike storage and in-building showers.

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

78K± SQUARE FEET



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

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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

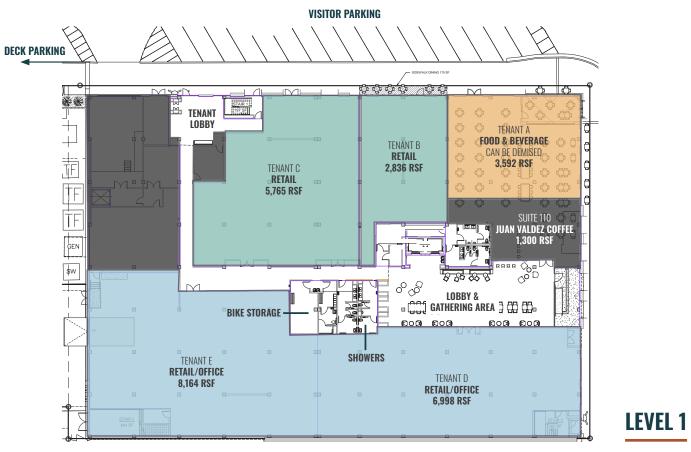
Fulcrum's finishes are upscale, but welcoming. The creativity shines through with timeless colors and material choices.

> 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.

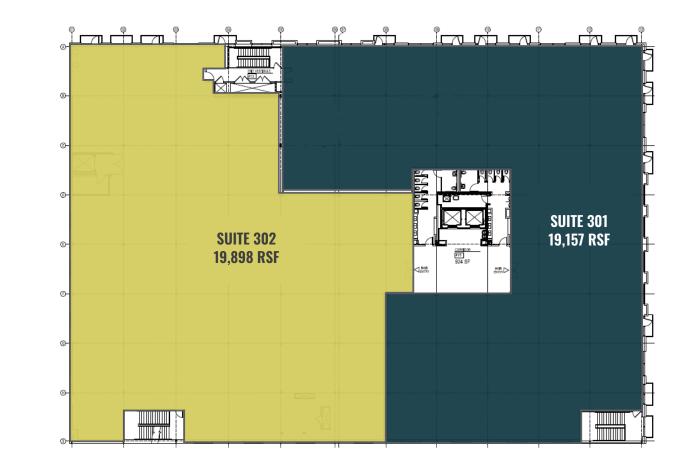
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AECOM

27,355 RSF



39,933 RSF | Multi-tenant floor plans



39,933 RSF | Single-tenant floor plan



LEVEL 3







16,598 RSF



LEVEL 4





Developers building commung

Third & Urban are "White Hat" real estate developers: systembreakers 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

A Pa T al K Sa T M ke R I C V

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