

**AVISON  
YOUNG**

# 1 East Broward

1 East Broward Boulevard, Fort Lauderdale, FL 33301

[1EBroward.com](http://1EBroward.com)



**Move-in ready office space available  
in downtown Fort Lauderdale**

# 1 East Broward

Experience the perfect blend of business and leisure in the heart of the city



Discover the pinnacle of office spaces at 1 East Broward! This stunning 19-story, Class A office building boasts an impressive 351,000 square feet of premium space. Nestled in a prime location, it's just a short stroll away from the vibrant Flagler Village's Arts & Technology village (FATVillage), the dynamic Music & Arts South of Sunrise (MASS), and the iconic Las Olas Boulevard.

1 East Broward offers the best in convenience and walkability with fantastic access to I-95, I-595 and the Hollywood/Fort Lauderdale International Airport. It's also the closest office building to the new Fort Lauderdale Brightline station.

## JOIN OUR GROUP OF TENANTS



**Greg Martin**  
Principal, Managing Director  
954 903 1815  
[greg.martin@avisonyoung.com](mailto:greg.martin@avisonyoung.com)

**Justin Cope, SIOR**  
Principal  
954 903 3701  
[justin.cope@avisonyoung.com](mailto:justin.cope@avisonyoung.com)

**Lisa Blumer, CCIM**  
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954 903 3703  
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Indulge in exceptional amenities



Tenants can indulge in exceptional amenities such as a grand lobby adorned with floor-to-ceiling glass and premium marble finishes, offering breathtaking panoramic views. The exclusive, cutting-edge fitness center features 2 Peloton Bikes, and the building is secured 24/7. On-site services include a café/sundry shop, dry cleaning, car detailing, banking/ATM, and property management. Additionally, tenants benefit from ample parking in the garage, conveniently connected by a newly renovated, air-conditioned sky-walk.

**On-Site Fitness Center • On-Site Café and Restaurant • 24/7 Security • Air-Conditioned Sky-Walk • Ample Garage Parking**

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Highly amenitized location in downtown Fort Lauderdale



## Restaurant/Retail/Hotel

1. The Dalmar
2. Del Frisco's Grille
3. Lobster Bar Sea Grille
4. SALT7
5. Riverside Hotel
6. Caffè Europa
7. Rocco's Tacos
8. Publix Greenwise Market

## Governmental Buildings

1. City Hall
2. Federal Courthouse
3. Broward County Clerk of Courts

## Arts/Culture

1. Flagler Village District
2. FAT Village

## Transportation

1. Brightline
2. Riverwalk Water Trolley

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## Check out our availabilities

| Suite             | Square Foot | Floor                  | Floorplan            | Video Tour           |
|-------------------|-------------|------------------------|----------------------|----------------------|
| *505              | 11,939      | 5 <sup>th</sup> Floor  | <a href="#">View</a> |                      |
| 604               | 2,331       | 6 <sup>th</sup> Floor  | <a href="#">View</a> | <a href="#">View</a> |
| 610               | 2,791       | 6 <sup>th</sup> Floor  | <a href="#">View</a> | <a href="#">View</a> |
| 620               | 2,446       | 6 <sup>th</sup> Floor  | <a href="#">View</a> | <a href="#">View</a> |
| 810               | 3,606       | 8 <sup>th</sup> Floor  | <a href="#">View</a> | <a href="#">View</a> |
| 902               | 4,039       | 9 <sup>th</sup> Floor  | <a href="#">View</a> | <a href="#">View</a> |
| 10th Floor        | 16,696      | 10 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 12th Floor Layout |             | 12 <sup>th</sup> Floor | <a href="#">View</a> |                      |
| 1215              | 3,025       | 12 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 1220              | 2,344       | 12 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 1300              | 10,625      | 13 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 1501              | 3,831       | 15 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 1503              | 1,798       | 15 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 1508              | 1,858       | 15 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 1599              | 1,739       | 15 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 16th Floor        | 17,086      | 16 <sup>th</sup> Floor | <a href="#">View</a> |                      |
| 1600              | 13,511      | 16 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 1605              | 3,575       | 16 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |
| 17th Floor        | 17,458      | 17 <sup>th</sup> Floor | <a href="#">View</a> | <a href="#">View</a> |

\* Available 9/1/26

Rental Rate: **\$35.00 PSF NNN** • Operating Expenses: **\$17.90 PSF**

Floors 16 & 17: **\$37.00 PSF NNN**

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