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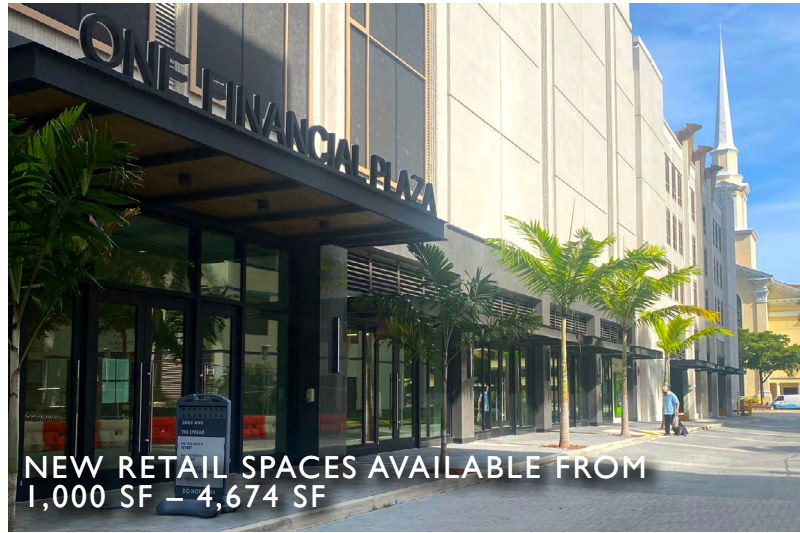
FINANCIAL
PLAZA



REDEFINING THE
TENANT EXPERIENCE

ONE FINANCIAL PLAZA

100 SE 3rd Avenue | Fort Lauderdale, Florida 33394



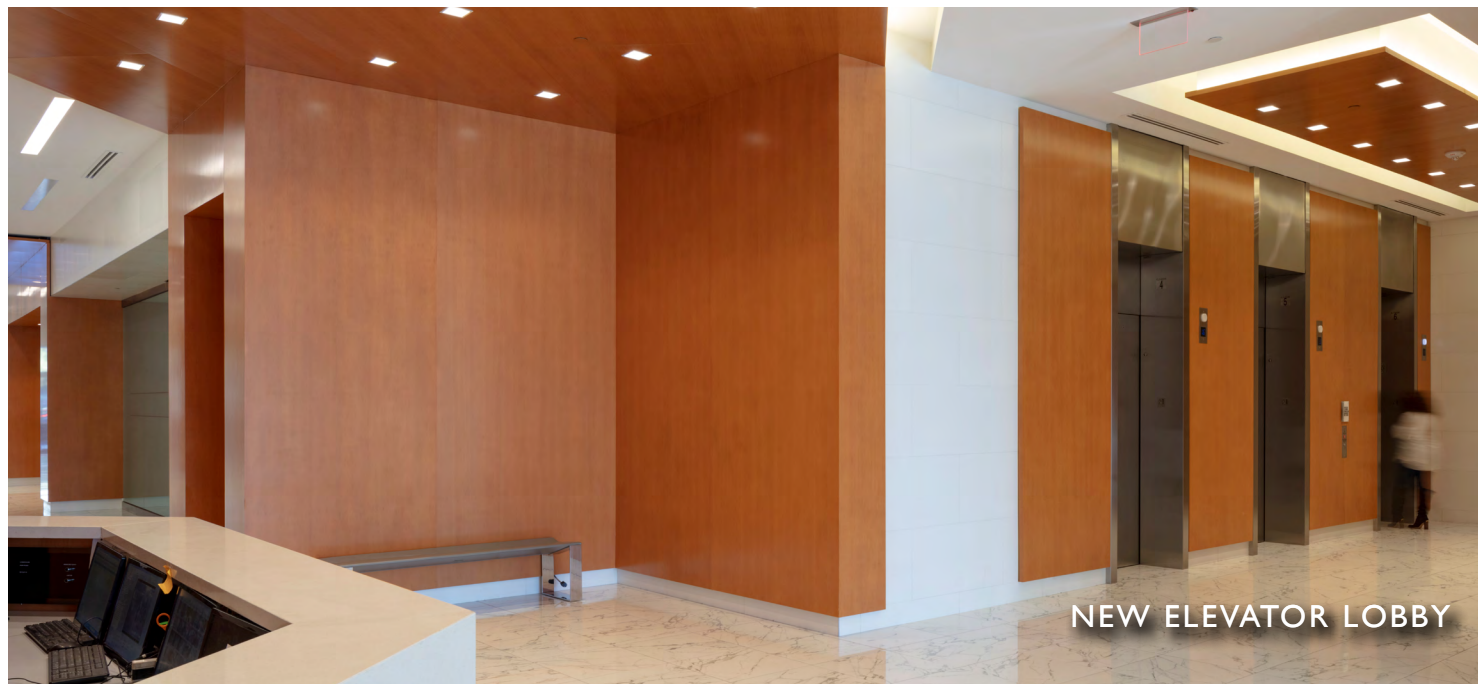
NEW RETAIL SPACES AVAILABLE FROM 1,000 SF – 4,674 SF



NEW ELEVATOR LOBBY



CLICK FOR NEW ELEVATOR LOBBY VIRTUAL TOUR



NEW ELEVATOR LOBBY



FEATURES	
TOTAL SQUARE FEET	283,323 sf
CONTIGUOUS AVAILABLE	1,000 sf - 11,213 sf
AVERAGE FLOOR SIZE	11,000 sf
PARKING	2.3/1,000/sf
ASKING RATE	\$38.00 NNN

PROPERTY FEATURES

- 28-story Class A office tower two blocks from Las Olas Blvd.
- Attached parking garage with direct access to the building lobby and tenant floors
- New high-speed elevators and hurricane impact glass
- High-end Spec suites available ranging from 1,000 sf to 3,462 sf
- Tower Club (Club Corp) on the 28th floor with dramatic ocean views
 - Meeting rooms and event catering
- Deli on 5th Floor serving breakfast & lunch
- Drop off dry cleaning, laundry, shoe shine and shoe repair services on 5th Floor
- Professionally managed by CP Group

MULTI-MILLION DOLLAR RENOVATION COMPLETED

- Dramatically enhanced ground floor lobby with retail spaces
- Multi-Tenant common area corridors and bathroom upgrades
- Brand new fitness center with Pelotons and conferencing facilities with video conferencing technology
- Achieved the WELL Health-Safety Rating (WELL HSR). Ownership has installed Needle Bi-Polar Ionization Systems (NBPI) new MERV 13 filters in all Air Handling Units, upgraded filters and nanoseptic covers in all high-touch areas



NEW EAST ENTRANCE WITH CIRCULAR DROP-OFF

6TH FLOOR CONFERENCE CENTER



CLICK FOR CONFERENCE VIRTUAL TOUR





▶ [CLICK FOR FITNESS CENTER VIRTUAL TOUR](#)



FITNESS CENTER



▶ [CLICK FOR SPEC SUITE VIRTUAL TOUR](#)



▶ [CLICK FOR TOWER CLUB VIRTUAL TOUR](#)



TOWER CLUB



TOWER CLUB



TOWER CLUB

ONE FINANCIAL PLAZA

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LOCATION ADVANTAGES

- Located in the heart of Downtown Ft. Lauderdale 2 blocks from Las Olas Blvd.
- Excellent access to downtown amenities
- Excellent access to I-95, Turnpike & I-595 highways
- Minutes from Fort Lauderdale/Hollywood International Airport
- Surrounding arts and culture:
 - Broward Center for the Performing Arts
 - 12 international art galleries
 - 3 world class museums
- Noteworthy events held on Las Olas:
 - Las Olas Art Fair
 - Christmas on Las Olas
 - Las Olas Wine and Food Festival
 - Las Olas Lifestyle Expo
- Wide array of world class dining options easily walkable to the Property



For more information, please contact:

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MANAGED BY

CP Group