



L A S O L A S

C E N T R E



owned + managed by

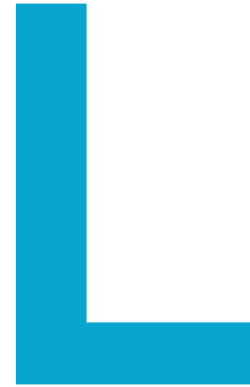
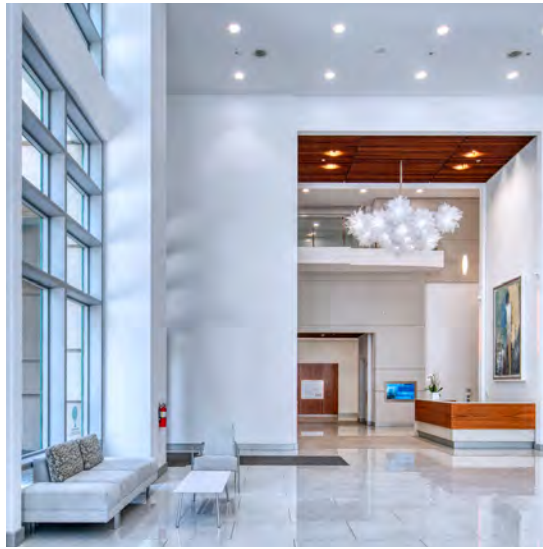
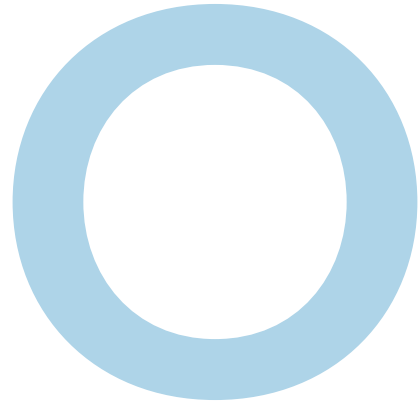
BA BRADFORD
ALLEN

exclusively leased by

TCRE

350–450 East Las Olas Boulevard, Fort Lauderdale, FL

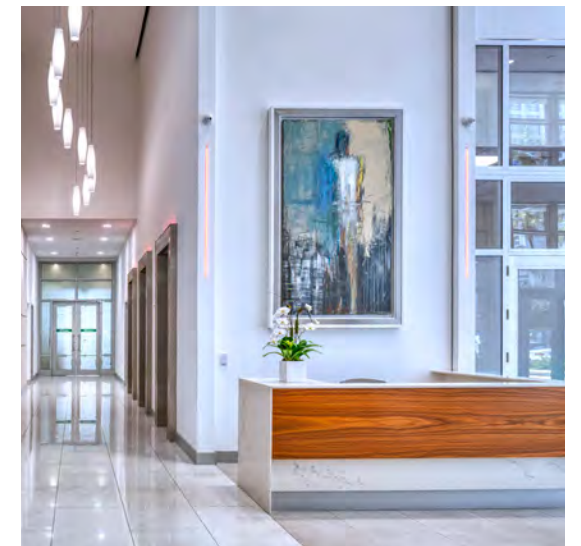
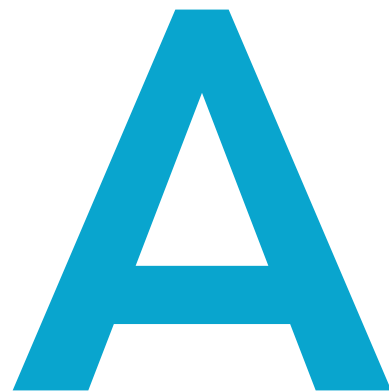




Situated on Las Olas Boulevard—one of South Florida's premier shopping and entertainment destinations—Las Olas Centre is a **470,810 SF, LEED Gold Certified, Class A** office property in downtown Fort Lauderdale. Spanning two city blocks, it features two office towers with **dedicated parking garages**, connected by **high-end restaurants and retail, offering unmatched access, visibility, and convenience.**



- **Covered, reserved, and private parking** with a 3/1,000 RSF ratio (includes secured VIP spaces and private elevator access)
- **Elevated amenity package**, including **state-of-the-art conference facilities, a modern fitness center with locker rooms and showers, and redesigned outdoor space** to enhance the tenant experience
- Proposed renovations include **enhanced security with dispatch elevators and controlled entry**
- On-site **property management**
- On-site dining options include **Starbucks, Lobster Bar Sea Grille, Sky Thai Sushi, Timpano, Bob & Wilson's Deli, and Worthwyld**





L A S O L A S

REIMAGINED

Step into the next evolution of 450 East Las Olas, where sophistication meets Downtown Ft. Lauderdale's premier location. The newly reimagined lobby, designed by Gensler, will offer a bright, modern aesthetic and will also include dispatch elevators and controlled access entry for elevated security.

The lobby design will feature sweeping architectural forms, refined materials, and custom millwork creating a serene yet striking arrival. A sculptural reception desk anchors the space, surrounded by curated seating and statement lighting that elevate the everyday office experience into something exceptional.

From the mosaic-inspired floors with soft green and black inlays to the wood-clad ceiling and artisan screen partitions, every detail is crafted to offer both visual harmony and an elevated sense of place. The transformation welcomes tenants and guests alike with timeless design and an inviting, contemporary ambiance.

The result: A destination that seamlessly connects modern workplace design with the prestige of Las Olas Boulevard's premier location.





Centrally located on Las Olas Boulevard, Las Olas Centre enjoys exceptional access to **Brightline, I-95, I-595, Fort Lauderdale-Hollywood International Airport,** and **Port Everglades.**

brightline[®]

- **6 stations**, with 3 more proposed
- **35 daily rides** to Fort Lauderdale Station
- **5.5 million passengers** projected in 2024
- **\$6.4 billion** in direct economic impact

142,728

population within 3 miles

193,840

daytime population
within 3 miles

5 MILLION

annual visitors
to Las Olas Boulevard

10,963

hotel keys within 3 miles

\$118,251

average household income
within 3 miles

31,431

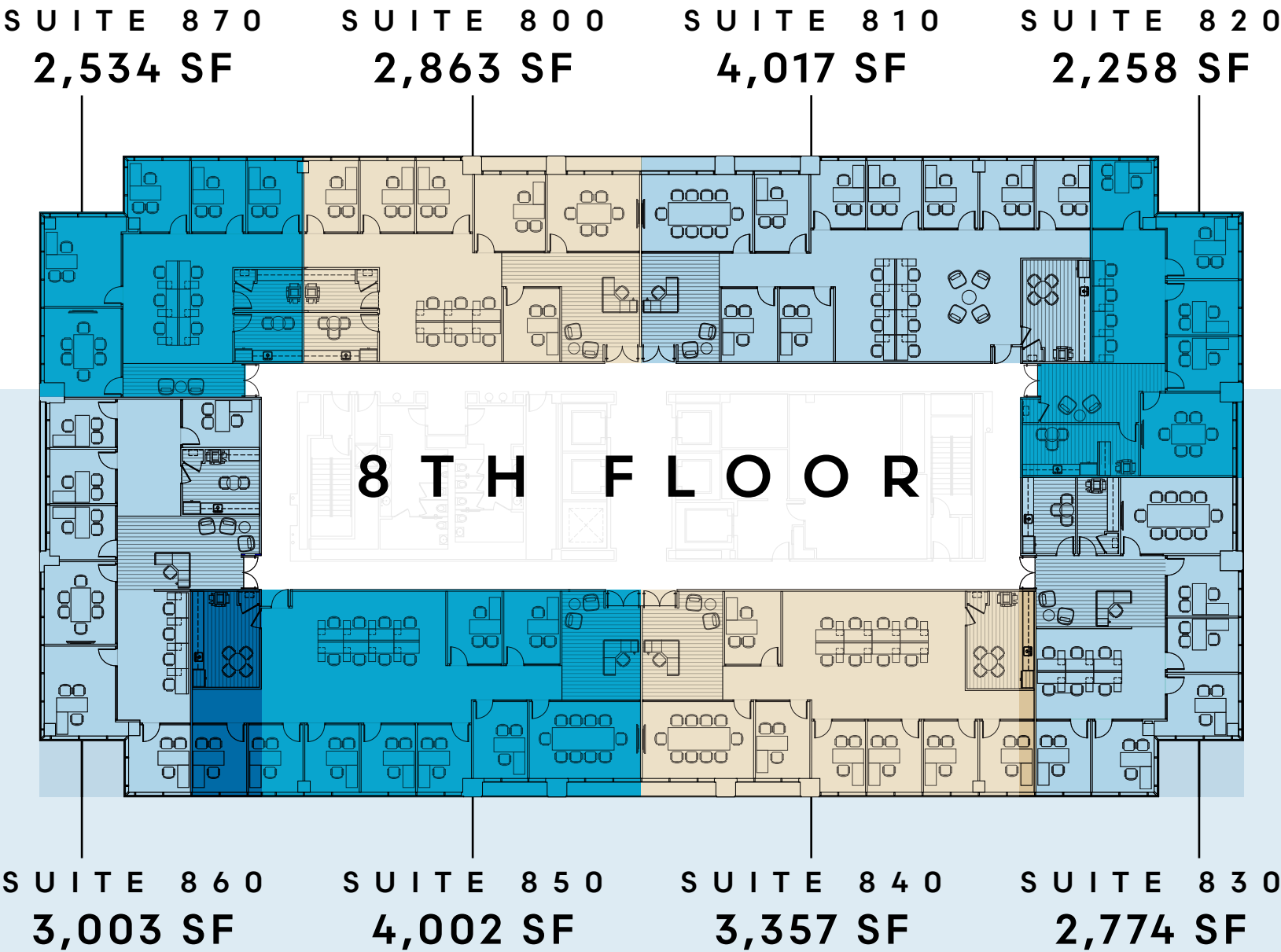
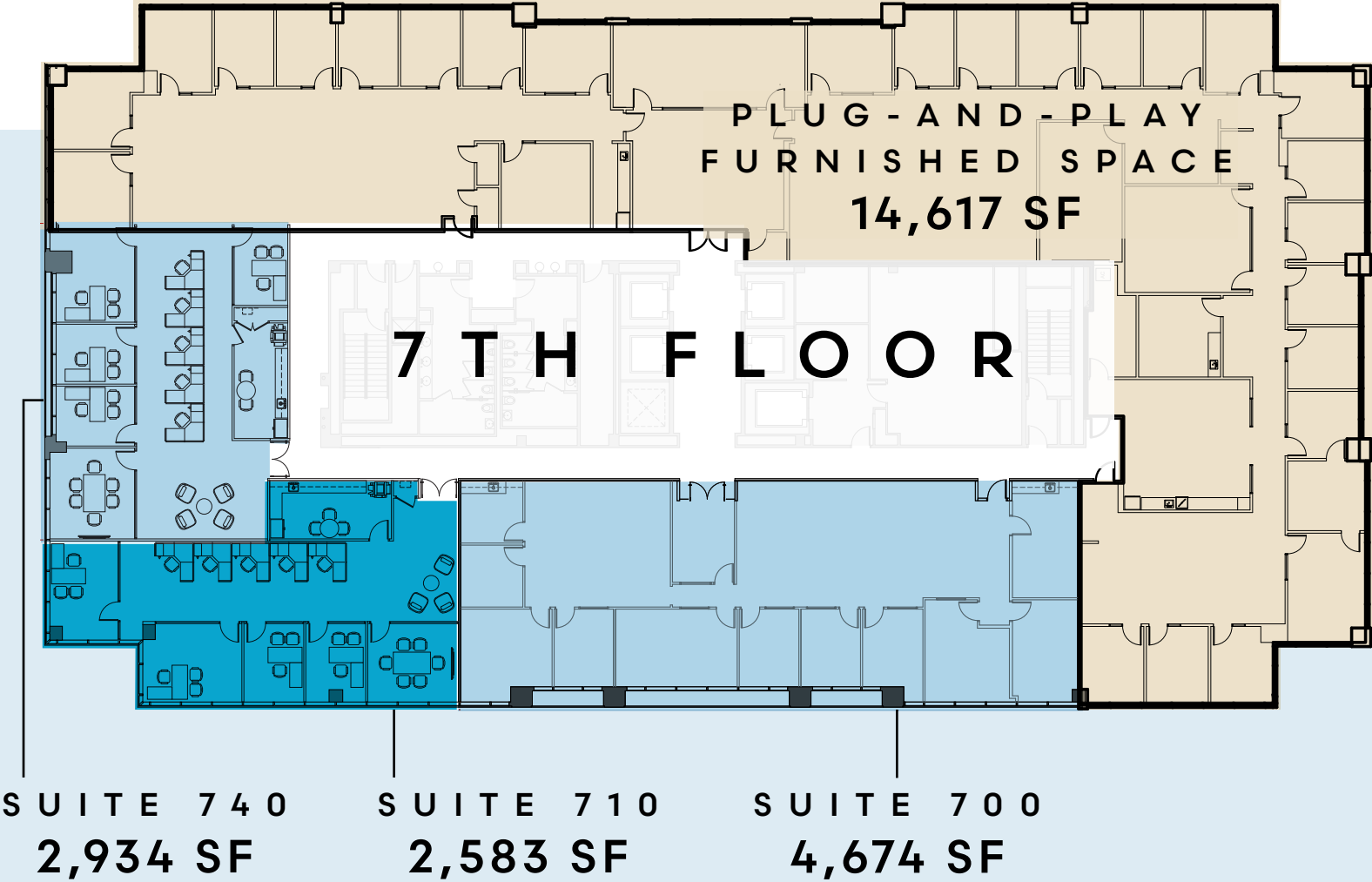
residential units
within 3 miles



SPEC SUITES

CONSTRUCTION NOW UNDERWAY

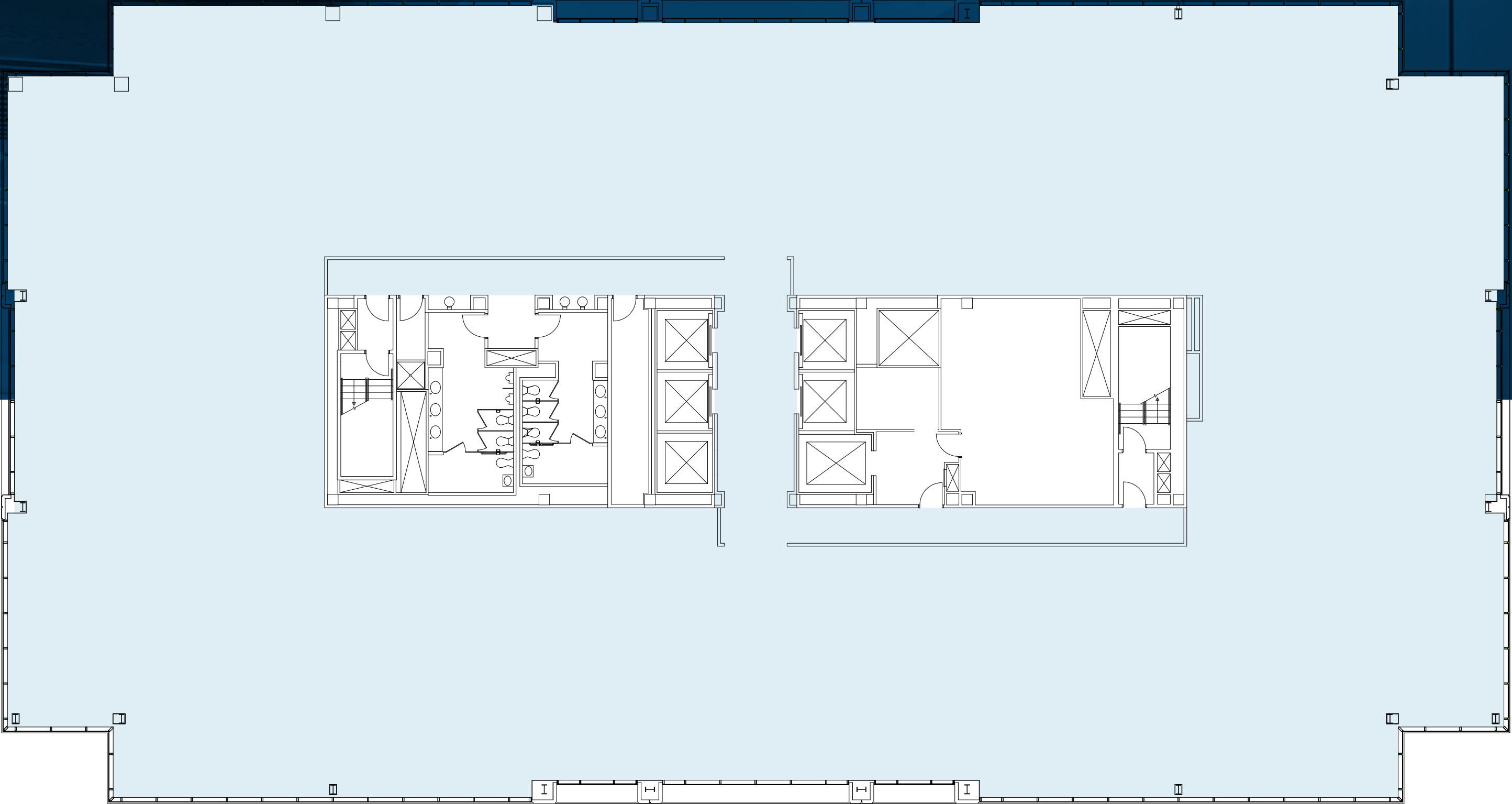
Premium spec suites will deliver 1Q-26 to the 7th and 8th floors in the 450 building, setting a **new standard** at the most desirable address in Ft. Lauderdale. **Pre-leasing begins now**—contact our leasing team to secure your spot.





TYPICAL FULL-FLOOR PLATE

- Typical full-floor plate is approximately 25,000 RSF
- Essentially column-free layout for efficient space planning and design
- Spectacular views of Las Vegas and the New River





MEET OUR LEASING TEAM



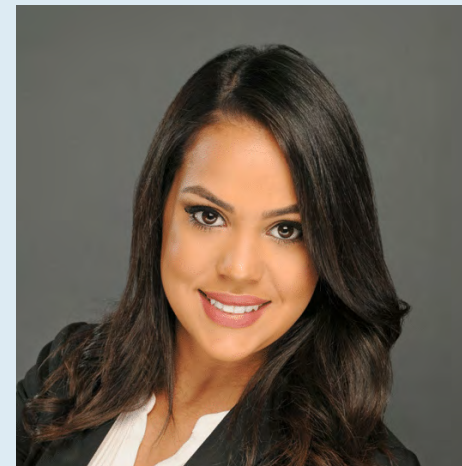
**JON
BLUNK**

President
(305) 400-9887
jblunk@tcrefl.com



**LAUREL
OSWALD**

Executive Director
(305) 867-3625
loswald@tcrefl.com



**CRISTINA
GLARIA**

Senior Vice President
(305) 867-3626
cglaria@tcrefl.com



**HARRISON
MISCHEL,
MBA**

Director
(305) 935-4374
hmischel@tcrefl.com



OWNERSHIP

As owners, Bradford Allen believes in the importance of continuously investing in our properties to ensure tenants are given the necessary resources to succeed.

Our hands-on approach promises close collaboration and a truly best-in-class leasing experience, featuring free space planning services, a transparent deal process, building-assisted construction process, fast and reasonable negotiating process, and well-capitalized ownership with long-term financial stability.





L A S O L A S

C E N T R E

JON BLUNK

(305) 400-9887

jblunk@tcrefl.com

LAUREL OSWALD

(305) 867-3625

loswald@tcrefl.com

CRISTINA GLARIA

(305) 867-3626

cglaria@tcrefl.com

HARRISON MISCHER, MBA

(305) 935-4374

hmischer@tcrefl.com

owned + managed by

BA BRADFORD
ALLEN

exclusively leased by

TCRE

LASOLASCENTRE.COM

© 2025 Bradford Allen. All rights reserved. "Bradford Allen" is a registered trademark of BAIHP LLC.

The information contained herein has been obtained from sources deemed to be reliable; however, it has not been independently verified, and no warranties, express or implied, are made as to the accuracy thereof. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a thorough, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.