

Rethink NoBro— **AT PLAZA 100**

100 NE THIRD AVENUE | FORT LAUDERDALE



PLAZA 100
OFFENHEIMER

4 Welcome to Plaza 100



8 Experience NoBro



10 Growing talent pool



12 Accessible & connected



14 Corporate HQ



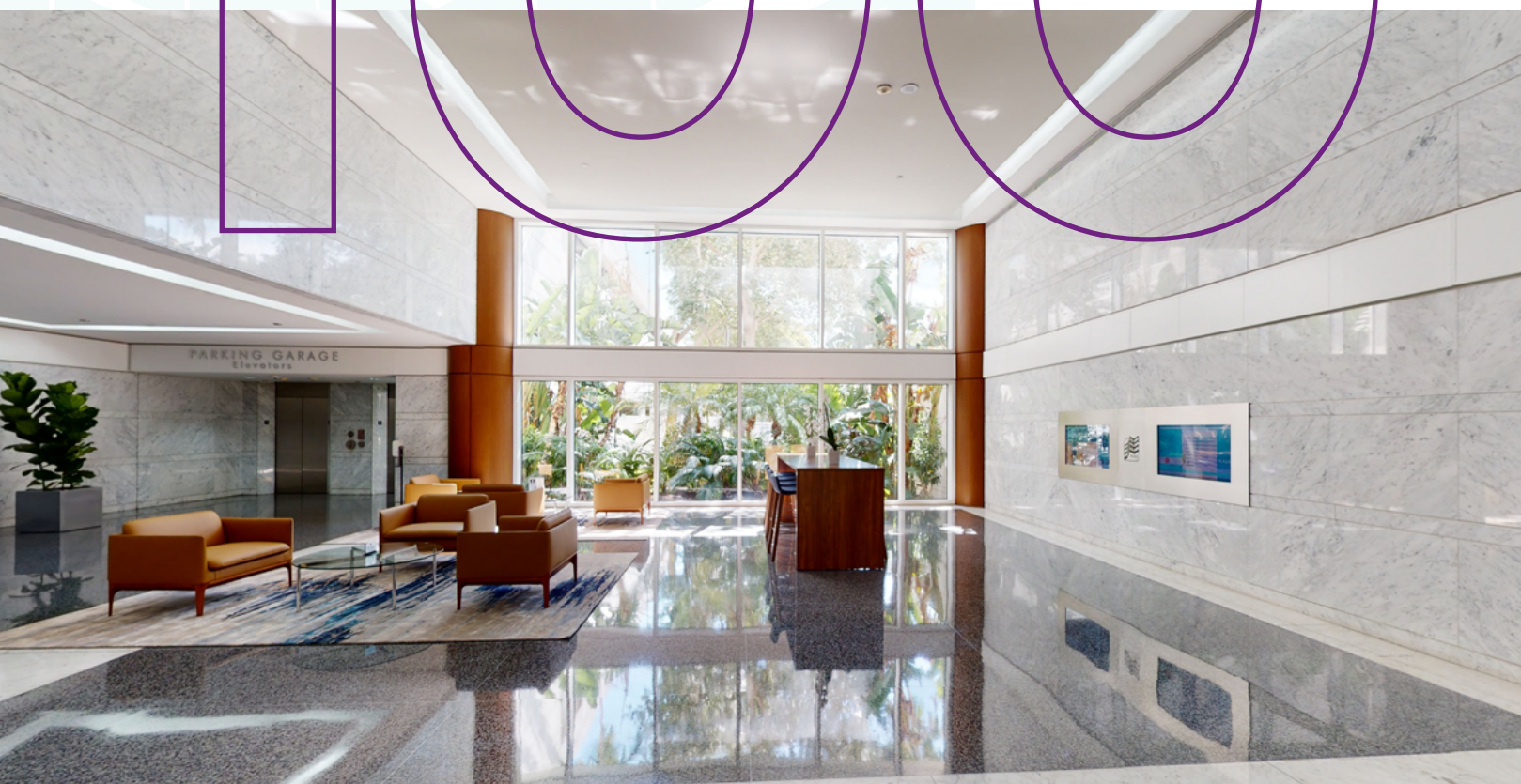
16 Value play



Welcome to Plaza

1000

Newly Renovated Lobby



New Common Areas



Take a Tour of the Lobby

[click to view the link](#)



175,510 r.s.f. class A office



Located in trendy NoBro



Walk to Brightline Train



New plaza and conference room



3.0/1,000 s.f. parking ratio



Renovated common areas



On-site management



Floor-to-ceiling glass windows



Energy Star Certification

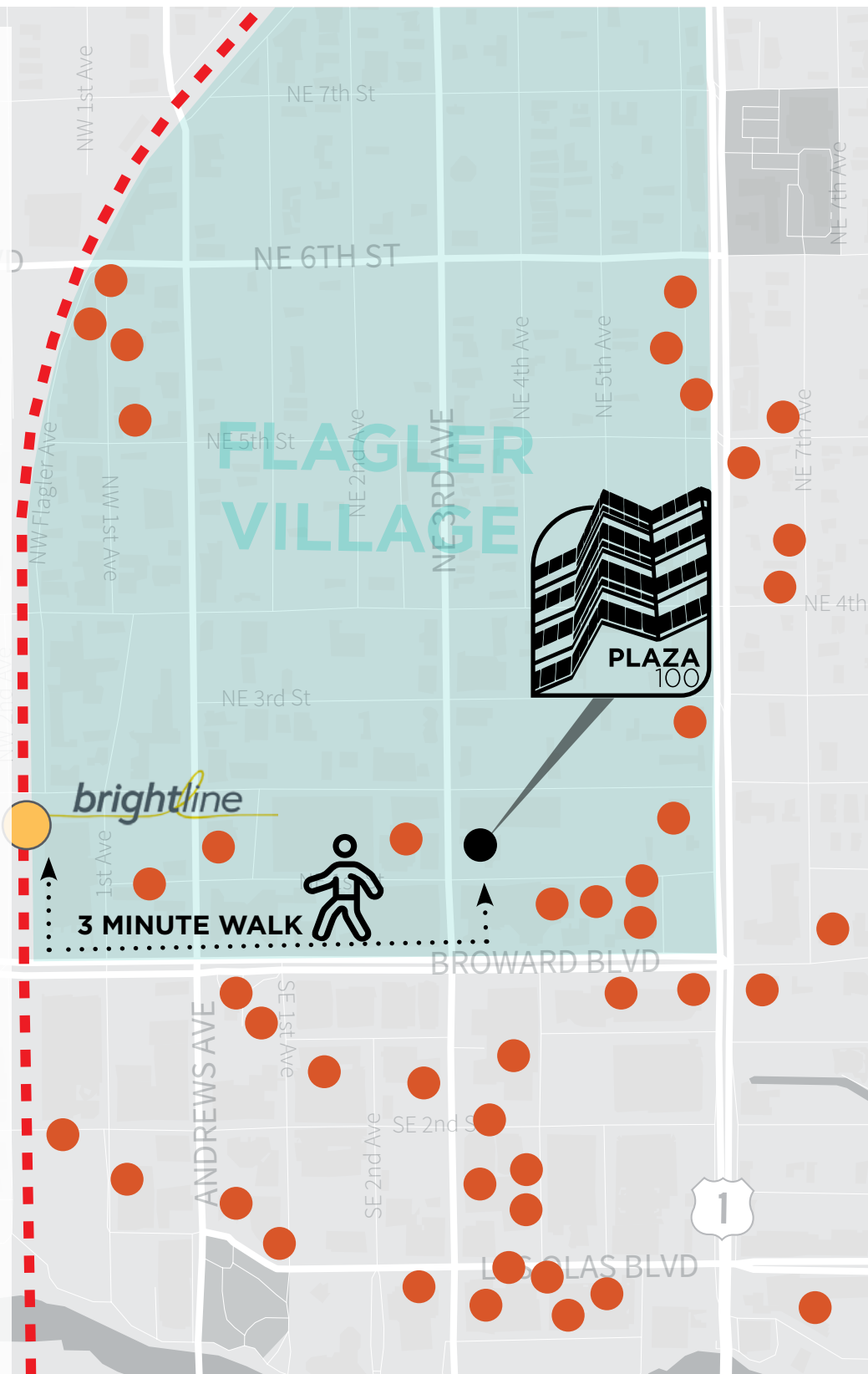


On-site Banking

Experience NoBro

QUICK BITES & FINE DINING

- American Social
- Beehive Kitchen
- Brew Urban Cafe
- Casa Sensei
- Cheesecake Factory
- Doc B's Restaurant + Bar
- Einstein Bros. Bagels
- Empire Pizza
- F.A.T. Village Arts District
- Good Spirit's
- Henry's Sandwich Station
- Invasive Species Brewery
- Louie Bossi's Ristorante
- Lobster Bar Sea Grille
- Morton's The Steakhouse
- Next Door at C&I
- Notorious Creamery
- Offerdahl's
- One Door East
- Premo's Subs
- Rocco's Tacos & Tequila Bar
- Royal Pig Pub & Kitchen
- Salad Bowl
- Sarpino's Pizza
- Sky Thai Sushi
- Smoothie King
- Sushi One
- SuViche
- Temple Street Eatery
- That's a Wrap
- The Brass Tap
- The Foxy Brown
- The Hive
- The Terrace Grill
- Timpano Italian Chophouse
- Top Hat Deli
- Top Round Ft. Lauderdale
- TUK TUK Burger
- Vegan Fine Foods
- Wild Sea Oyster Bar & Grille
- YOLO



Growing talent pool

TOTAL DEVELOPMENT

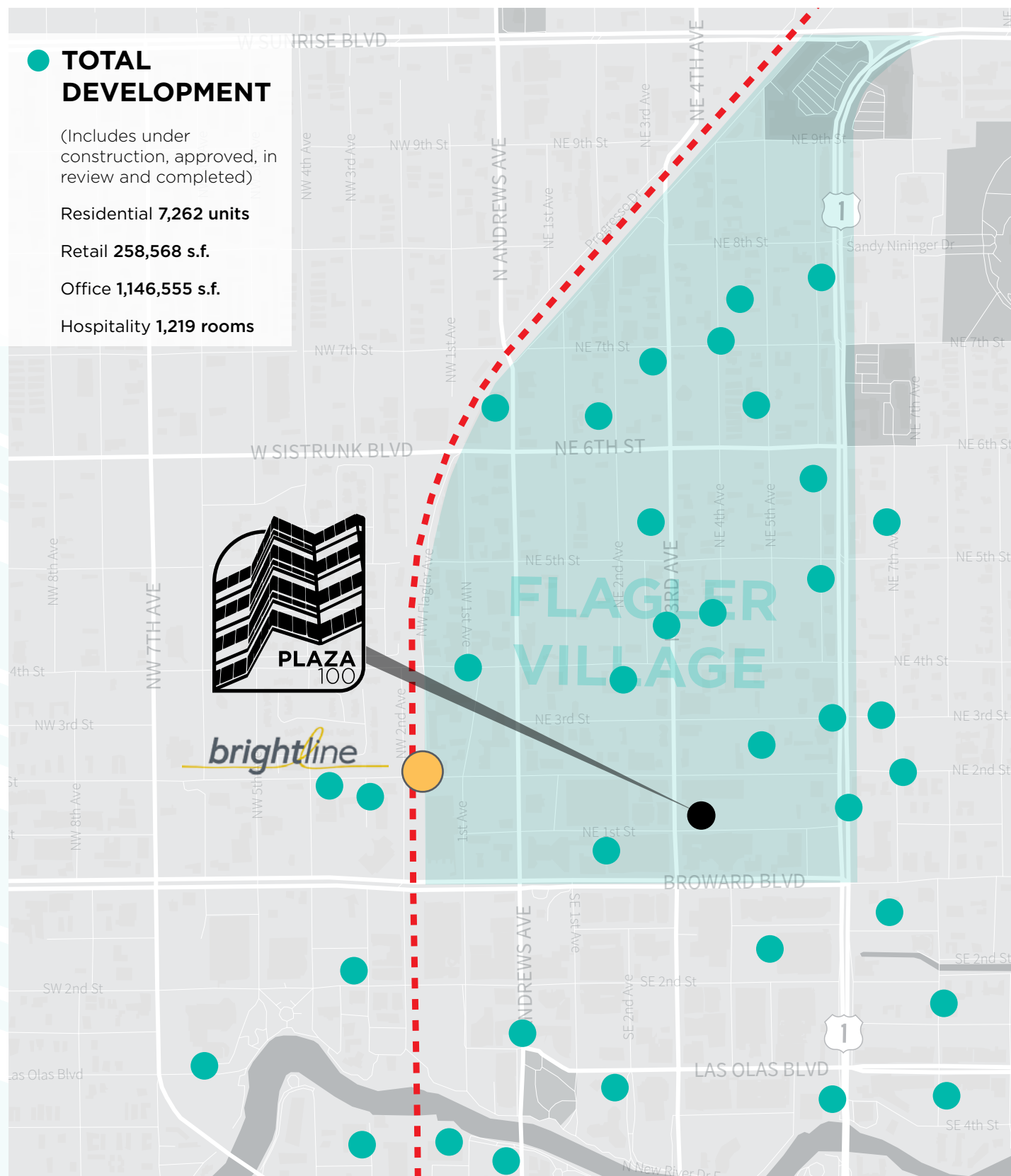
(Includes under construction, approved, in review and completed)

Residential **7,262 units**

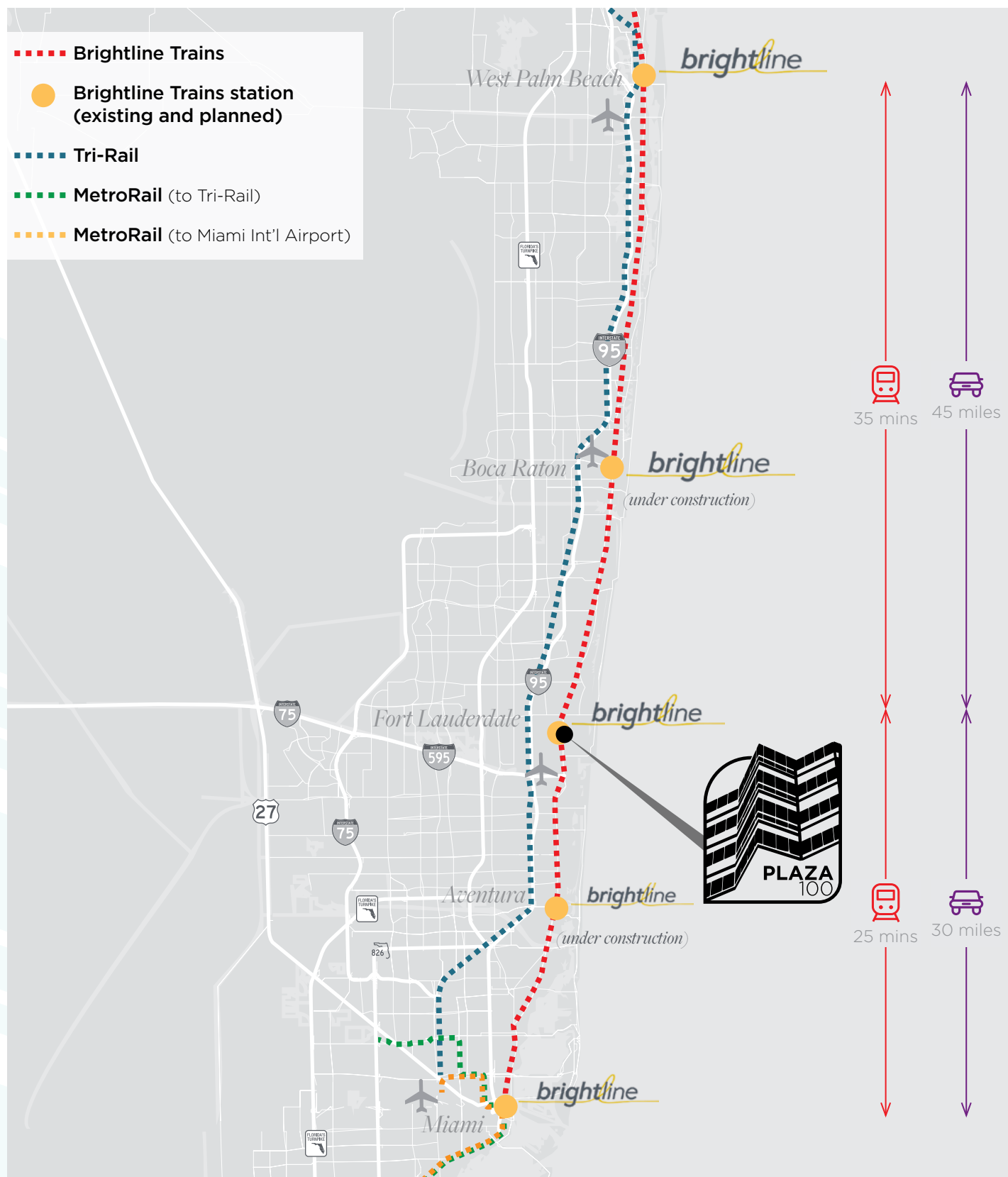
Retail **258,568 s.f.**

Office **1,146,555 s.f.**

Hospitality **1,219 rooms**



Centrally located



Opportunities

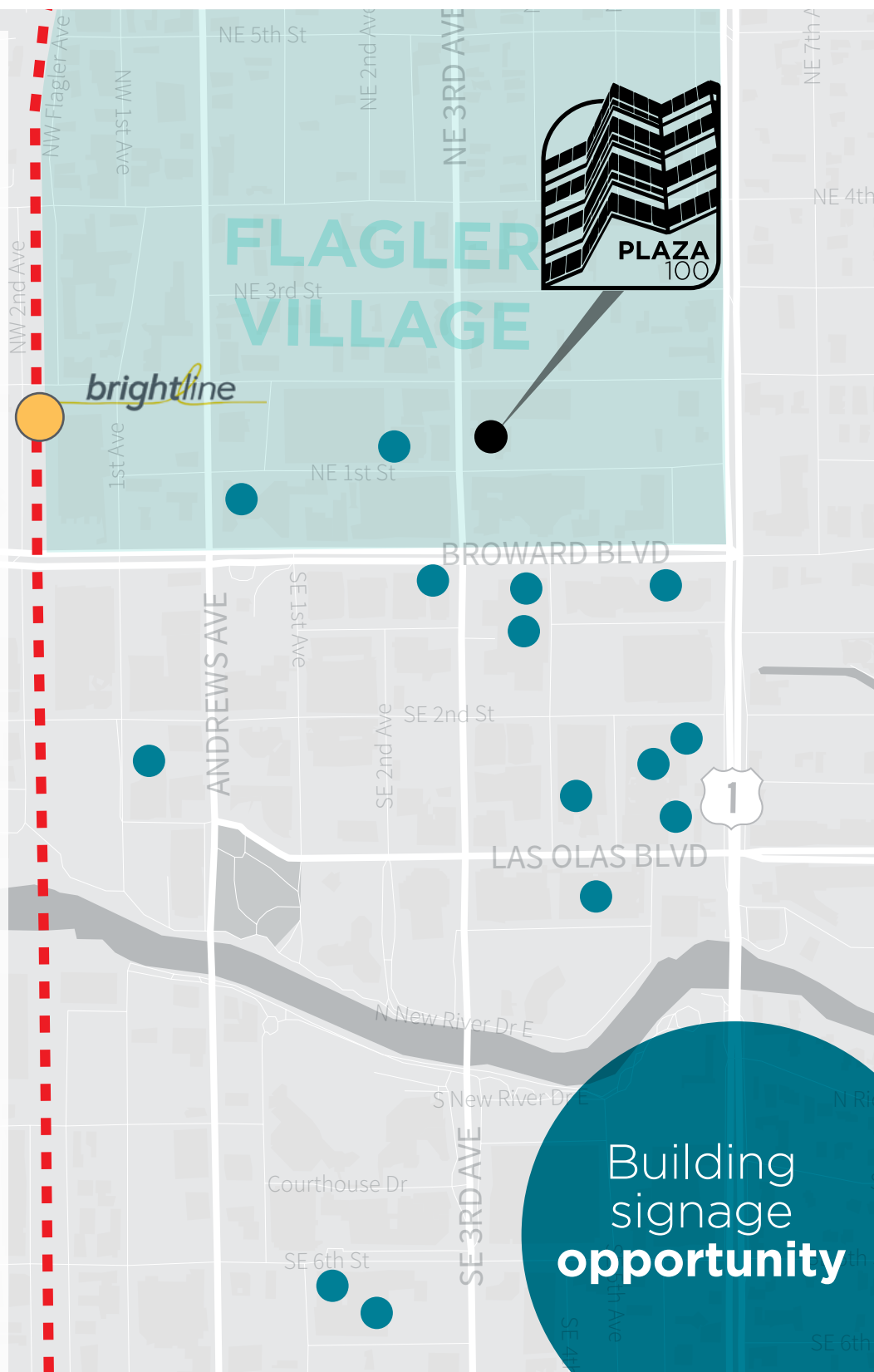
- Southeast region's largest Metropolitan Statistical Area
- Port Everglades #1 container port in Florida #1 seaport for exports in Florida
- Zero state income tax
- \$28 billion in international trade
- 10 airports 3 major international 7 executive & business 100 non-stop flights (both international and domestic)
- World-class business service providers



Corporate HQ

Large users

- AAJ Technologies
- Akerman, LLP
- AmeriJet
- AutoNation
- BBX Capital
- Becker & Poliakoff
- Berkowitz Dick Pollack & Brant
- Broad & Cassel
- Charter Schools USA
- Citrix
- Convey Health Solutions
- Florida State Attorney
- Fox Sports Net
- GrayRobinson
- Greenberg Taurig
- Greenspoon Marder
- HCA Healthcare
- Holland & Knight
- Hotwire
- Kaplan
- Kemet
- McGlinchey Stafford
- Microsoft
- NSU
- Prolexic
- Regus
- Seacor Marine
- Sun Sentinel
- Tripp Scott
- Uniform Advantage
- United States Department of Justice
- Wicker Smith O'Hara McCoy & Ford



NSU
Florida
NOVA SOUTHEASTERN UNIVERSITY

Microsoft

CHARTER SCHOOLS USA

BBX Capital

100 YEARS
KEMET
ESTABLISHED 1919

KAPLAN

CITRIX

AMERIJET
INTERNATIONAL AIRLINES

AAJ
TECHNOLOGIES

convey

UNIFORM ADVANTAGE

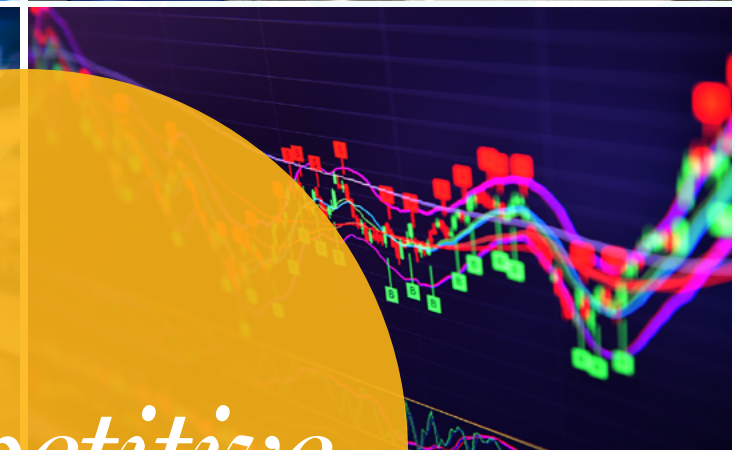
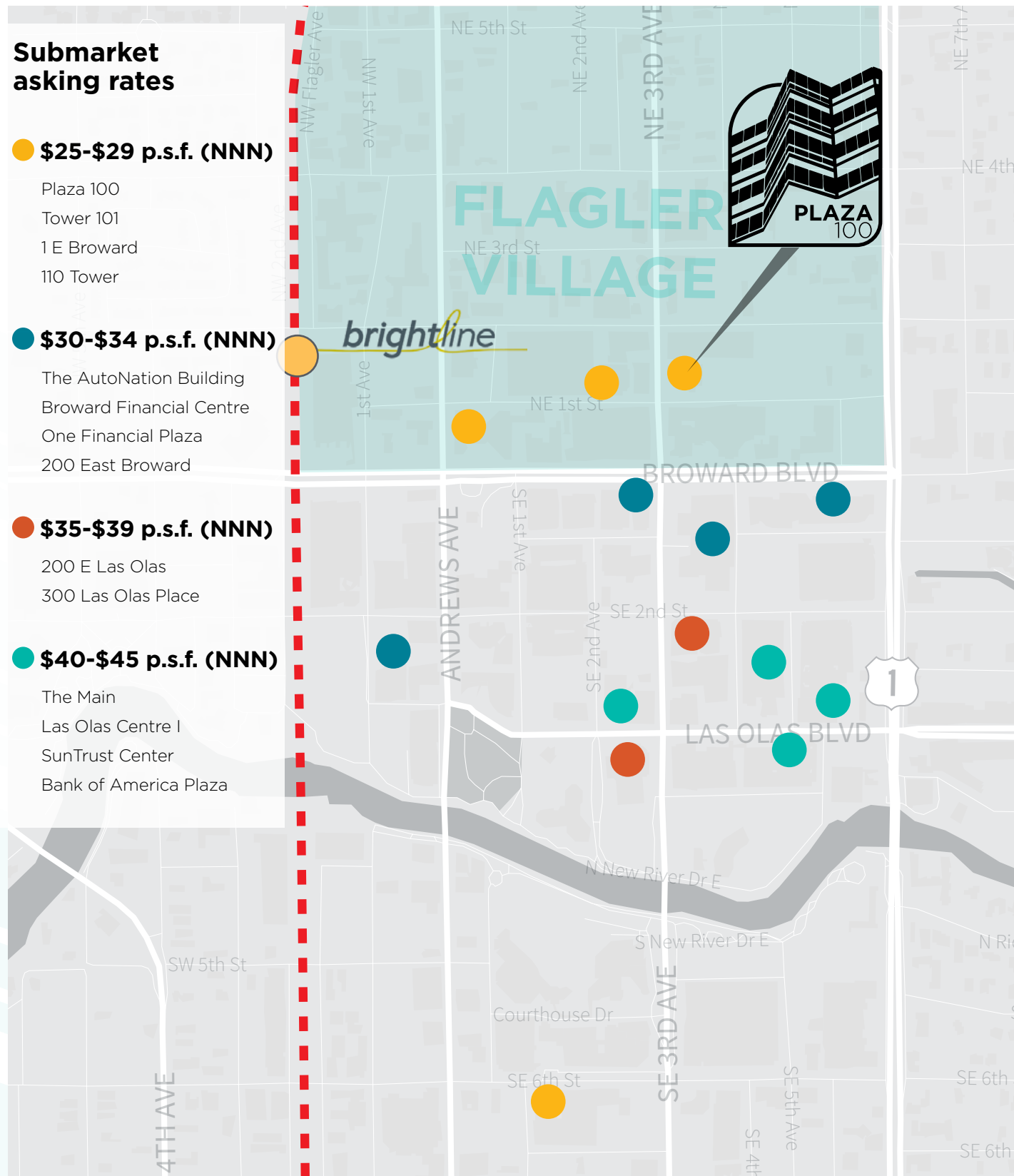
Akamai

SEACOR

hotwire

AutoNation

Value play



Competitive.



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