

TRUIST 

TRUIST PLAZA

TROPHY MIXED-USE OFFICE TOWER

WHERE WORKPLACE MEETS EXPERIENCE

333 S GARLAND AVE, ORLANDO, FL 32801

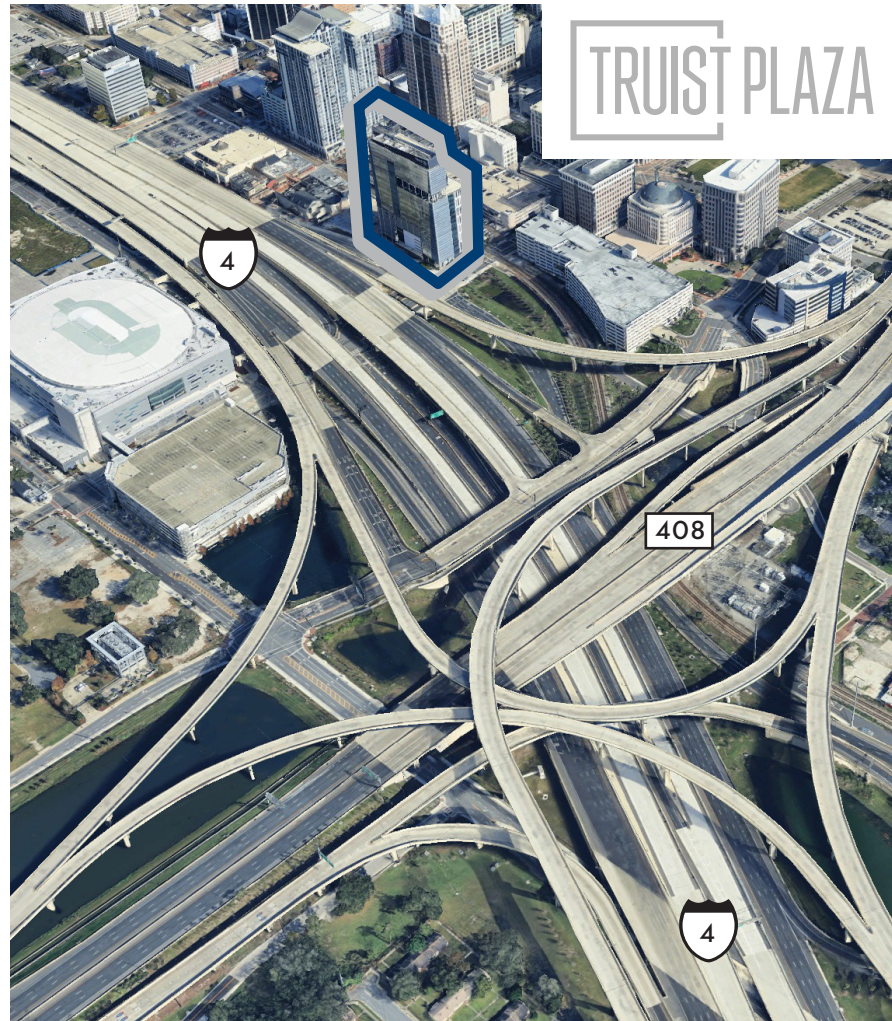


TRUIST PLAZA

PROPERTY OVERVIEW

Truist Plaza is a trophy mixed-use office tower at the corner of South Street and Garland Avenue in Downtown Orlando. State-of-the-art building systems (ENERGY STAR certified), ground-floor retail, conference space and a first-class hotel further distinguishing the building as Orlando's newest landmark.

- 28-Story Tower
- 180 Hotel Rooms (AC Hotel by Marriott)
- 210,000 SF Office Space
- 9 Parking Levels
- Sunrise/Sunset Terrace Bar
- Foxtail Coffee Cafe
- Major tenants: Truist, RSM, HuntonBrady, E-Spaces
- Integrated SunRail Station Access
- Training and Boardroom-style Conference Center



TRUIST PLAZA

GATEWAY LOCATION

Truist Plaza is in the center of Downtown Orlando, easily accessible via I-4, SR 408 and many surface streets.

Tenants and visitors will enjoy unique pedestrian access to a surrounding amenity base of restaurants and entertainment venues, including the Doctor Phillips Center for Performing Arts and the Kia Center as well as other office buildings, hotels, a variety of retail offerings and many downtown living options. In addition, the Creative Village and Bob Carr Theater are only a short Lymmo (free downtown bus service) ride away. A fully-integrated SunRail Station makes Truist Plaza an instant destination.

The Orlando City Hall, Regional History Center, and Public Library are also within easy walking distance.



AMENITY MAP

HOTEL

ROOFTOP BAR & CONFERENCE SPACE

OFFICE

PARKING GARAGE

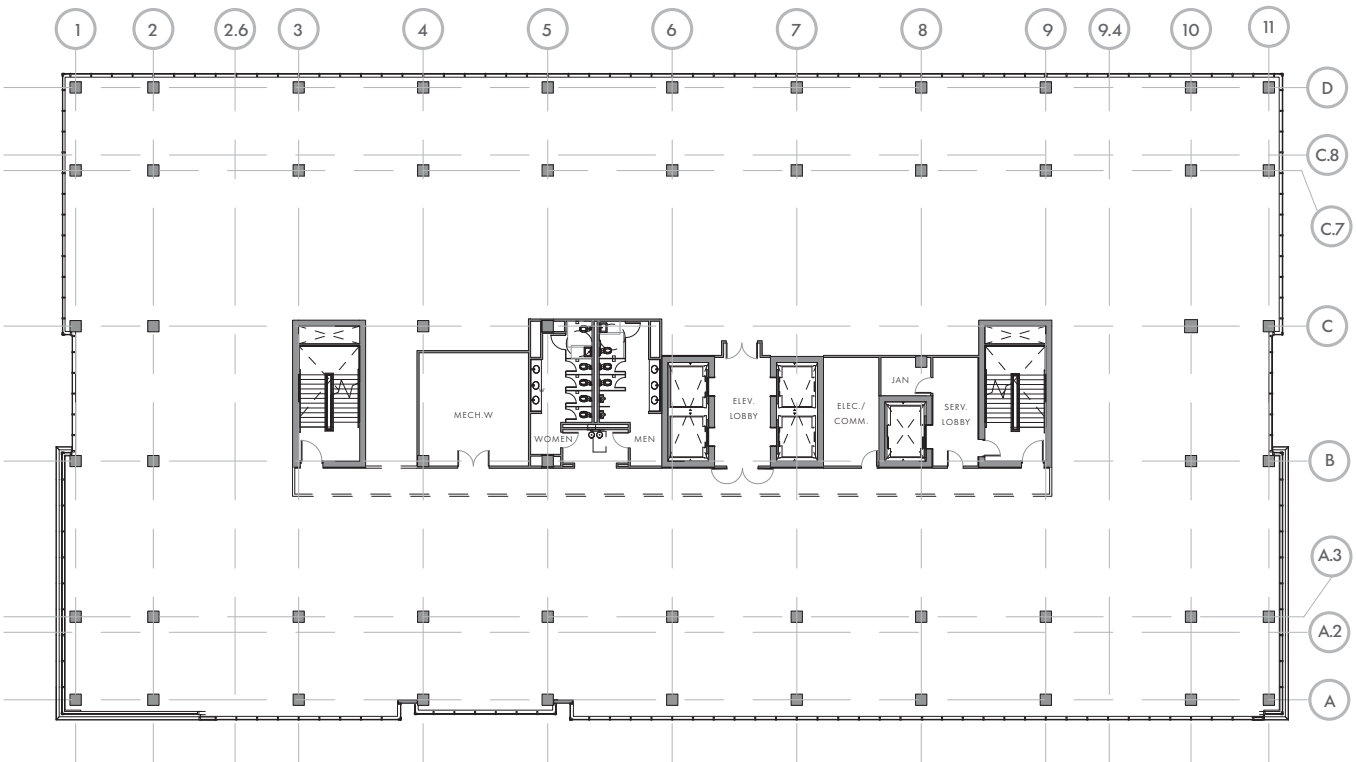
GROUND FLOOR RETAIL & LOBBY

SPACES

- FLOOR 17
Leased
- FLOOR 16
Leased
- FLOOR 15
Leased
- FLOOR 14
Available – 6,002 RSF
- FLOOR 13
Leased
- FLOOR 12
Available – 14,716 RSF
- FLOOR 11
Available - 7,561 RSF



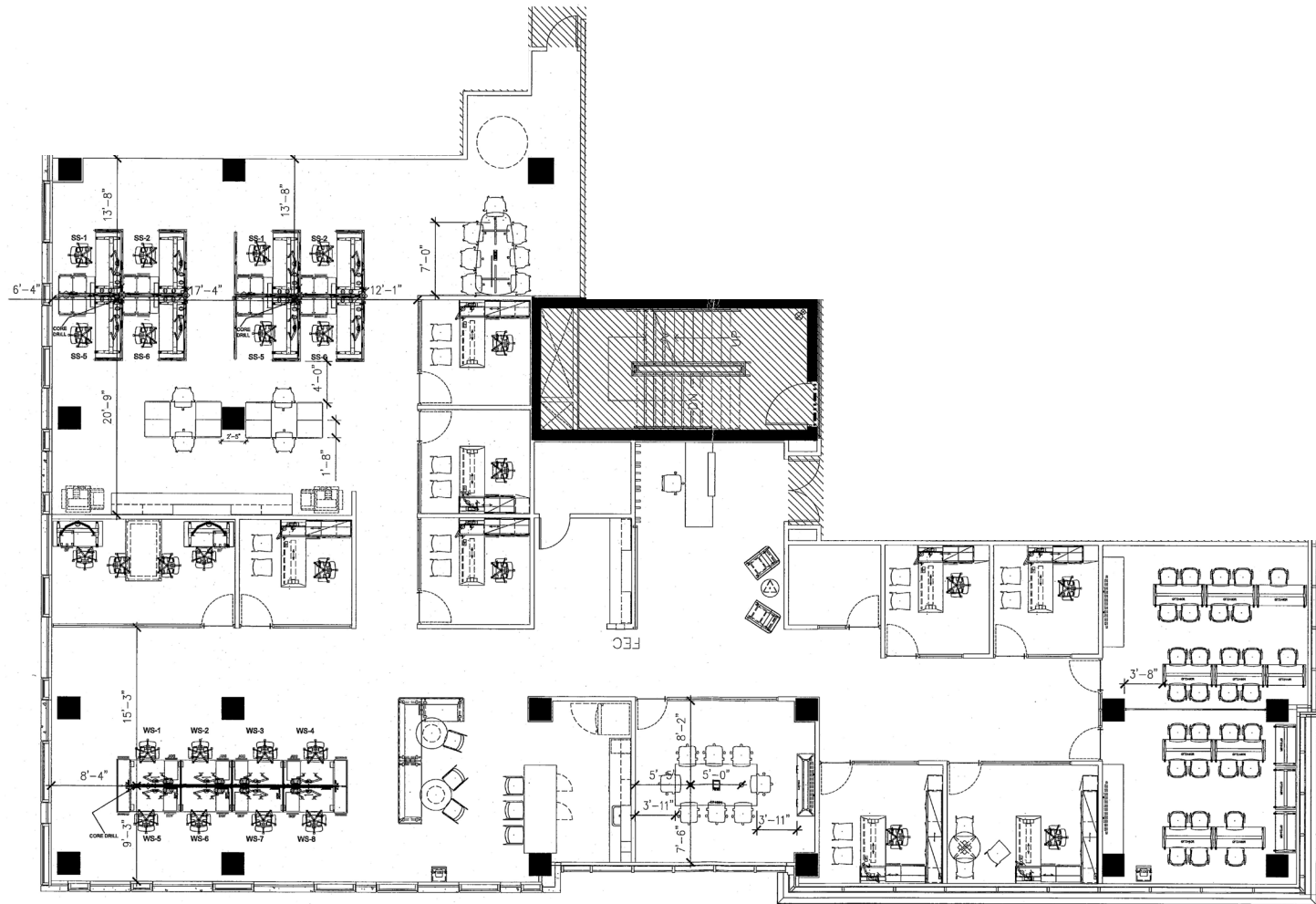
TYPICAL FLOOR PLATE



FIRST FLOOR LOBBY SPACE

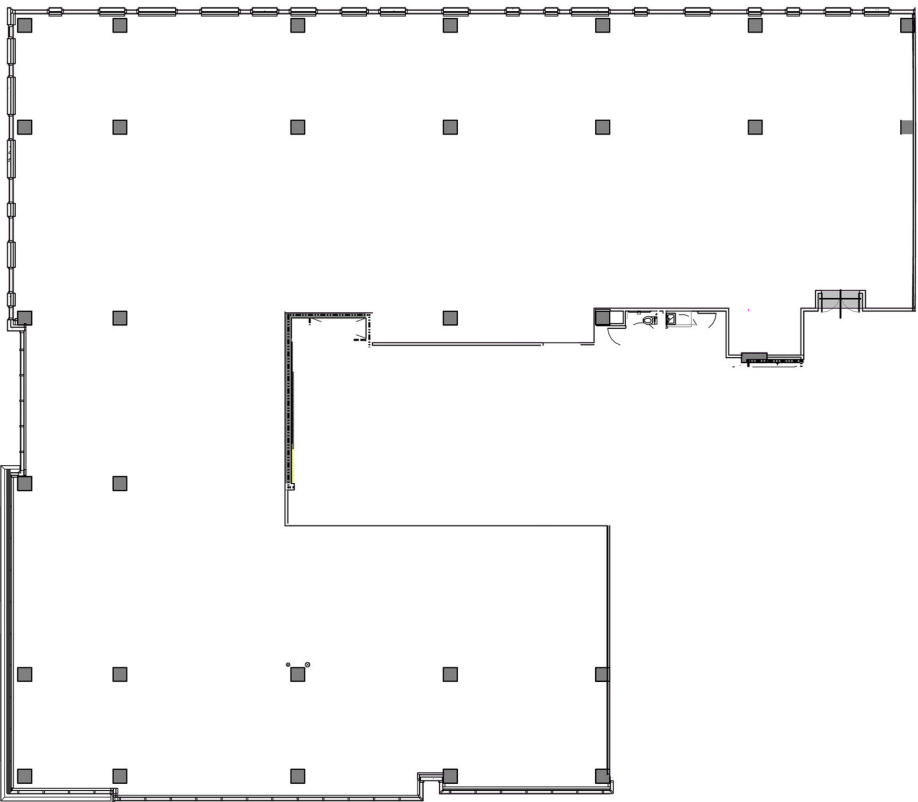


11TH FLOOR
7,561 SF



SUITE	SIZE	LEASE RATE	DESCRIPTION
1101	7,561 SF	Negotiable	Available March 2027

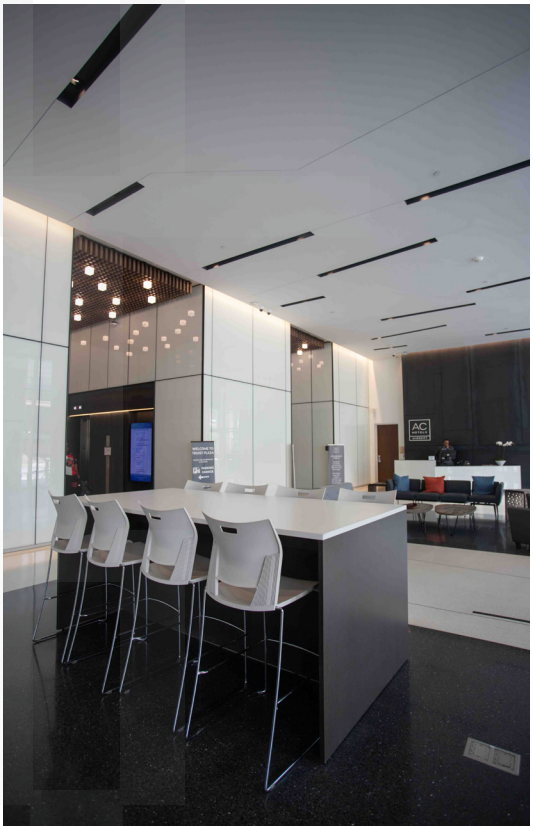
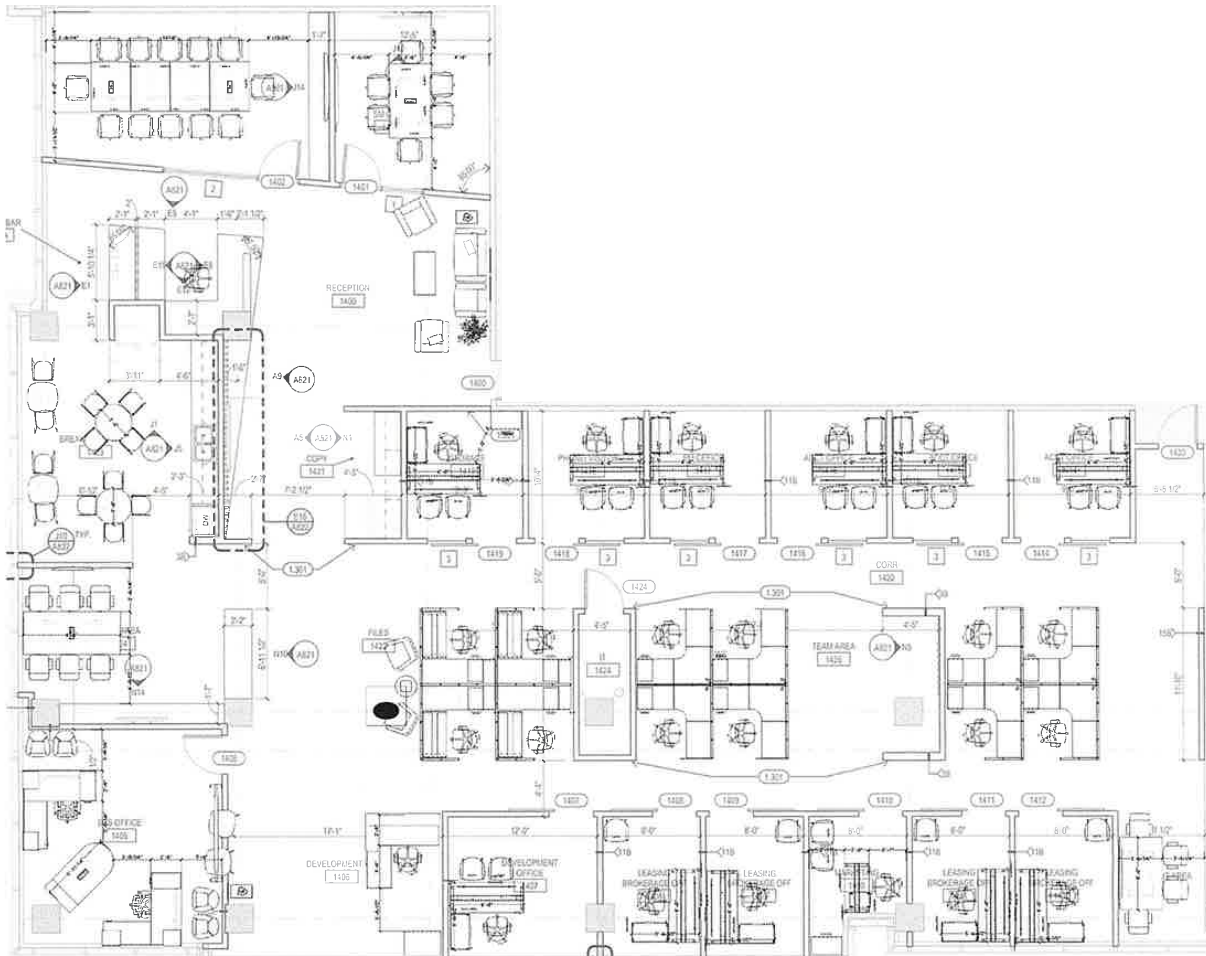
12TH FLOOR
14,716 SF



SUITE	SIZE	LEASE RATE	DESCRIPTION
12th Floor	14,716 SF	Negotiable	Available

14TH FLOOR
6,002 SF

PROPERTY PHOTOS



SUITE	SIZE	LEASE RATE	DESCRIPTION
1401	6,002 SF	Negotiable	Plug n' play spec suite including furniture

LEASING INFORMATION

KEVIN WILL

KEVIN.WILL@FOUNDRYCOMMERCIAL.COM

407.458.5888

JOHN PIETKIEWICZ

JOHN.PIETKIEWICZ@FOUNDRYCOMMERCIAL.COM

407.619.7342

proudly leased by

FOUNDRY
COMMERCIAL