



# 201 SOUTH ORANGE

 Highwoods®

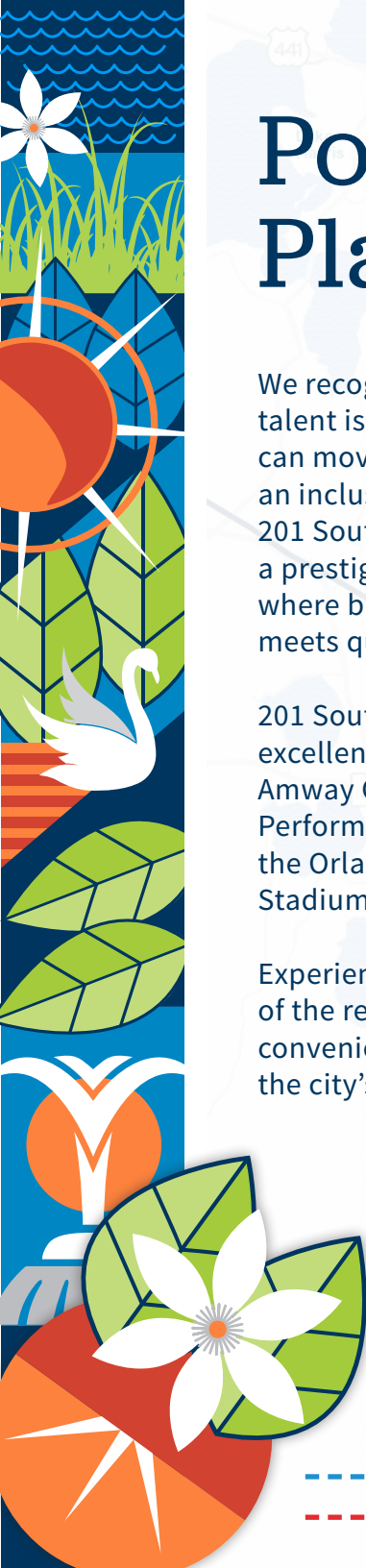
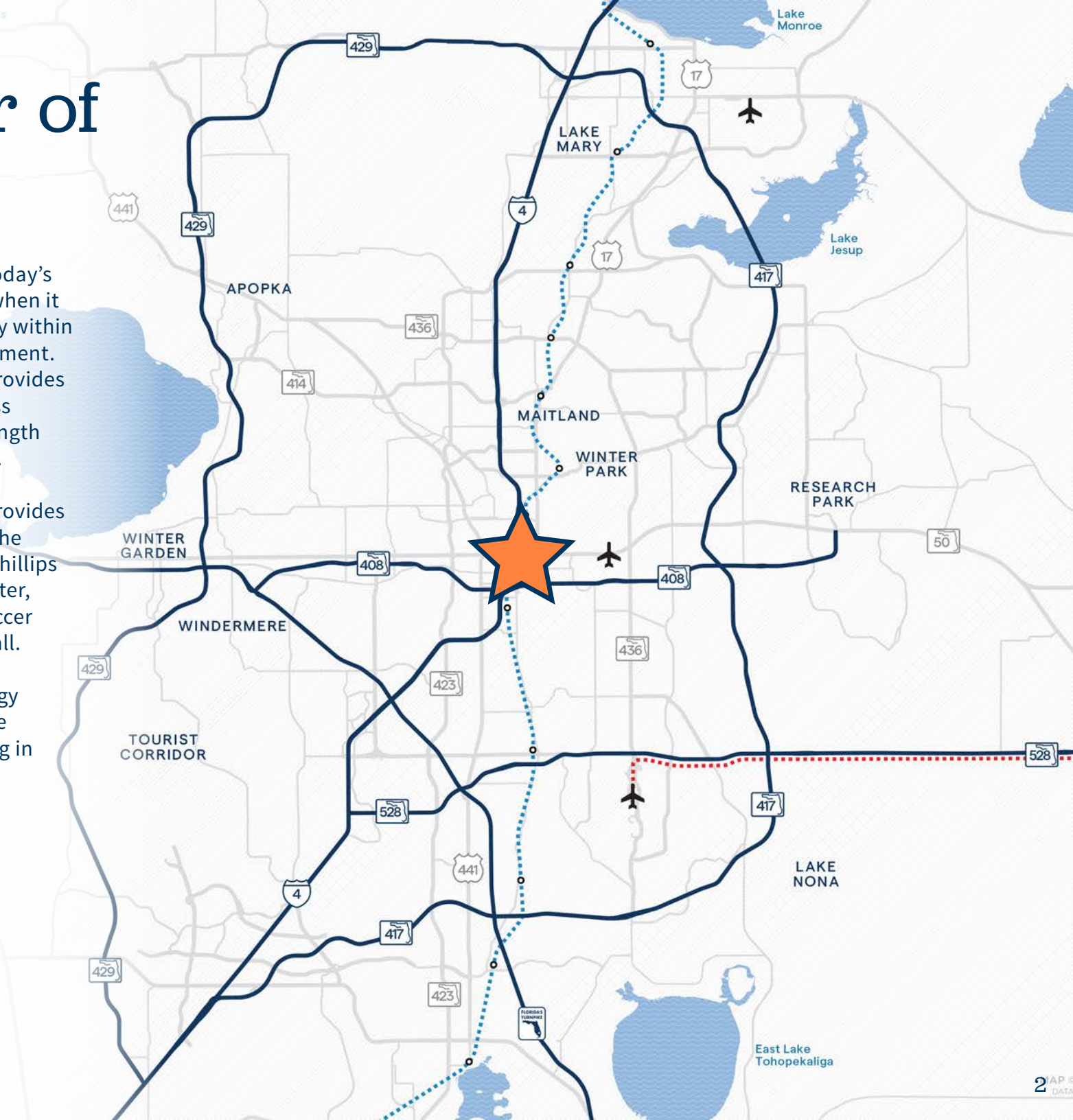
# Power of Place

We recognize that today's talent is at its best when it can move seamlessly within an inclusive environment. 201 South Orange provides a prestigious address where business strength meets quality of life.

201 South Orange provides excellent access to the Amway Center, Dr. Phillips Performing Arts Center, the Orlando City Soccer Stadium and City Hall.

Experience the energy of the region and the convenience of being in the city's center.

--- Sunrail  
--- Brightline



# Amenities at your Doorstep

At Highwoods, we pride ourselves on providing commute-worthy workplaces that maximize the functionality of our portfolio by activating the surrounding environment where talent can thrive.

201 South Orange offers a dynamic blend of convenience and variety in an amenity-rich community that immediately enhances your workday.

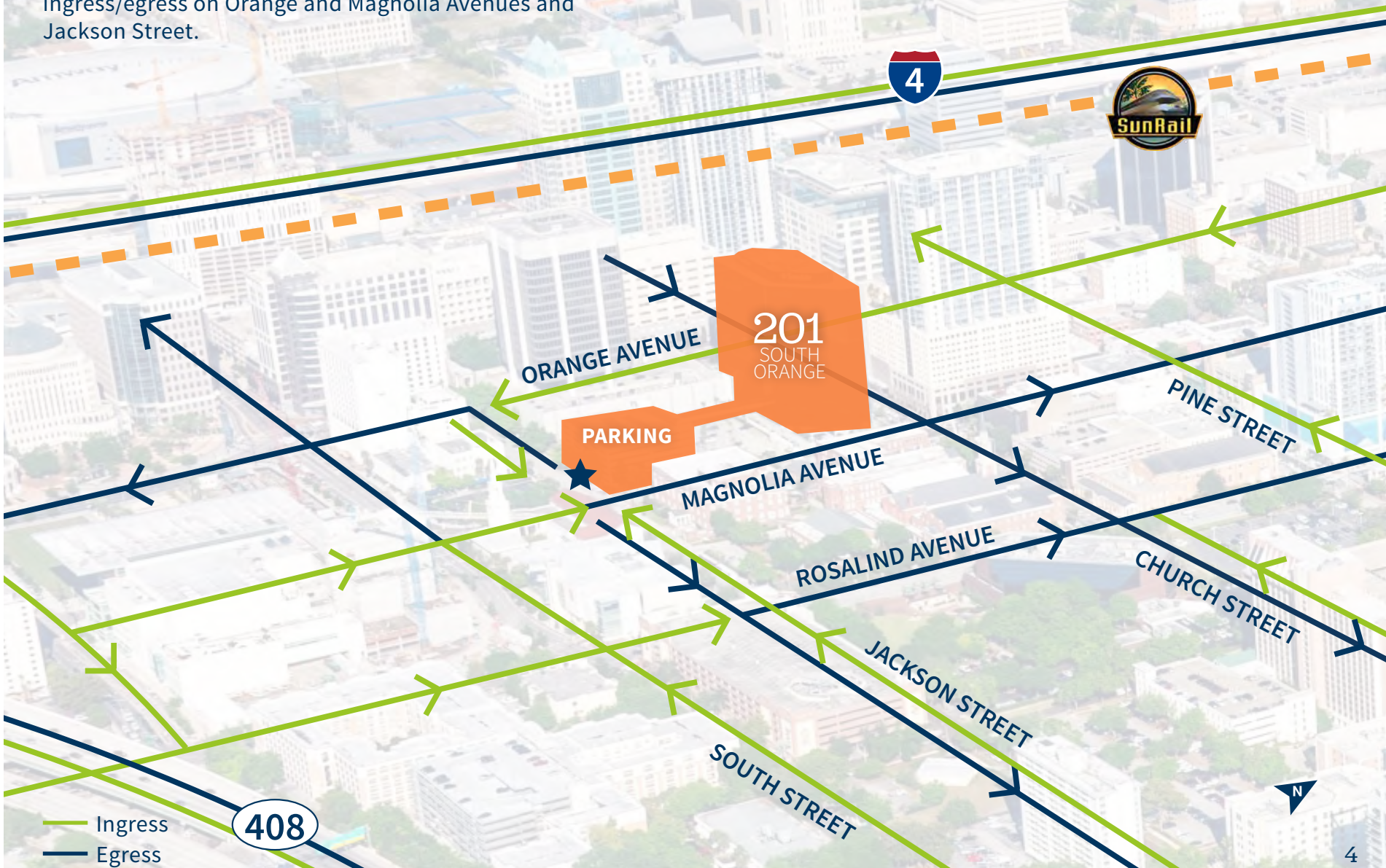
- Attractions
- Retail & Eateries
- Hotels
- Parking
- Highwoods Owned



# Location, Location, Location



In downtown Orlando, convenient accessibility and community energy is what makes a prime location the perfect location. 201 South Orange offers invigorated connectivity to the city you serve with maximized ingress/egress on Orange and Magnolia Avenues and Jackson Street.



— Ingress  
— Egress

408

4



201  
SOUTH  
ORANGE

PARKING

ORANGE AVENUE

MAGNOLIA AVENUE

ROSALIND AVENUE

JACKSON STREET

SOUTH STREET

PINE STREET

CHURCH STREET



# Downtown Icon

Standing proud as one of Orlando's most iconic Class A office buildings, this prestigious 280K SF tower is in the heart of downtown. With a focus on customer experience, this building has the flexibility to work with your changing needs.

**280K**  
RSF



**15**  
FLOORS



**19K**  
SF FLOOR PLATES



# Exceptional Visibility

Capture the attention of passersby and let your brand shine with our diverse range of signage opportunities. From building signage to monument signage, we offer powerful brand exposure that can significantly boost your company's visibility and impact.



## Building and Monument Signage Opportunities

Prime exposure on Church Street and Orange Avenue

# Tailored for Success

201 South Orange offers a curated collection of amenities tailored for your talent to achieve together what they cannot apart.

## **SPARK CONFERENCE**

Highwoods offers a distinctive workplace conference center to our guests and customers that ensures collaboration and thoughtful discussion in a private setting.

## **VELOCITY FITNESS**

Velocity fitness center offers the opportunity to focus on health and well-being during the work day, using its commercial-grade aerobic exercise and weight training machines, fitness classes, showers and lockers.

## **OUTDOOR PLAZA**

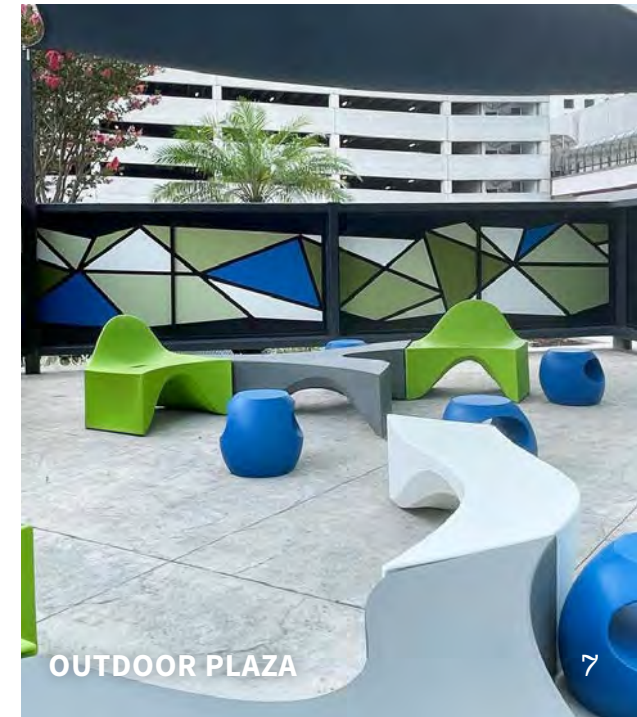
The significant outdoor spaces offer a welcoming space with plentiful seating to relax and enjoy the surroundings.



**SPARK CONFERENCE**



**VELOCITY FITNESS**



**OUTDOOR PLAZA**

# Convenient Parking

## SMARTPARK

SmartPark is a state-of-the-art automated hands-free parking system featuring easy in and out access, mobile parking validations, 24/7 parking support and electric vehicle charging stations.

## COVERED WALKWAY

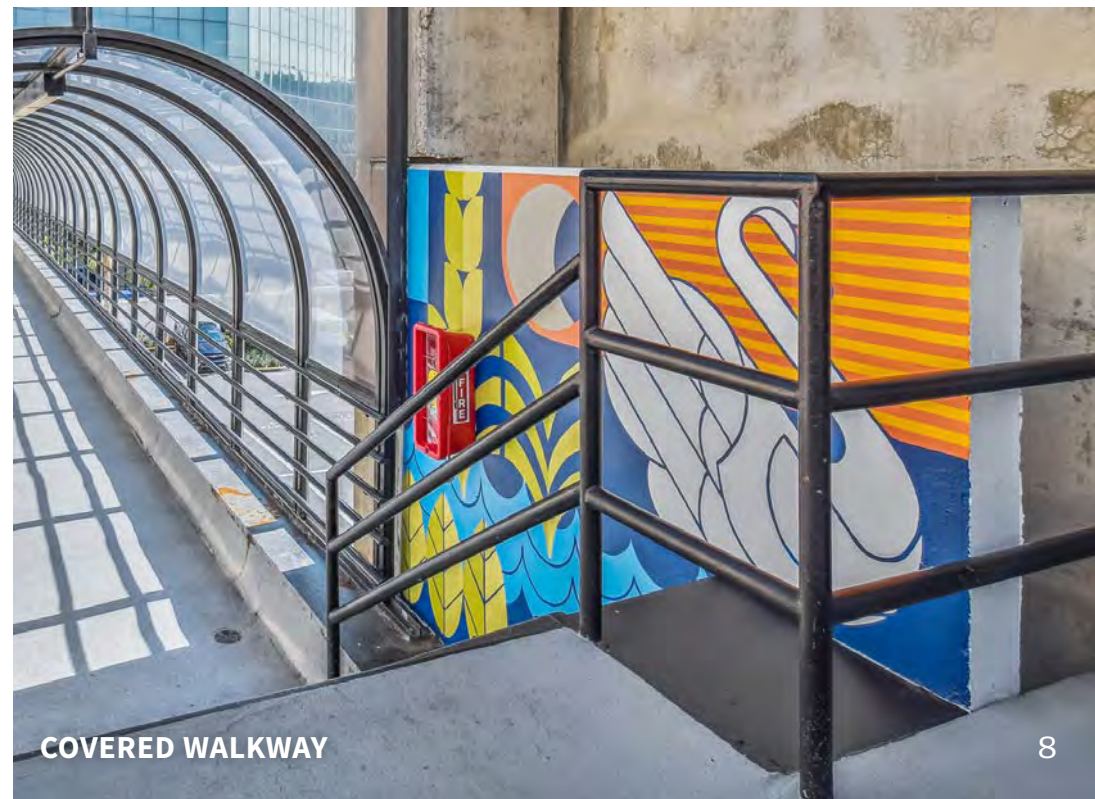
A covered walkway connects the building to the adjacent parking garage, providing a convenient and weather-protected passage. This seamless transition ensures ease of access and adds an element of comfort to the daily commute.



SMARTPARK



SECOND FLOOR LOBBY

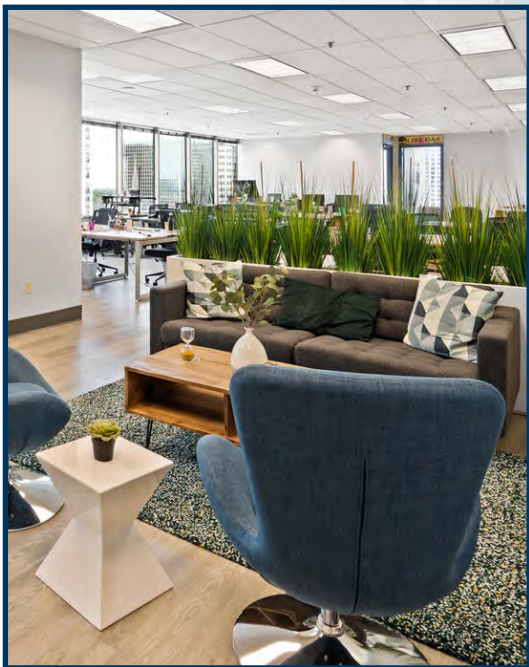


COVERED WALKWAY



# Strength of Partnership

Highwoods believes in partnering with our customers to create the most compelling, competitive and commute-worthy workplaces. Our goal is to provide long-term solutions to develop a dynamic environment where your talent can realize their full potential. With the strength of our professional experience supporting you throughout the process, we want to make a positive impact on your day-to-day experience long after the lease is signed.



# Flexible Options

We are in the work-placemaking business, creating environments that empower businesses. With a keen focus on the customer experience, we aim to maximize the functionality and comfort of 201 South Orange to provide your company with a destination workplace. With multiple growth opportunities within our Downtown Orlando portfolio, Highwoods provides immense flexibility as your needs change over time.



## Highwoods Orlando Market

<b>8</b> BUILDINGS	<b>1.8M</b> SQUARE FEET	<b>\$425M</b> INVESTMENT
<b>180+</b> CUSTOMERS	<b>27</b> PROFESSIONALS	<b>1996</b> ENTERED MARKET

AS OF 03/31/2023



# All Under One Roof 24/7

## **CONSISTENT SERVICE IN REAL TIME**

Highwoods is not a merchant builder but rather an all-under-one-roof collection of professionals. Our reputation for exemplary, proactive service is long-standing. Highwoods has an extensive and professional property management and maintenance team that will handle the day-to-day operations of the office building.

## **SERVICE LINK**

Request maintenance service online, then watch your work order status in real-time.

## **CUSTOMER COMMAND CENTER**

Our personalized approach extends beyond the phone call, email or live chat.

## **LIVEMETER**

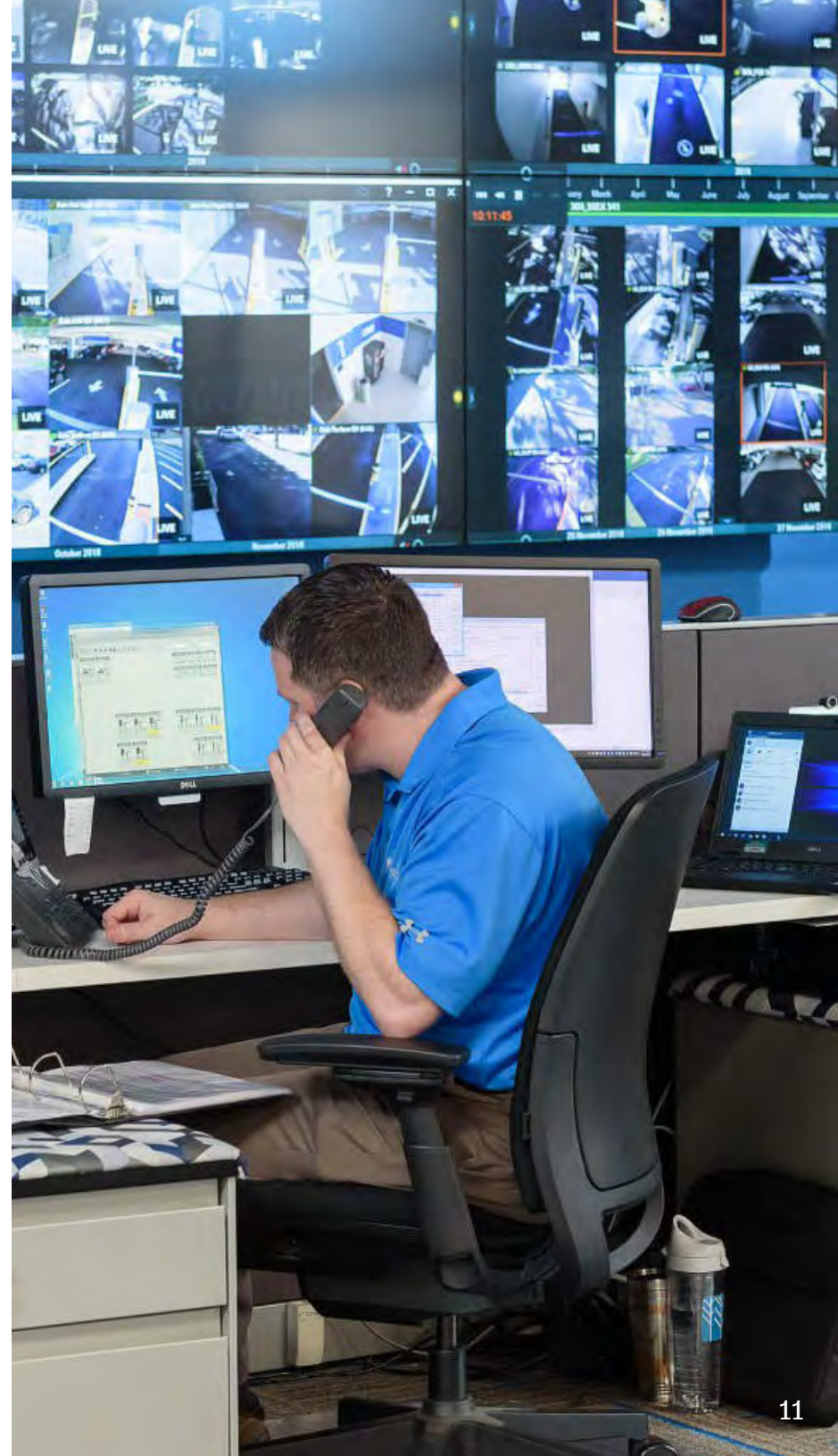
Our award-winning LiveMeter program tracks, monitors and controls electrical service to your building.

## **VERSAPAY**

Pay bills entirely online with a fast, secure way to go green.

## **CHARGEPOINT**

Premium electric vehicle charging stations that make plugging in accessible and easy for everyone. Customers are able to utilize their favorite charging app, which provides drivers with a wide variety of options for starting a charging session.



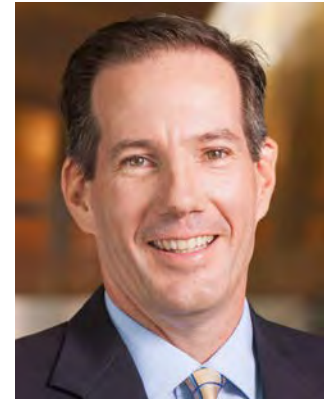
# A Team You Can Trust

We recognize that today's talent is at its best when it can move seamlessly within an amenity-rich, inclusive environment. With this vision in mind, this passionate team works tirelessly to create compelling and competitive spaces where tradition meets innovation, business strength meets quality of life and where we can partner with our customers to make a positive difference in the workplace.

To maximize your experience, we commit to listening to your needs and being intentional about developing a long-term solution to meet them.



**Dave Ayers**  
Director of Leasing



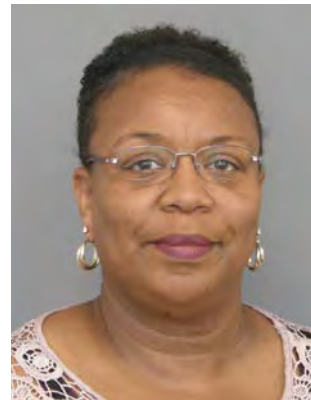
**Steve Garrity**  
Senior VP  
Orlando Market Leader



**Betsy Bullard**  
Director of  
Asset Management



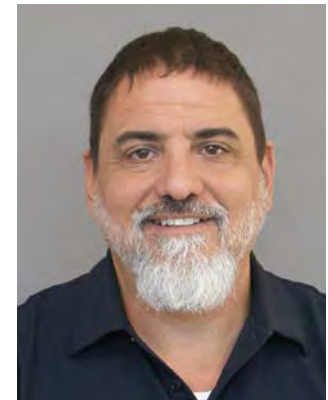
**Valerie Sanders**  
Senior Property Manager



**Yolanda DeGraffenreidt**  
Assistant Property Manager



**Cliff Gonzalez**  
Parking Operations  
Coordinator



**Andy Alvarez**  
Maintenance Supervisor



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# 201 SOUTH ORANGE

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**Dave Ayers**

**Director of Leasing**

dave.ayers@highwoods.com

407-849-2603

 **Highwoods**<sup>®</sup>

highwoods.com | #BetterTogether