

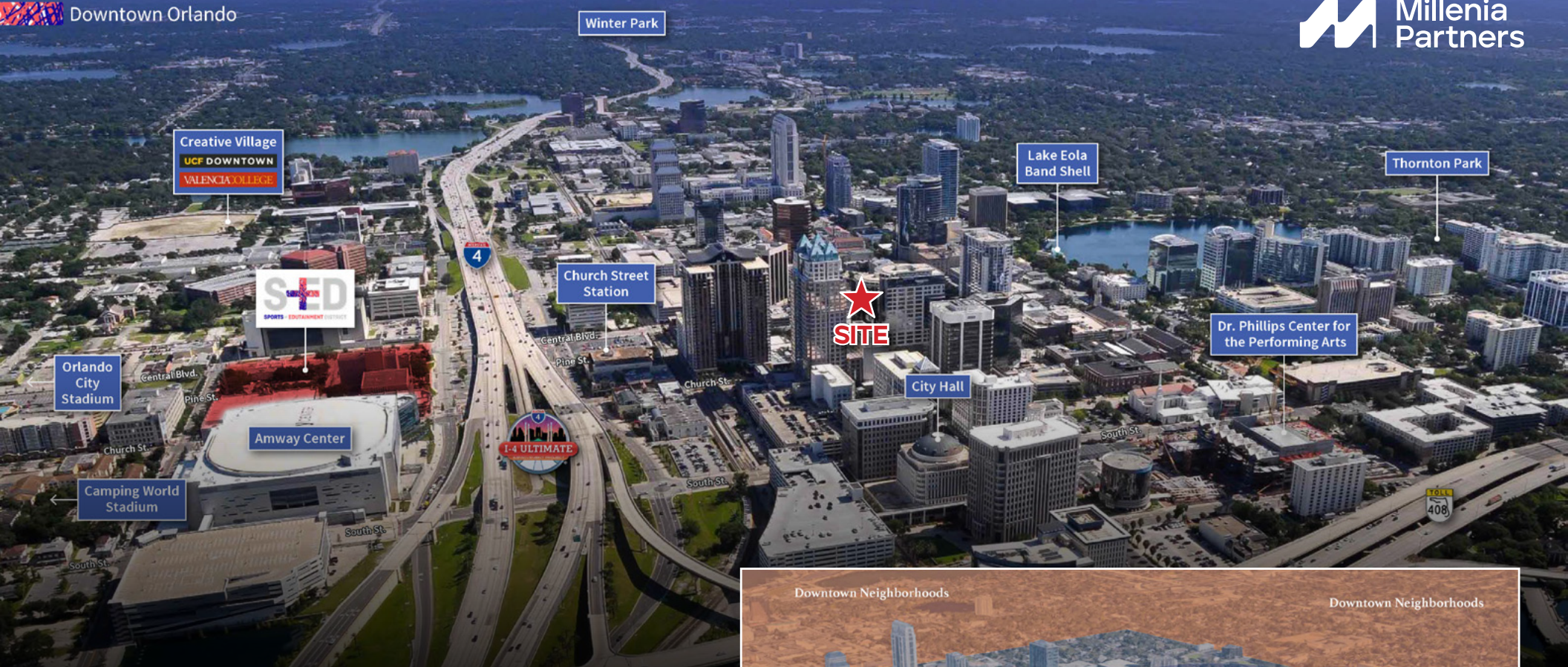


# 190 South Orange Avenue

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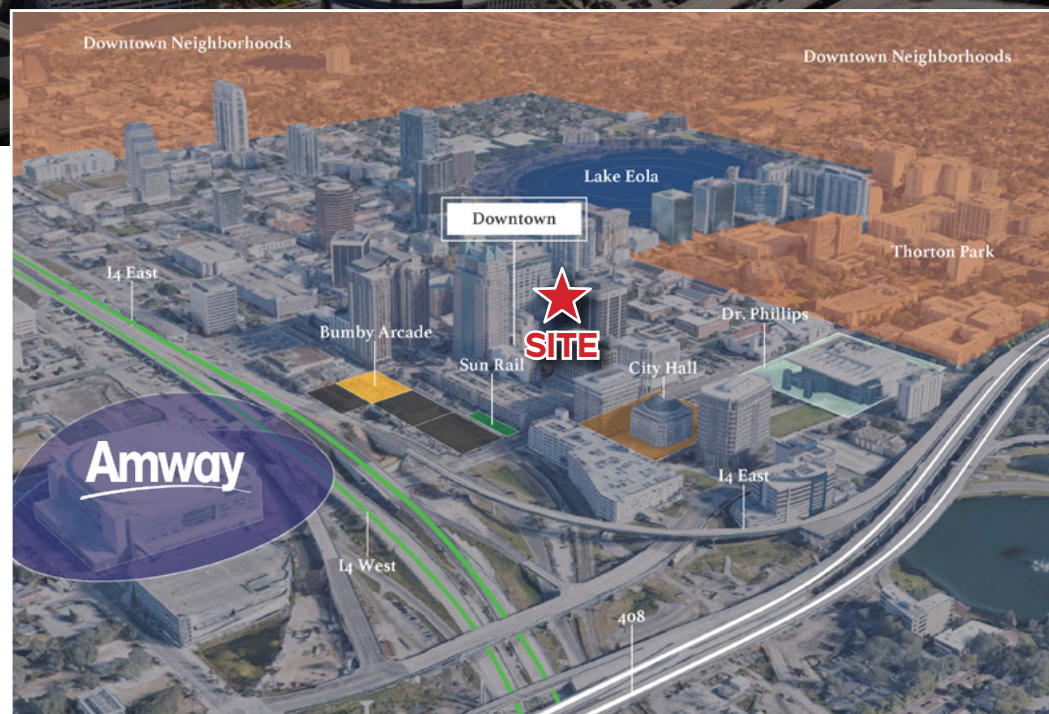
Downtown Orlando is home to the Amway Center (20,000 seats), Dr. Phillips Center for the Performing Arts (3,000 seats + 1,500 seats under construction), Orlando City Soccer Stadium (25,500 seats), Camping World Stadium (65,000 seats), Lake Eola Park (23 acres) and a multitude of smaller music and performance venues. Together these public spaces host 1,200 events each year and drive \$1.5 billion in spending within the downtown Core.

**150K** Employees in  
Downtown Orlando

**9K** Students in  
Downtown Orlando

**\$4.4B** Current Downtown  
Development

**44K** Residents in  
Downtown Orlando





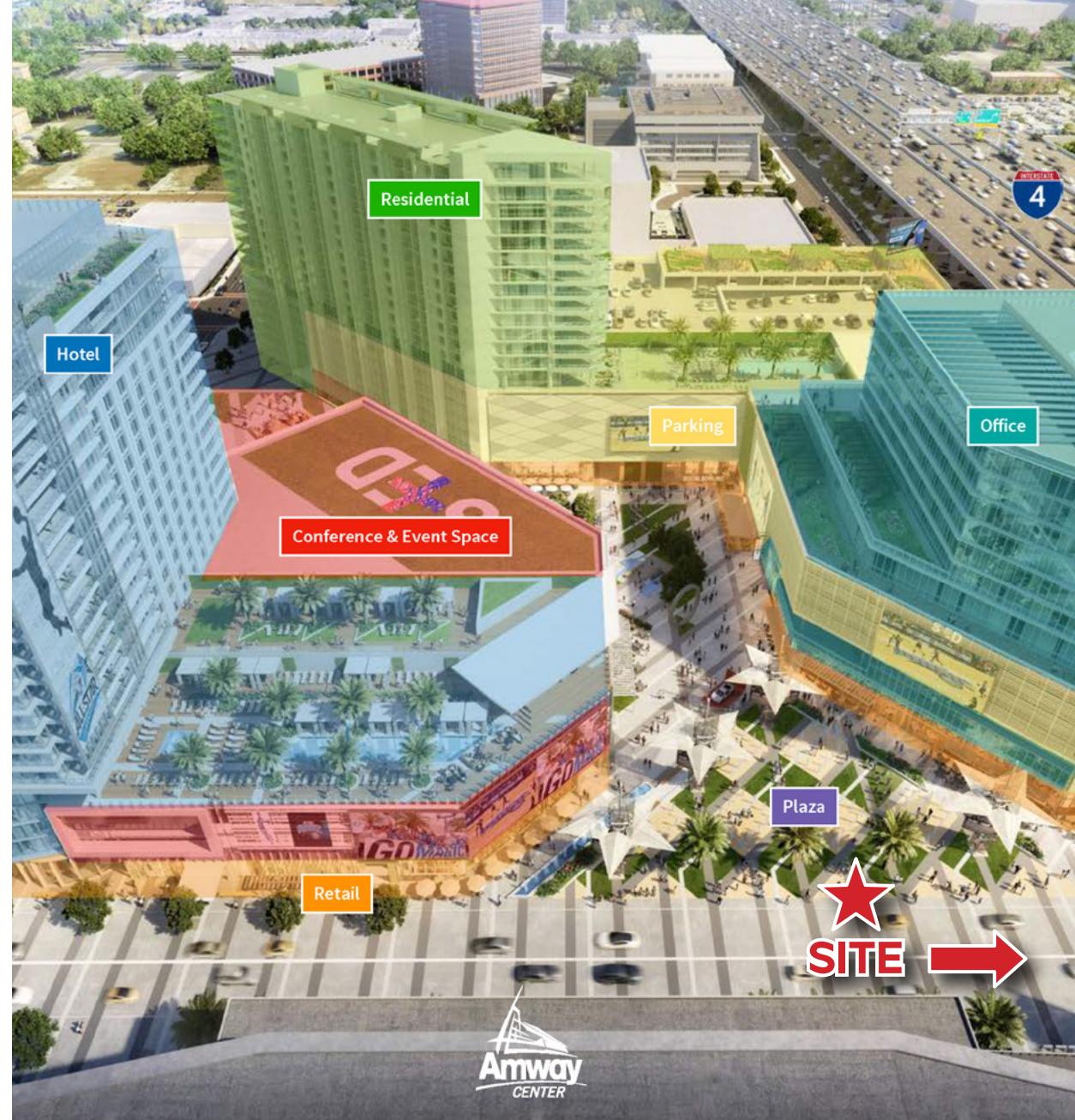


**Truist Plaza** - A brand new 28-story mixed-use tower that combines 200,000 SF of Class A office space, retail, Foxtail Coffee Cafe, and an AC Hotel by Marriott with a Sunrise / Sunset Terrace Bar. This state-of-the-art building has a fully integrated SunRail station making it an instant destination.

**Church Street Plaza** - A new 32-story tower is proposed to offer 200,000 square feet of office, 240 residences, 4,000 +/- square feet of ground floor retail, and numerous event spaces. At 400 feet in height this will be one of the tallest buildings to be built in Orlando.

### The Orlando Sports + Edutainment District

- Tying Downtown Orlando's World Class Event Venues Together in One Exciting Location
- At the Epicenter of Downtown Orlando, Across from the Amway Center
- Featuring 150,000 Square Feet of Experiential, Edutainment, Retail and Dining



**400K SF**

Class-A office space

**250**

Upscale hotel rooms

**300**

Tech-inspired residential units

**2,300**

Integrated smart parking spaces

**4,000**

Capacity Event Venue

**DIGITAL**

Multiple digital media displays

**STUDIO**

Indoor/outdoor broadcast studio for live on-location events





## The Canopy

The City of Orlando is proud to introduce, "The Canopy," the latest iteration of the urban gathering space formerly known as the Under-I Project.

The name, The Canopy, was inspired by the newly updated design which blends nature and technology, drawing inspiration from Orlando's beautiful canopy of trees, to create a vibrant, inclusive and sustainable urban oasis that reflects the spirit of downtown Orlando, connects its diverse neighborhoods and fosters a sense of belonging for all.

## The Canopy

In response to input from the community, the new design focuses on the six core principles identified as most important to residents, including;

- Connection:** Seamlessly integrating with various modes of transportation to ensure accessibility for all.
- Safety:** Prioritizing the well-being and security of visitors through thoughtful design and strategic planning.
- Community:** Providing ample space for gatherings, festivals and cultural events that bring people together.
- Greenery:** Infusing the urban landscape with lush landscaping and green spaces for relaxation and rejuvenation.
- Artistic Immersion:** Enriching The Canopy with immersive art installations that captivate the imagination and inspire creativity.

- 9.75 Acre Urban Community Park under I-4
- Located in The Bridge District – West Church Street to Washington Street
- 5 Contiguous Blocks of Entertainment and Interactive Use





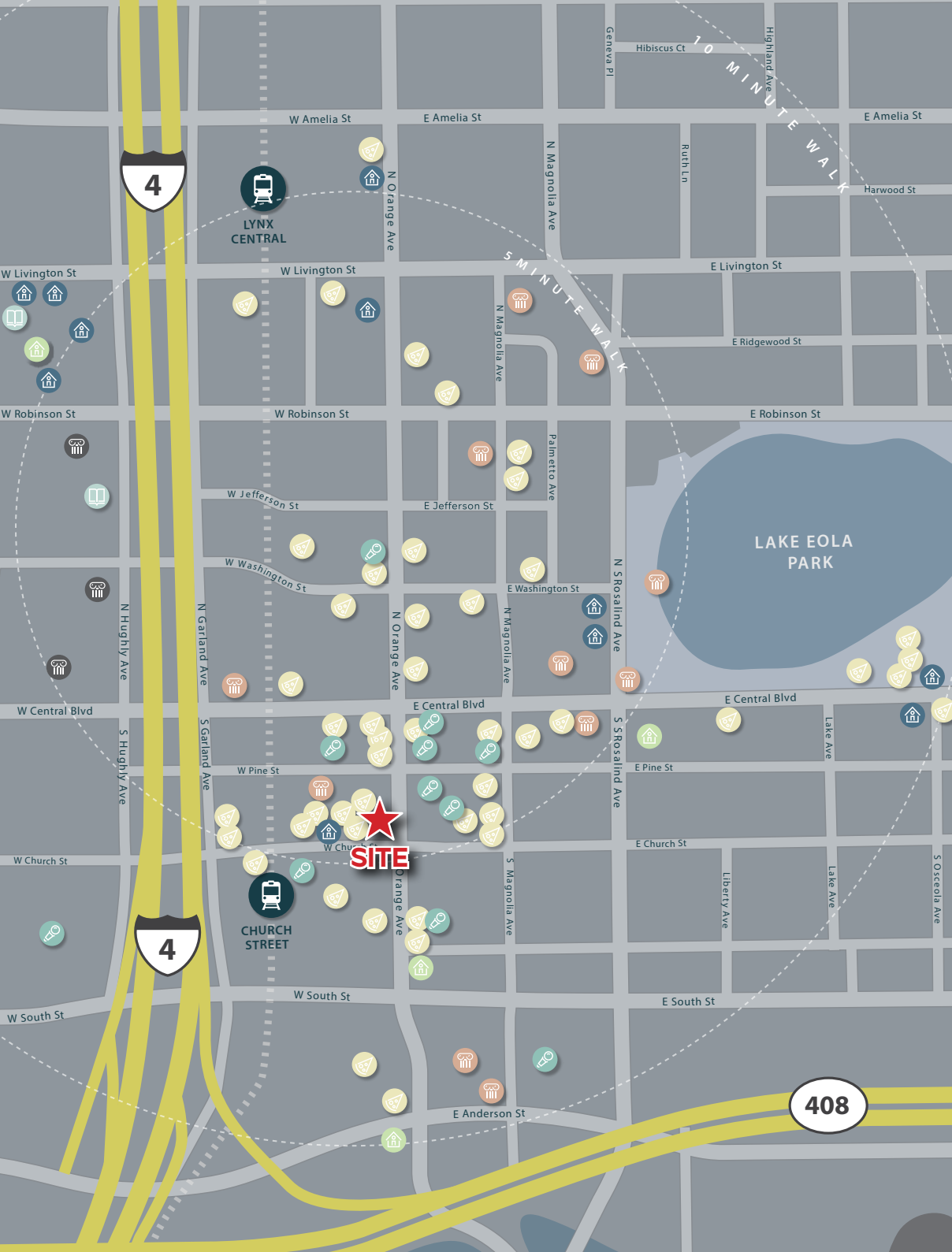
This prime first-floor retail suite is ideal for brands looking for substantial visibility and to be in the heart of Downtown Orlando.

The site is located on the prominent corner of Church Street and Orange Avenue, which benefits from Downtown Orlando's pedestrian traffic. Additionally, the exposure tenants are able to take advantage of by having direct frontage on this corner adds value to retail, restaurant, and entertainment concepts desiring to elevate their brand status.





# 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
- Exploria Stadium
- Camping World Stadium



## 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 Courtesies
- 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'



## Hospitality

- Aloft Hotel
- Grand Bohemian Hotel
- Marriott
- Embassy Suites



## Education

- UCF Downtown Campus
- FAMU Law



## Government

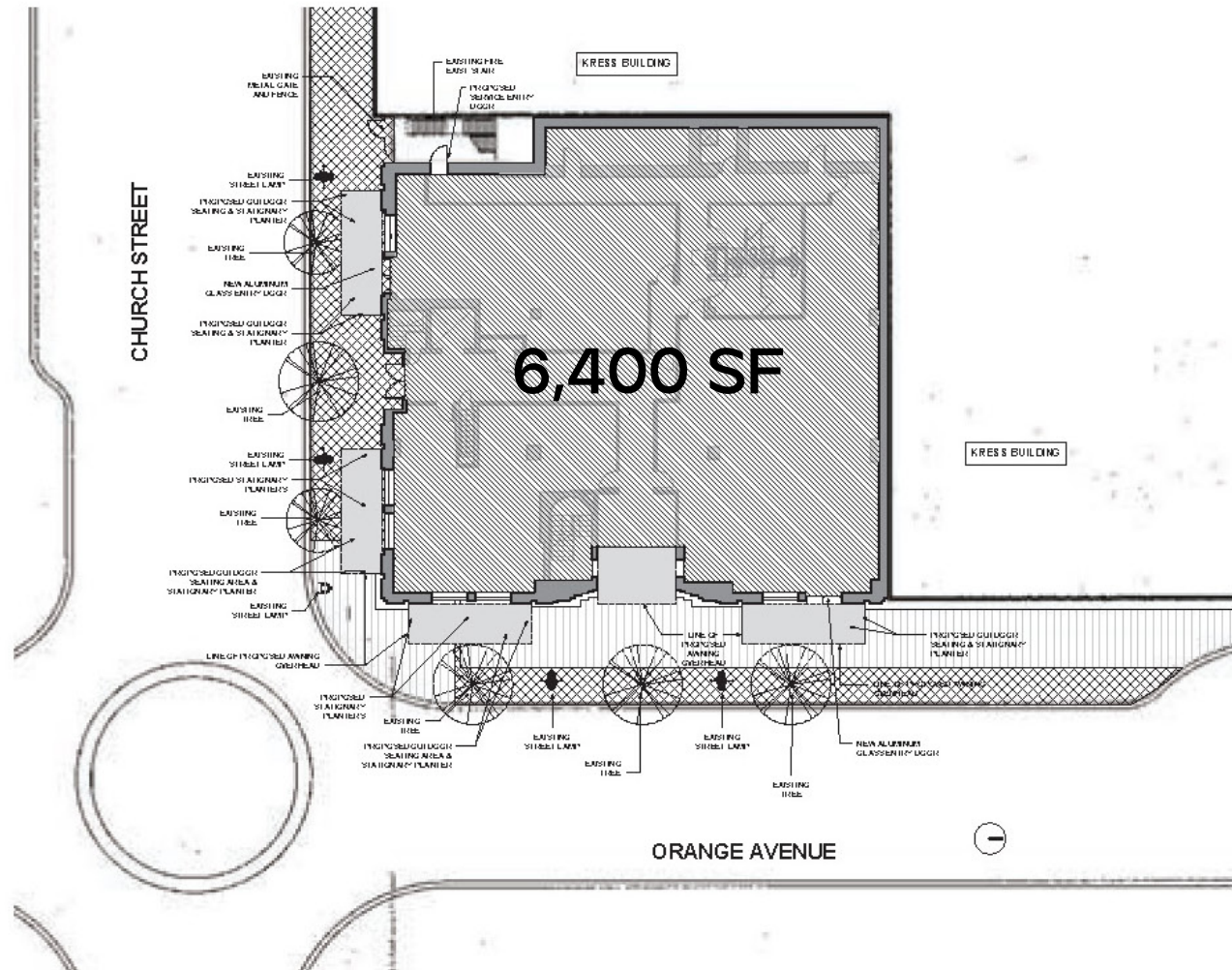
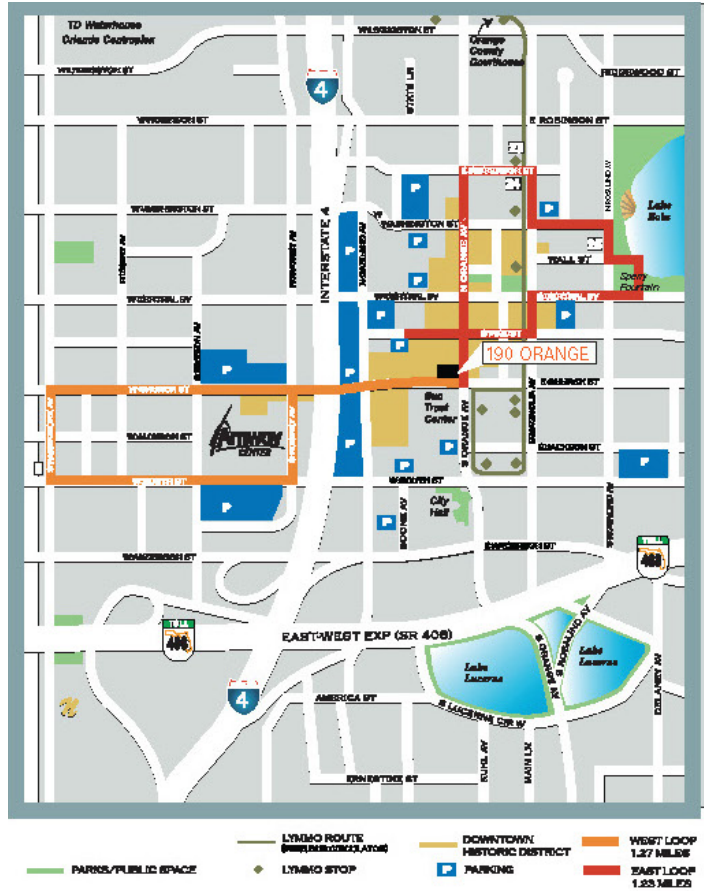
- Florida Dept of Children and Families
- US Bankruptcy Court
- U.S. Marshals Service Court



## 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

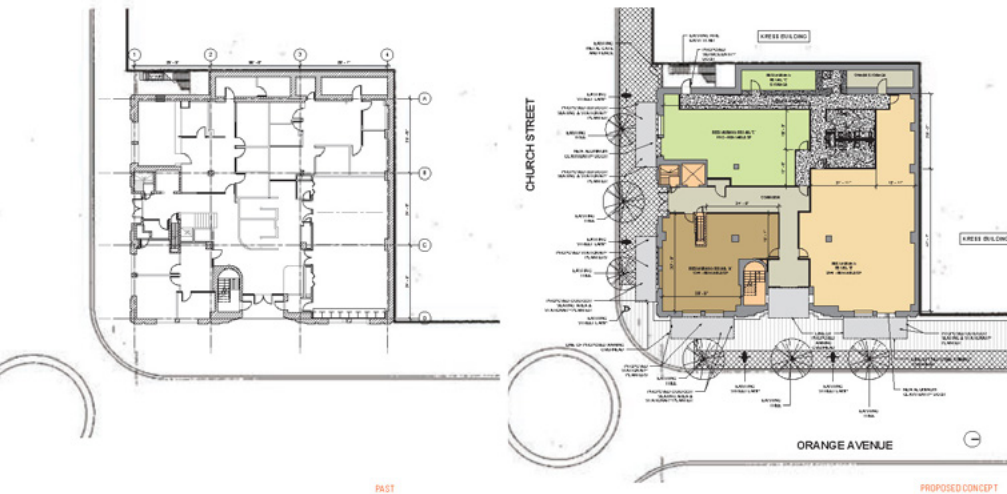
# Site Plan





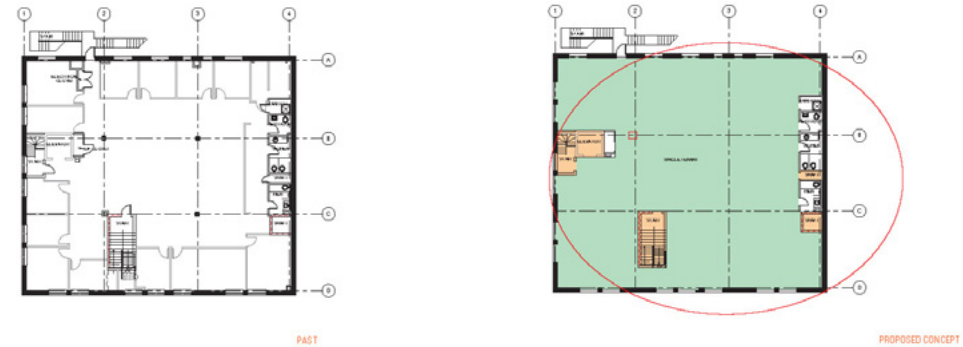
# Proposed Space Plans

## FIRST LEVEL



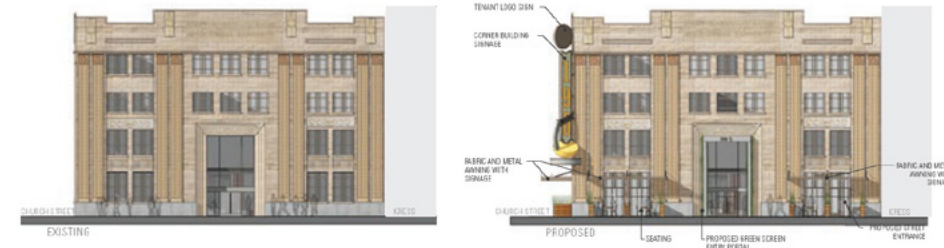
## THIRD LEVEL - PLAN

SECOND AND FOURTH SIMILAR



## EAST ELEVATION

ORANGE AVENUE

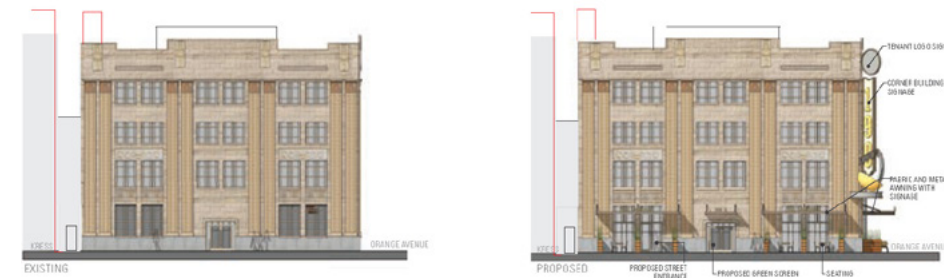


## 1st Floor Former Walgreens



## SOUTH ELEVATION

CHURCH STREET





# Demographics

**17,310**

Population (1 mi)

**\$108,770**

Avg HH Income (5 min walk)

**93**

Walkability Score

**10,457**

Households (1 mi)

**74**

Bike Score

**80,047**

Downtown Orlando Employees

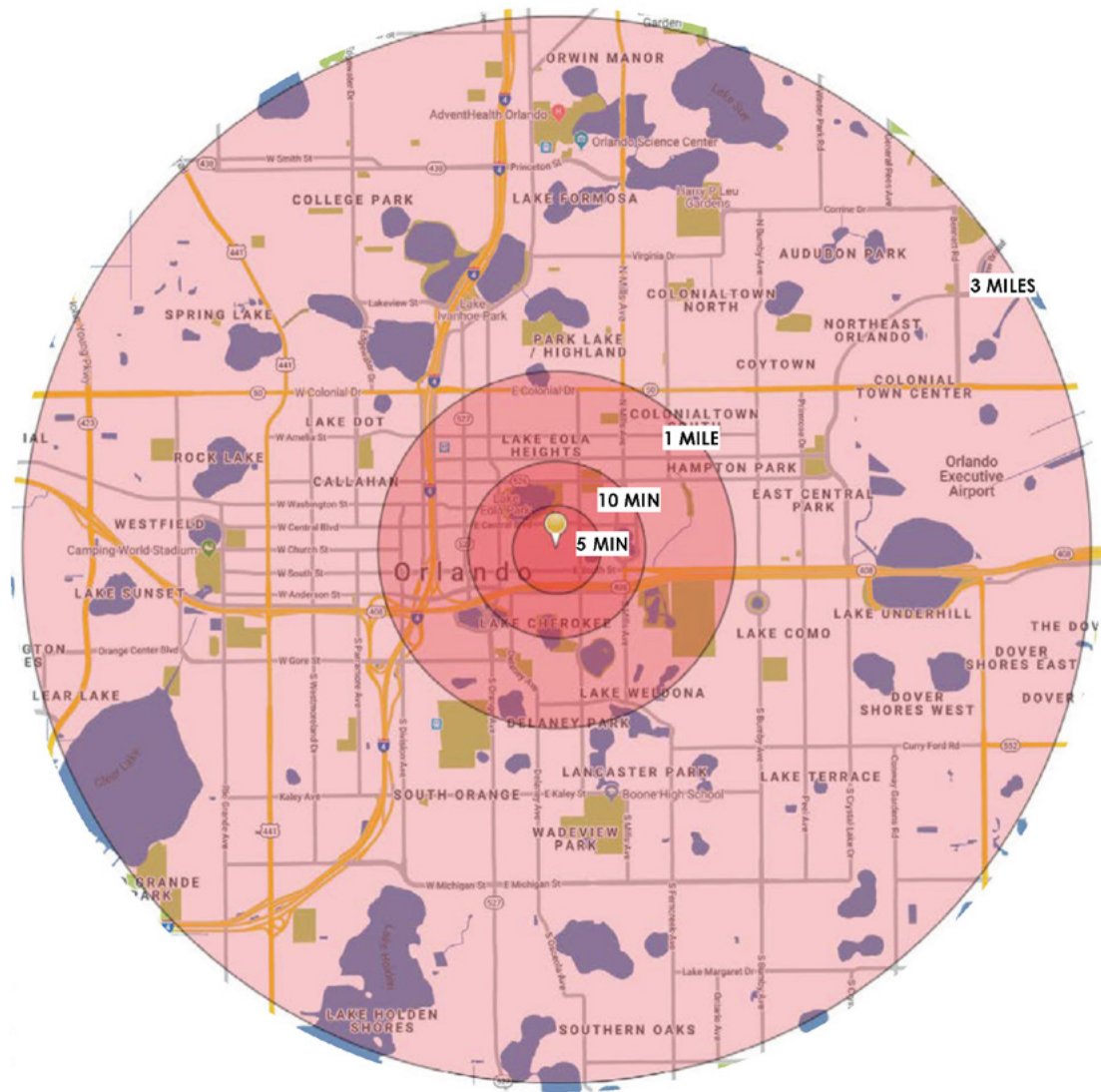
**60**

Transit Score

**93.4%**

Downtown Orlando Retail Occupancy

	5 MINUTE WALK	10 MINUTE WALK	1 MILE RADIUS	3 MILE RADIUS
Total Population	3,323	7,939	17,310	103,656
Households	2,288	5,314	10,457	50,253
Employees	4,176	17,019	52,164	178,543
Businesses	439	1,623	4,819	14,148
Median Age	38.2	37.9	38.2	38.0
Avg. Household Income	\$108,770	\$90,519	\$87,773	\$81,914
Med. Household Income	\$69,608	\$65,090	\$63,940	\$62,892



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.**