

ONE ELEVEN

— 111 NORTH MAGNOLIA AVE —



LINCOLN
PROPERTY
COMPANY

PROPERTY OVERVIEW

One Eleven is a revolutionary project that enhances the Downtown Orlando Skyline. The Office Tower is located at the corner of Washington St and Magnolia Ave just one block from Lake Eola. This mixed-use project offers Ground Floor Retail with outdoor patio seating, Class "A" Office Space and 162 Luxury Apartments. The location allows office users the luxury of walking to Lake Eola, City Hall, Orange County Court House and numerous other buildings in the downtown core.

- **30-Story Office & Residential Tower**
- **150,000 ± SF Office Space**
- **11,000 ± SF Ground Floor Retail with Patio Seating**
- **162 Luxury Apartments with Separate Elevator Bank**
- **Fitness Center**
- **Amenity Level with Balcony**
- **9 Parking Levels**
- **Lymmo Transit Stop**
- **Redfin Walk Score of 98**

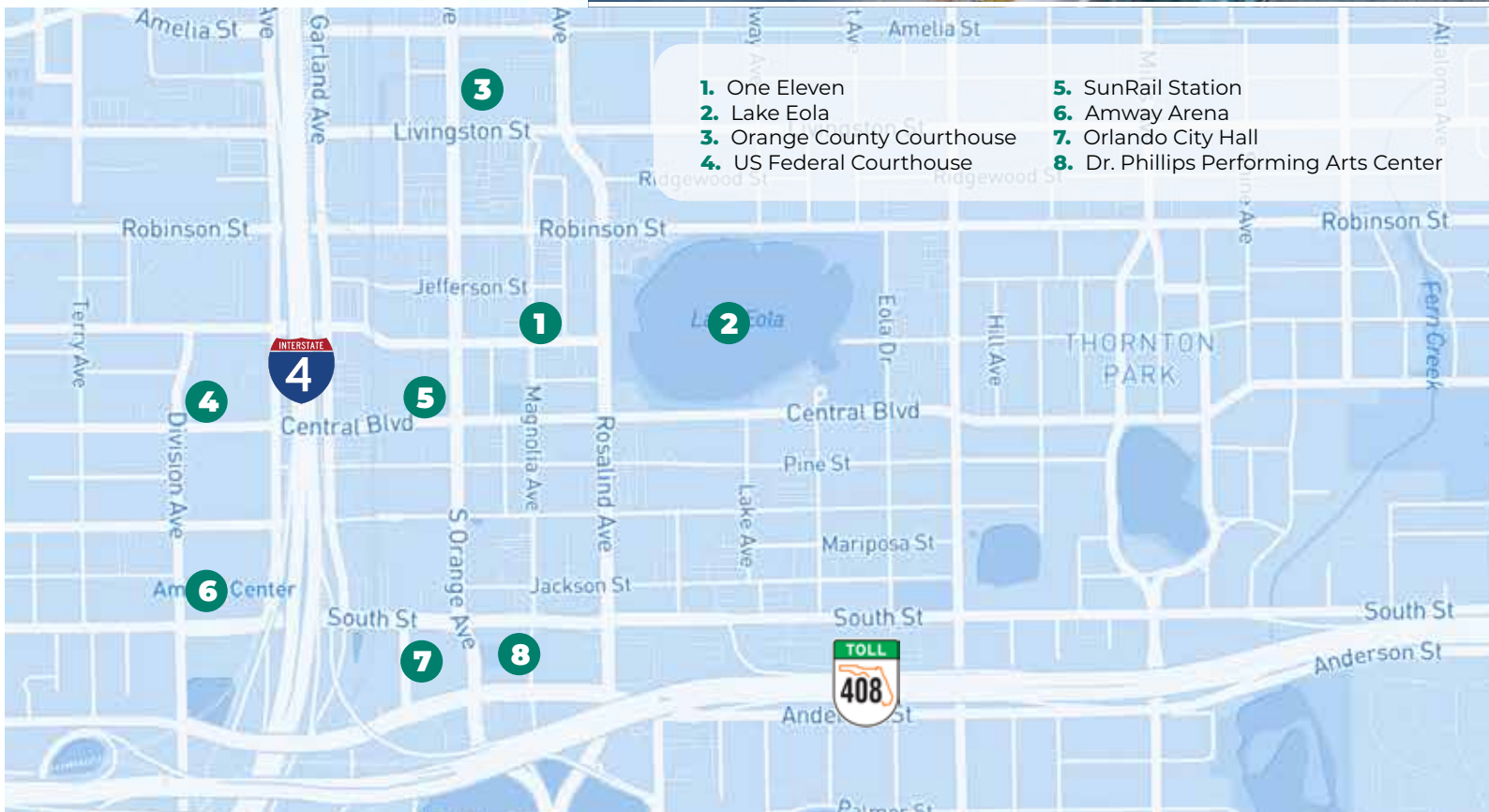


PRIME DOWNTOWN LOCATION



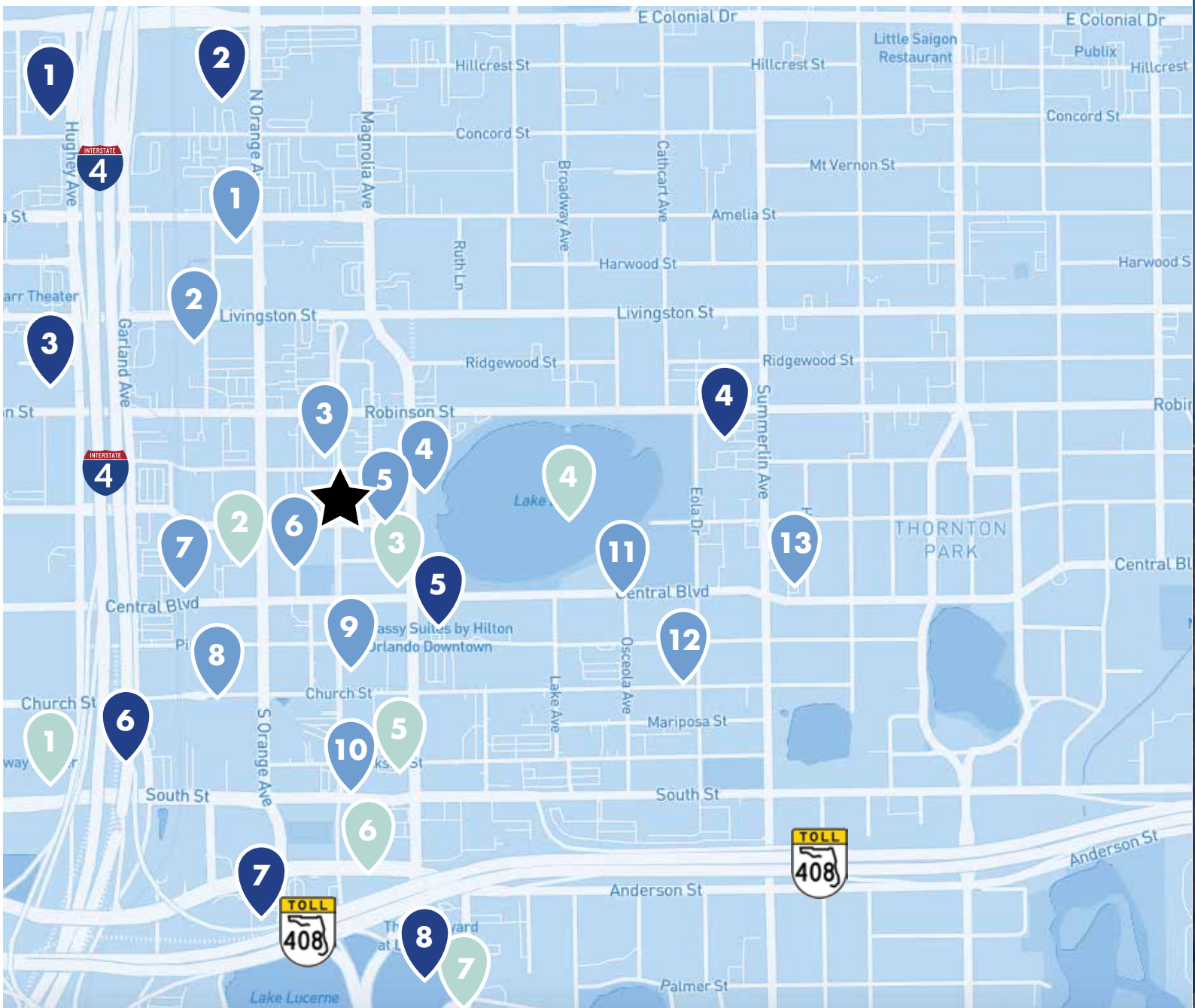
HIGHEST deck, lounge, workout room and private entertainment area in Orlando. Free 'Lymmo' shuttle stop directly in front of building. Unobstructed view of Lake Eola and a panoramic view of Downtown Orlando. Entire Downtown Core is within walking distance.

View From Amenity Level



- 1. One Eleven
- 2. Lake Eola
- 3. Orange County Courthouse
- 4. US Federal Courthouse
- 5. SunRail Station
- 6. Amway Arena
- 7. Orlando City Hall
- 8. Dr. Phillips Performing Arts Center

PRIME DOWNTOWN LOCATION



Hotel

- 1.** Crowne Plaza
- 2.** Residence In by Marriott
- 3.** Marriott
- 4.** Eo Inn
- 5.** Embassy Suites by Hilton
- 6.** AC by Marriott Inside SunTrust Plaza
- 7.** Aloft
- 8.** The Courtyard at Lake Lucerne

Restaurants

- 1.** The Ramen, Greenbeat Dunkin' Donuts, Planet Smoothie
- 2.** DoveCote, Ace Cafe, Fratelli's Italian,
- 3.** Craft & Common, The Neighborhood eatery, Thai Cafe
- 4.** New Harvest Deli, Relax Grill
- 5.** Deeply Coffee, Cincinnati Chili Company, B. Nice Patio Bar
- 6.** Wall Street Cantina, Wall Street Plaza, Waitiki, Sideshow, Gringos Locos Tacos
- 7.** Tin & Taco, Planet Pizza, Cuban American Cafe, Super Rico Columbian
- 8.** Artisan's Table, Kres

Entertainment

- 1.** Amway Center
- 2.** The Beacham
- 3.** Orlando Public Library, Wall Street Plaza
- 4.** Lake Eola
- 5.** Citrus Club
- 6.** Dr. Phillip's Center for the Performing Arts
- 7.** Dr. Phillip's House

Chophouse, Hamburger Mary's, Pepe's Cantina

9. Market on Magnolia, Le Gourmet Break, U Roll Sushi, Jimmy Hula's, BENTO, Mai Thai, Olives, Shakai Sushi

10. Boheme, Starbucks

11. World of Beer, Metro Espresso Pizza Cafe, The Pop Parlour, Eden's Fresh

Co., Pizza@LakeEola, Tre Bambine, 310 Lakeside

12. The Stubborn Mule, Menagerie, Eatery & Bar, Coco Cocina Mexicana, The Greenery Creamery, The Tea Room Experience, Oudom Thai Sushi

13. Jinya Ramen Bar, Graffiti Junktion, Anthony's Thornton Park, Soco Restaurant



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