

OFFICE SPACE FOR LEASE

200 *East* *Las Olas*

📍 Fort Lauderdale, FL 33301

Rental Rate

\$48.00
psf NNN

\$19.11
Opex psf



Heart of
Downtown Views



Onsite
Management



Onsite
Security



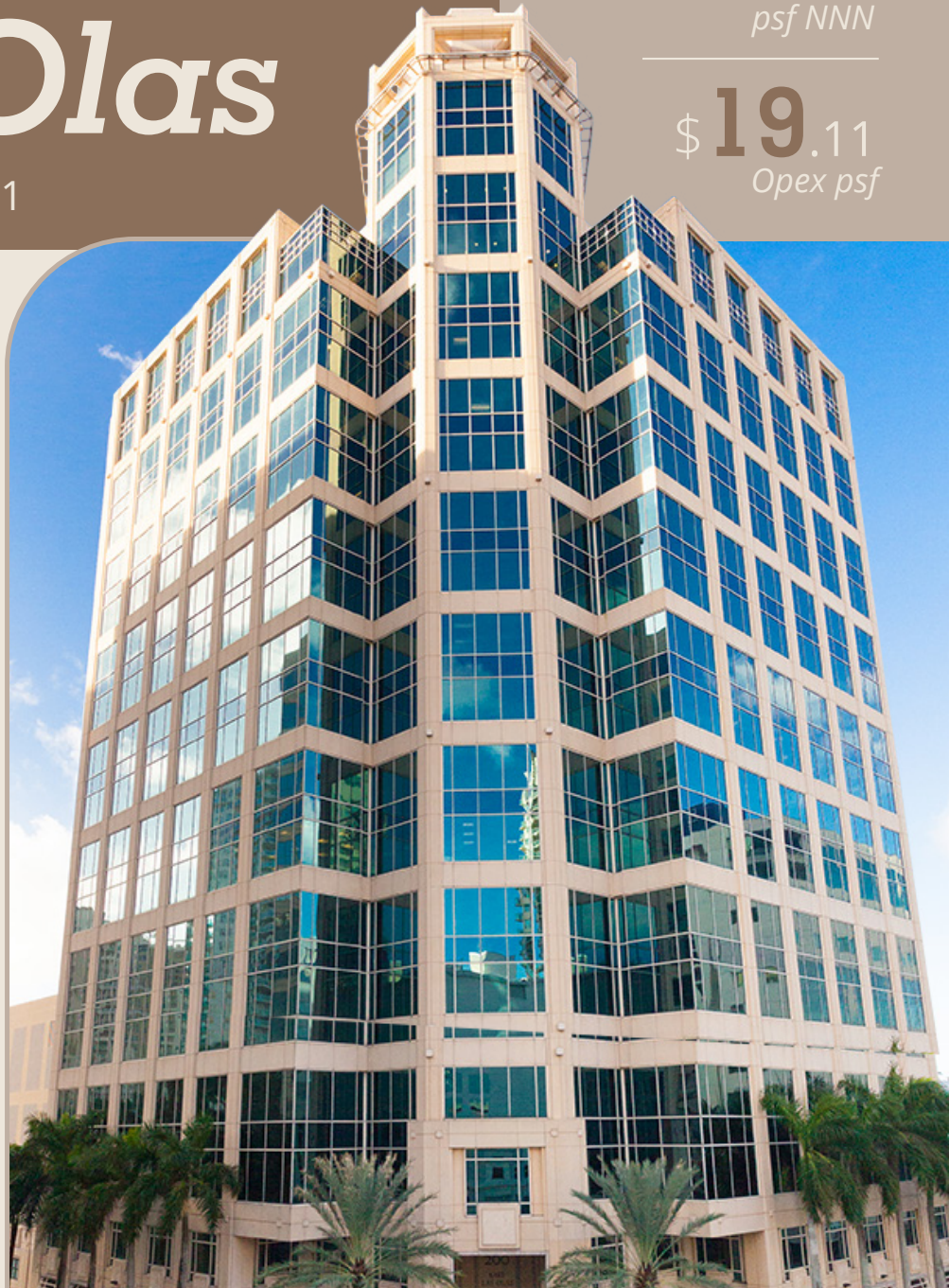
Structured
Parking



Conferece
Center



Onsite
Restaurant



Greg Martin

Principal, Managing Director
(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal
(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal
(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**



Downtown's Premier Office Tower

200 East Las Olas is a premier Class A office tower in downtown's financial district, offering high visibility on Las Olas Boulevard and Third Avenue. Surrounded by top-tier dining, entertainment, and residential options - including the new Hyatt Centric - it remains one of South Florida's most coveted addresses.

Following a ±\$6 million renovation, the tower has been fully modernized, featuring an upgraded lobby, refreshed common areas, enhanced elevators, and a new conference room. Elegant marble flooring, refined lighting, and sleek furnishings create a sophisticated atmosphere, while LED up-lighting makes it a standout on the skyline. Proudly LEED® Platinum Certified, it offers both luxury and sustainability in the heart of downtown.

Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

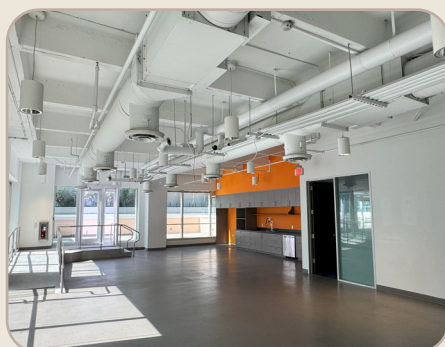
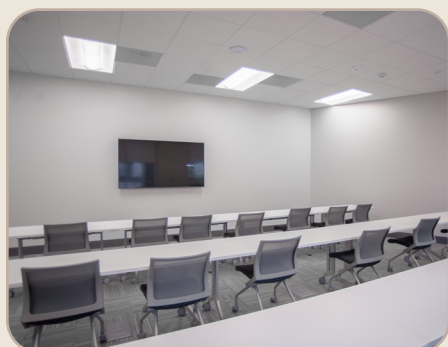
Lisa Blumer, CCIM

Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**



Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

AVISON YOUNG

Suite 900

32,937 SF

 View Suite Video

Suite 1010

6,857 SF

First Generation

Suite 1500

17,315 SF

First Generation

Suite 1560

2,049 SF

 View Suite Video

Suite 1700

14,153 SF

Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal

(954) 903-3703

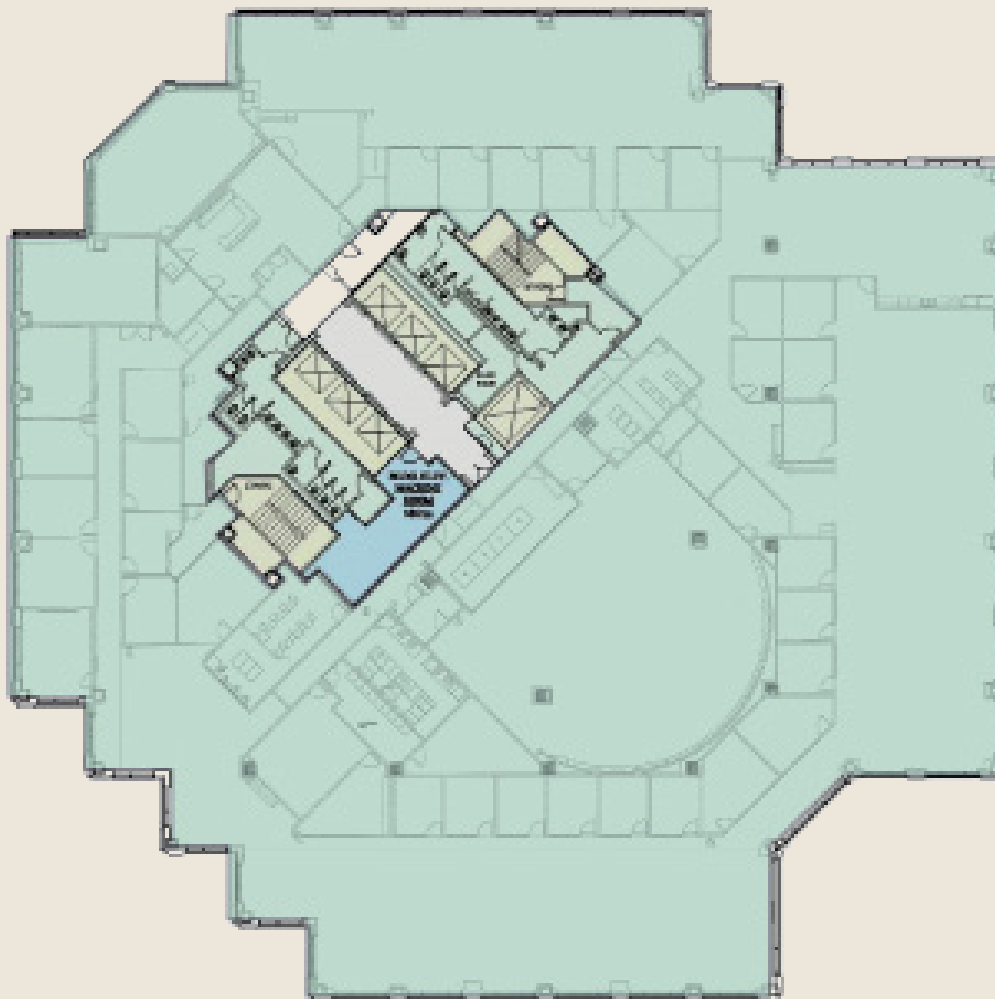
lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

Suite 900
32,937 SF



View Suite Video



Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

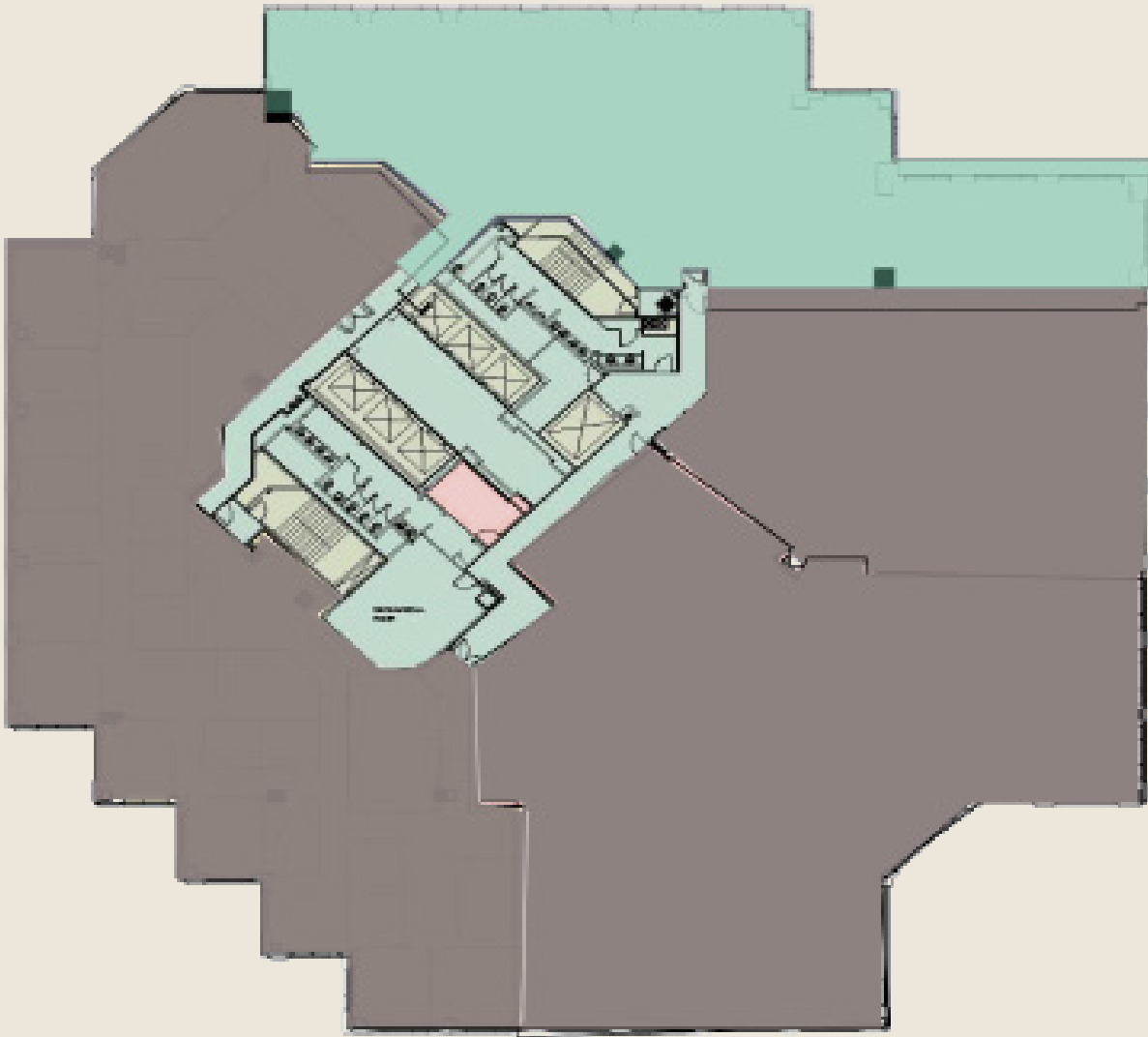
Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

Suite 1010
6,857 SF
First Generation



Greg Martin

Principal, Managing Director
(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal
(954) 903-3701

justin.cope@avisonyoung.com

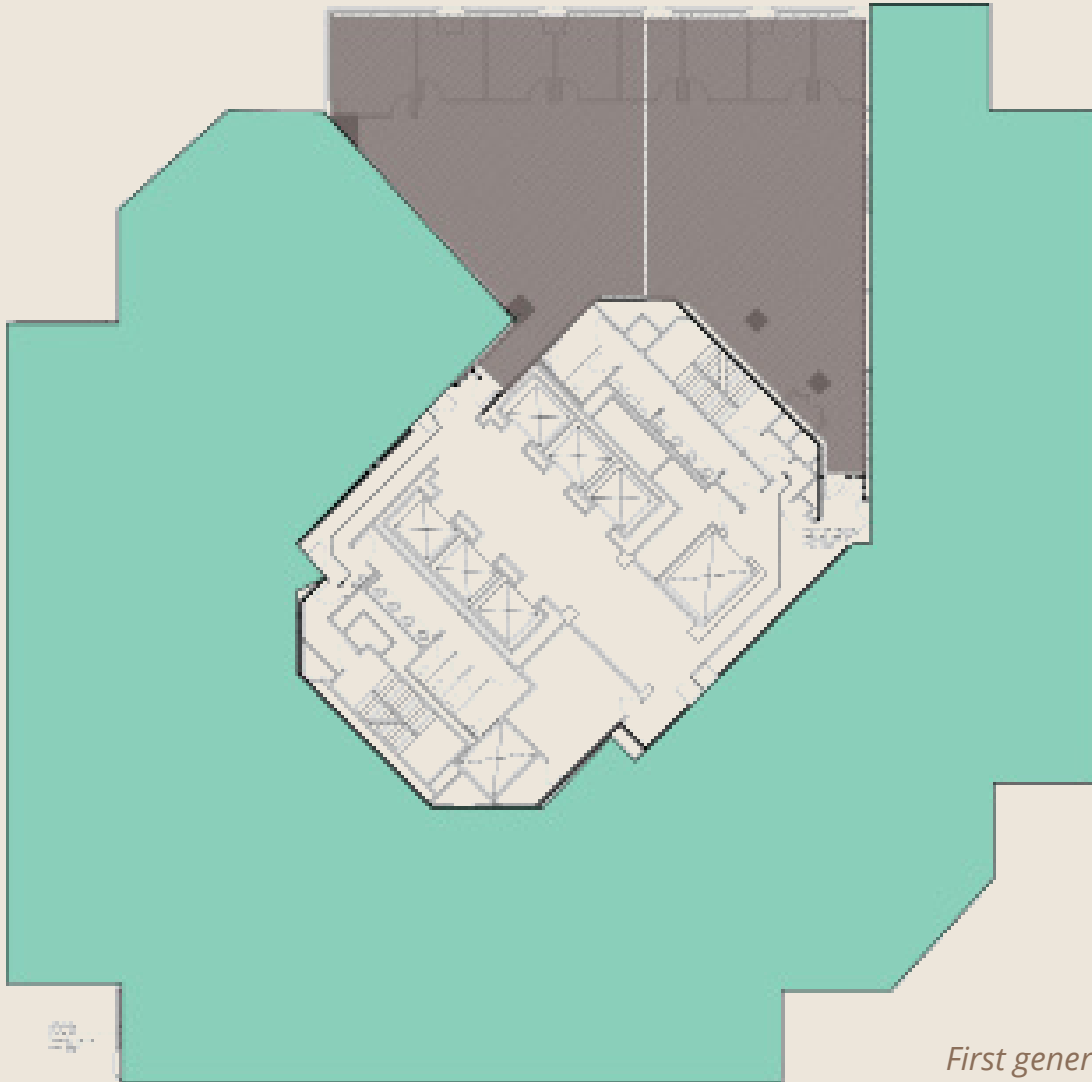
Lisa Blumer, CCIM

Principal
(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

Suite 1500
17,315 SF
First Generation



*First generation space -
can assemble entire floor*

Greg Martin

Principal, Managing Director
(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal
(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal
(954) 903-3703

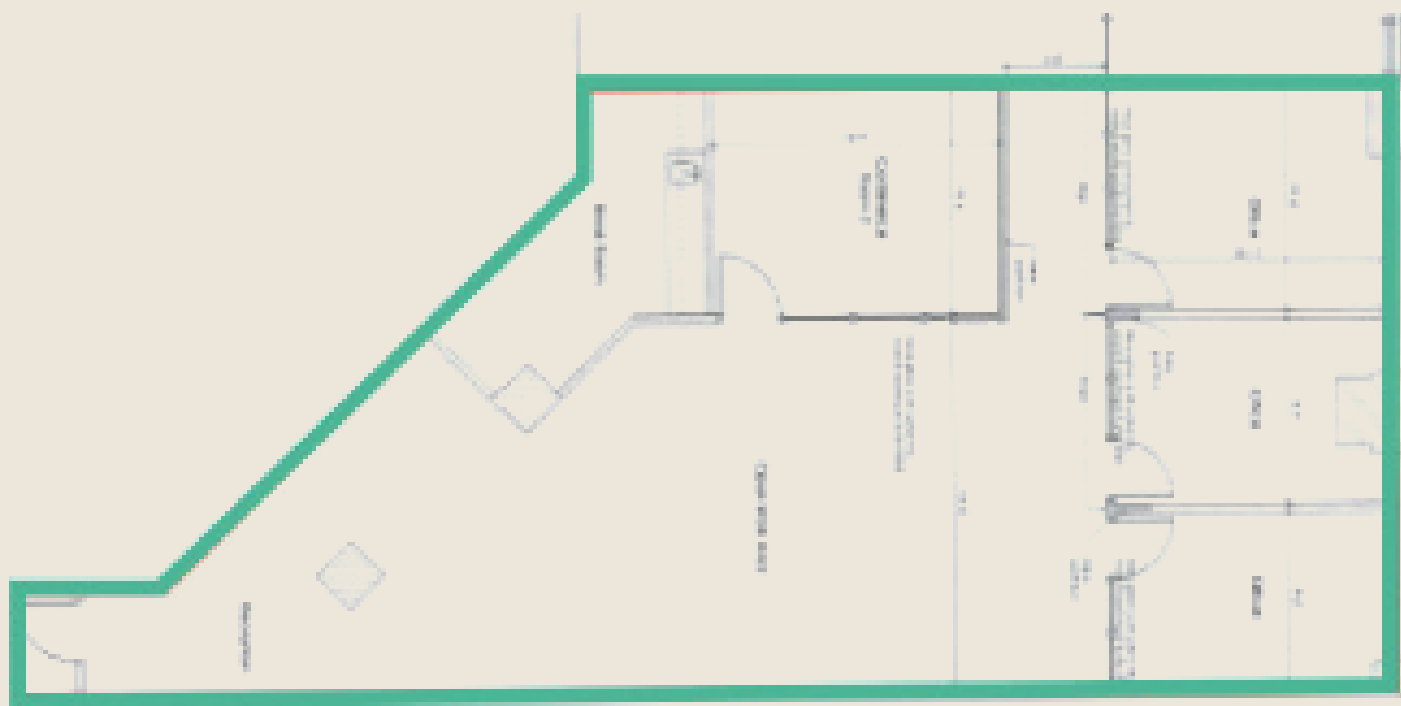
lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

Suite 1560
2,049 SF



View Suite Video



Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

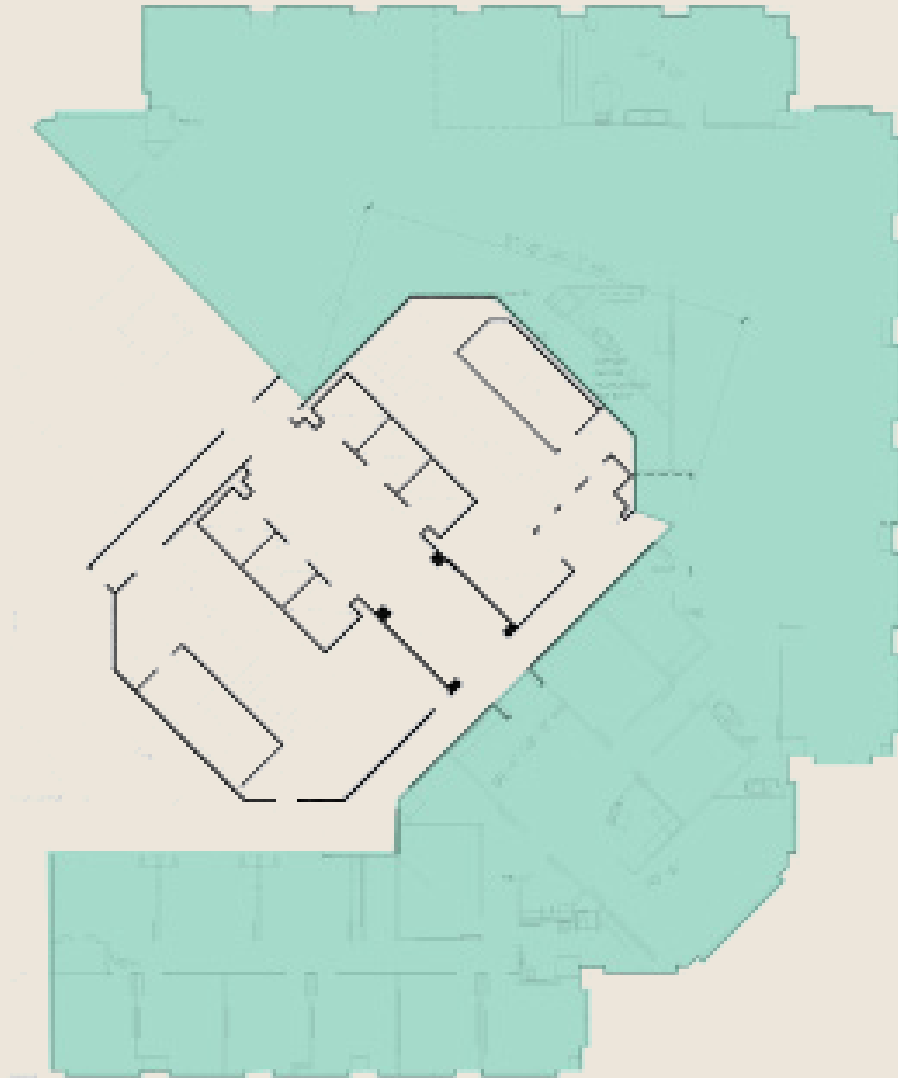
Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

Suite 1700
14,153 SF



Can be subdivided

Greg Martin

Principal, Managing Director
(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal
(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal
(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

Property Location



Financial

- Fifth Third Bank (Onsite)
- Bank of America
- Truist
- Wells Fargo
- Capital One Cafe
- Citizens

Restaurants

- YOLO
- American Social
- Big City Tavern
- Lobster Bar
- Del Friscos
- Flemmings
- OL' Days
- Moxies
- Timpano
- Fogo de Chao

Miscellaneous

- Hyatt Centric - Las Olas
- Smoker Park
- Riverside Hotel

Greg Martin

Principal, Managing Director
(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal
(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal
(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**