



## SUBLEASE AVAILABLE

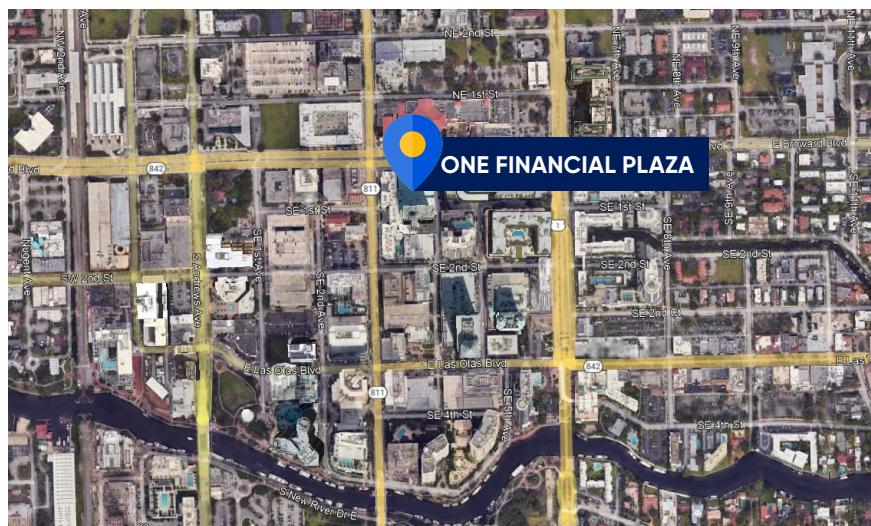
One Financial Plaza  
100 SE Third Avenue  
Fort Lauderdale, FL 33394

### PROPERTY HIGHLIGHTS

- Building includes access to premier restaurants like The Tower Club providing ocean views along with meeting rooms and catering options.
- Short walk from dining and retailers along the Las Olas Blvd corridor and walkable to other downtown amenities.
- Excellent access to I-95, Turnpike & I-595 highways.
- Minutes from Fort Lauderdale/ Hollywood International Airport.
- Ownership recently completed an extensive program to update the lobby and retail spaces along with a new gym and conference room.

### SUBLEASE OVERVIEW

Available RSF:	10,184 RSF
Rent:	\$29.00/RSF NNN
OpEx:	\$22.67/RSF
Term:	Through 10/31/2026
Occupancy:	Immediate
Furniture:	Available
Parking:	33 unreserved spaces 8 reserved spaces



### CONTACT



**Zachary Talbot**  
954.376.0235 mobile  
ztalbot@cresa.com



**Adam Talbot**  
954.376.0236 mobile  
atalbot@cresa.com

**Cresa**

1 SE 3rd Avenue, Suite 1980  
Miami, FL 33131

100 SE Third Avenue  
Fort Lauderdale, FL 33394

cresa

**SUITE 700:** 10,184 RSF

