



Rental rate
\$32.00 psf NNN

Operating expenses
\$17.75 psf

Space available
+/- 1,380 - +/- 17,621 sf



Premier downtown location close to Flagler/ FAT Village



Fantastic amenitized location including on-site fitness center, cafe, and restaurant



5.5 miles from Fort Lauderdale-Hollywood International Airport



Closest office building to Brightline Fort Lauderdale which connects Miami, West Palm Beach, and eventually Orlando International Airport.

Get in touch:

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- **Suite 604** - 2,331 SF [View suite video](#)
- **Suite 609** - 1,380 SF [View suite video](#)
- **Suite 610** - 2,791 SF [View suite video](#)
- **Suite 620** - 2,446 SF [View suite video](#)
- **Suite 805** - 2,258 SF [View suite video](#)
- **Suite 810** - 3,606 SF [View suite video](#)
- **Suite 902** - 4,039 SF [View suite video](#)
- **Suite 1010** - 16,696 SF [View suite video](#)
- **12th floor** - Spec Suites: 2,185 - 3,029 SF
- **Suite 1300** - 10,625 SF
Available 5/1/2025
- **14th floor** - Spec Suites: 1,718 - 3,520 SF
- **Suite 1500** - 4,339 SF
- **Suite 1501** - 3,831 SF [View suite video](#)
- **Suite 1508** - 1,858 SF [View suite video](#)
- **Suite 1600** - 13,511 SF [View suite video](#)
- **Suite 1605** - 3,575 SF [View suite video](#)



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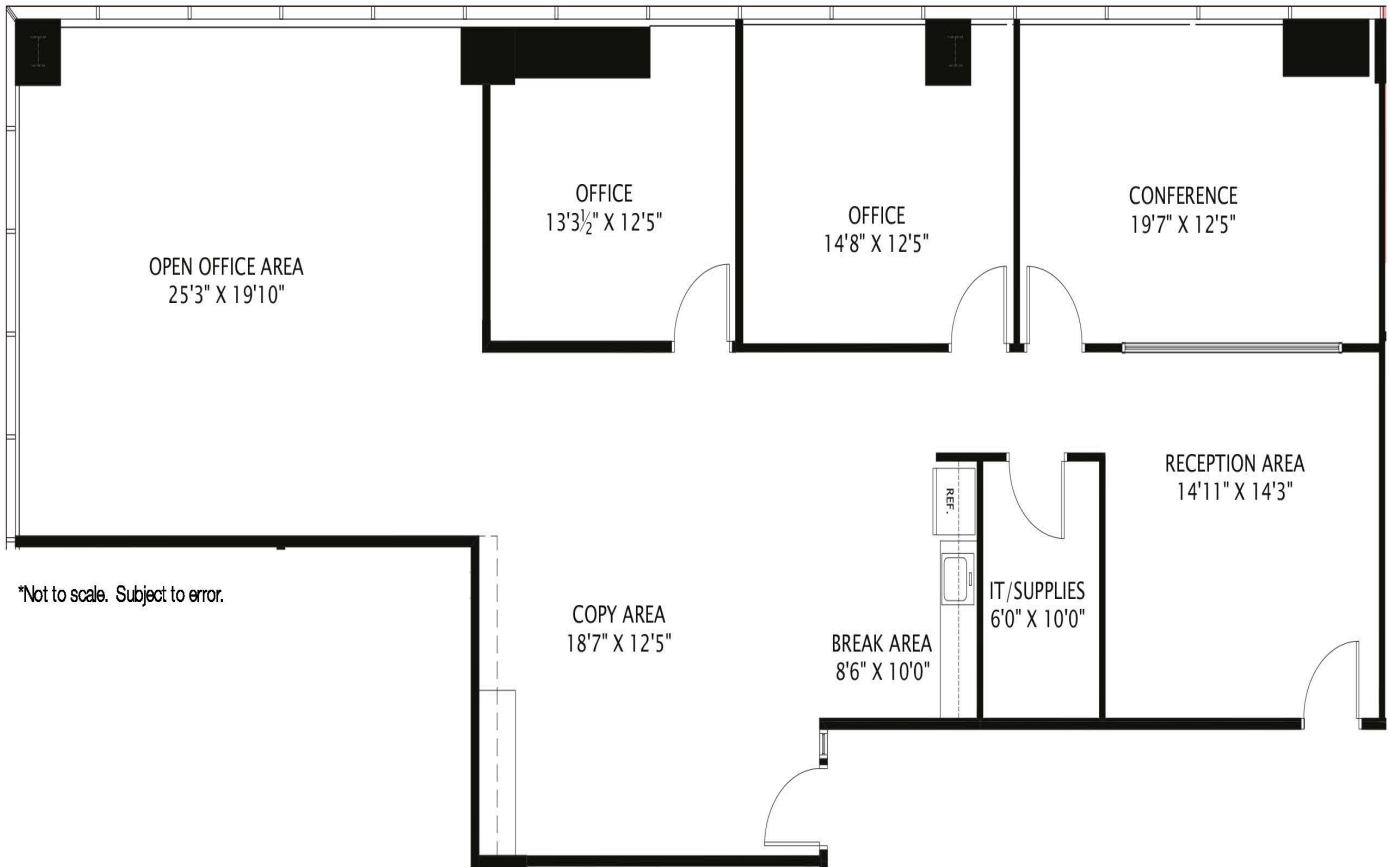
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Suite 604 – 2,331 SF

[View suite video](#)



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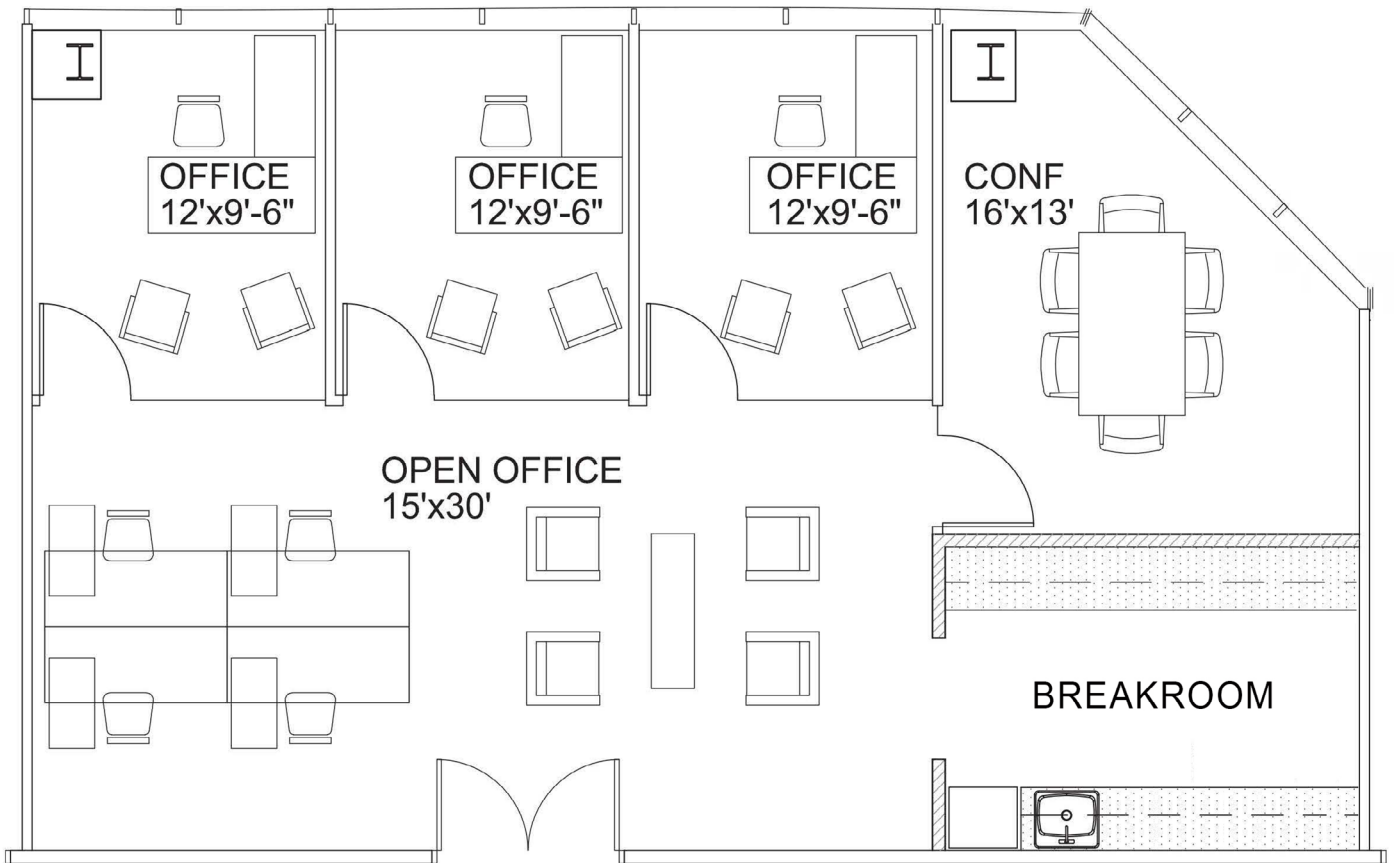
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Suite 609 – 1,380 SF

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*Not to scale. Subject to error.



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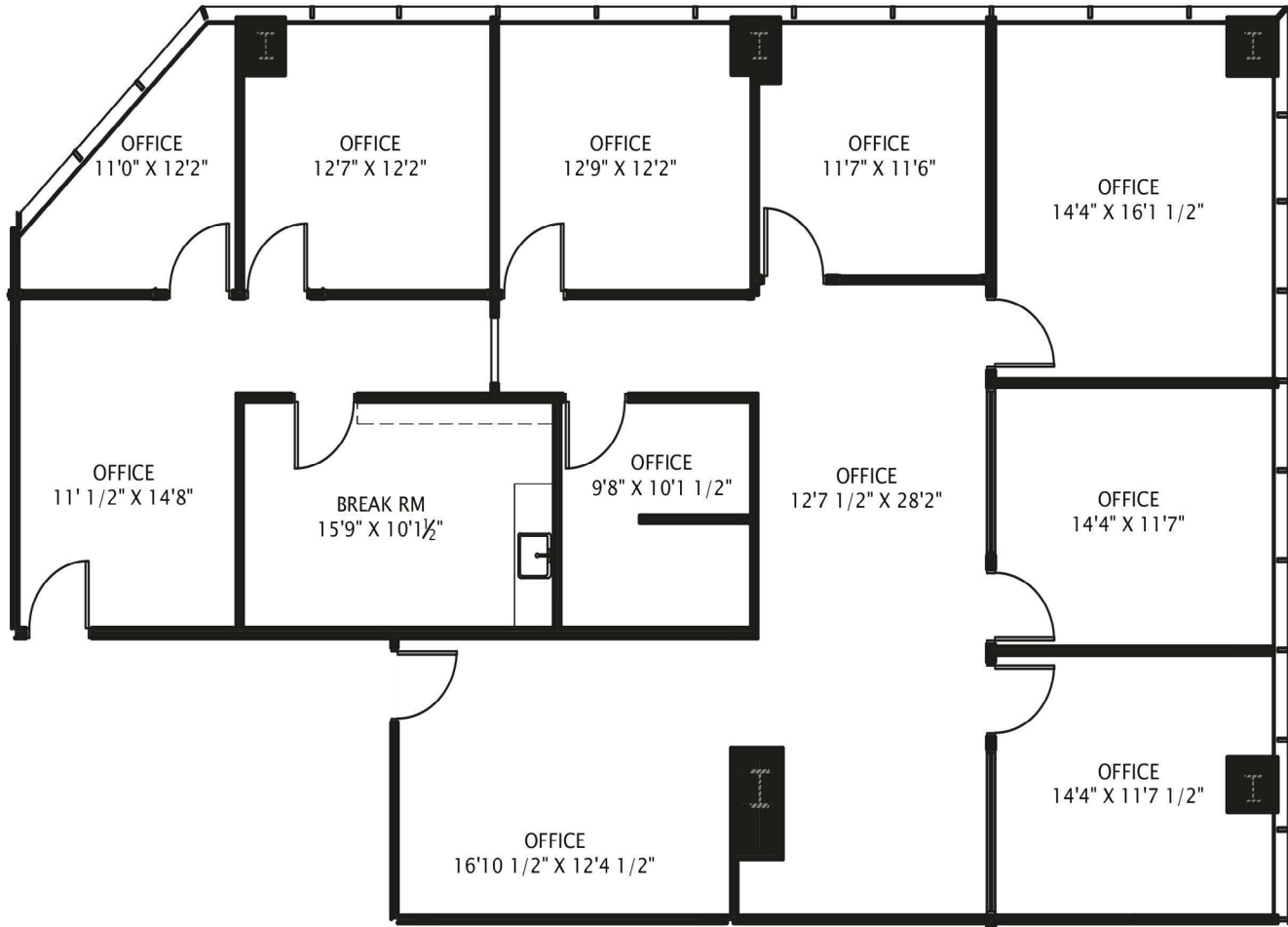
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Suite 610 – 2,791 SF

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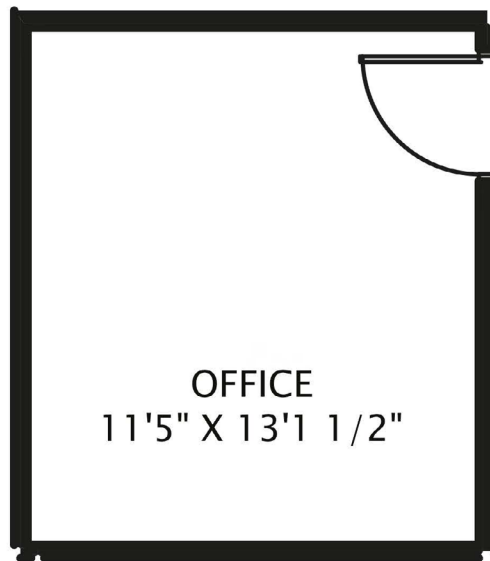
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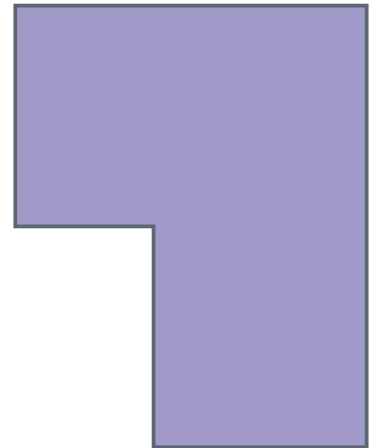
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Suite 620 – 2,446 SF

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Suite 620
2,446 RSF



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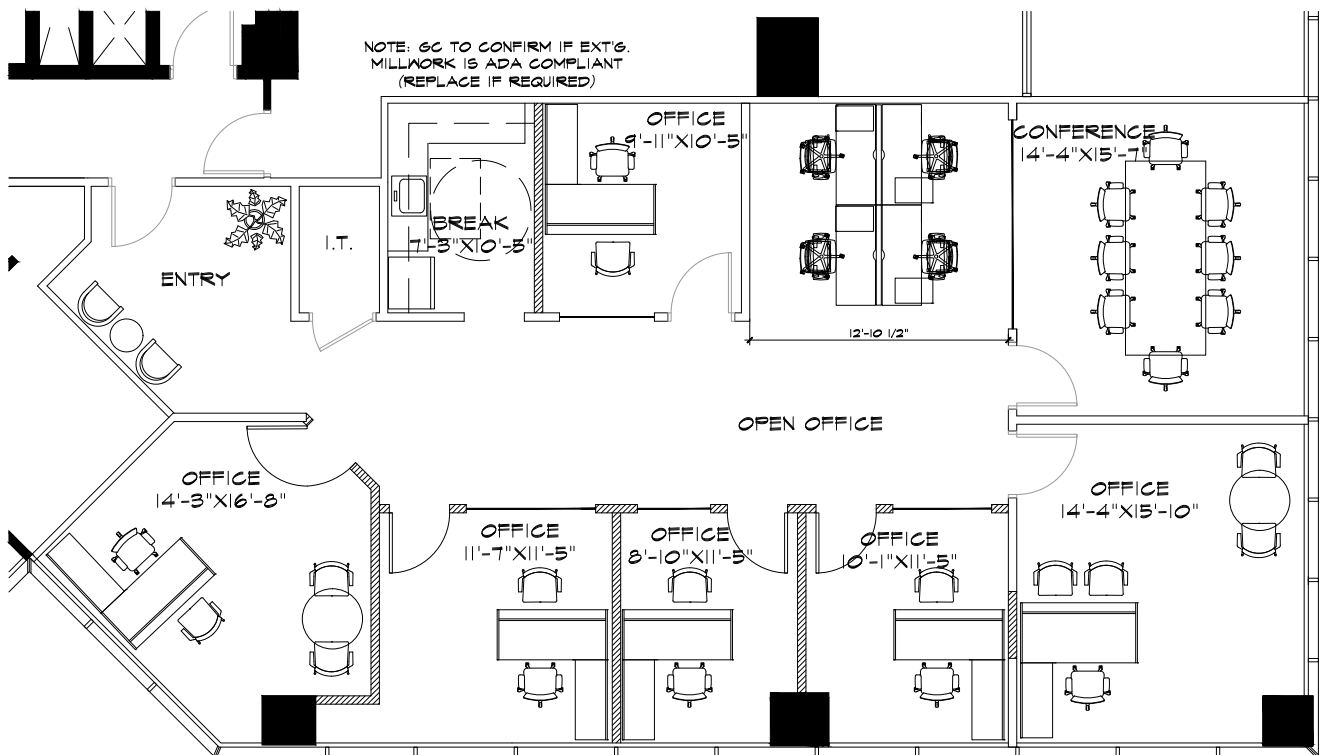
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Suite 805 – 2,258 SF

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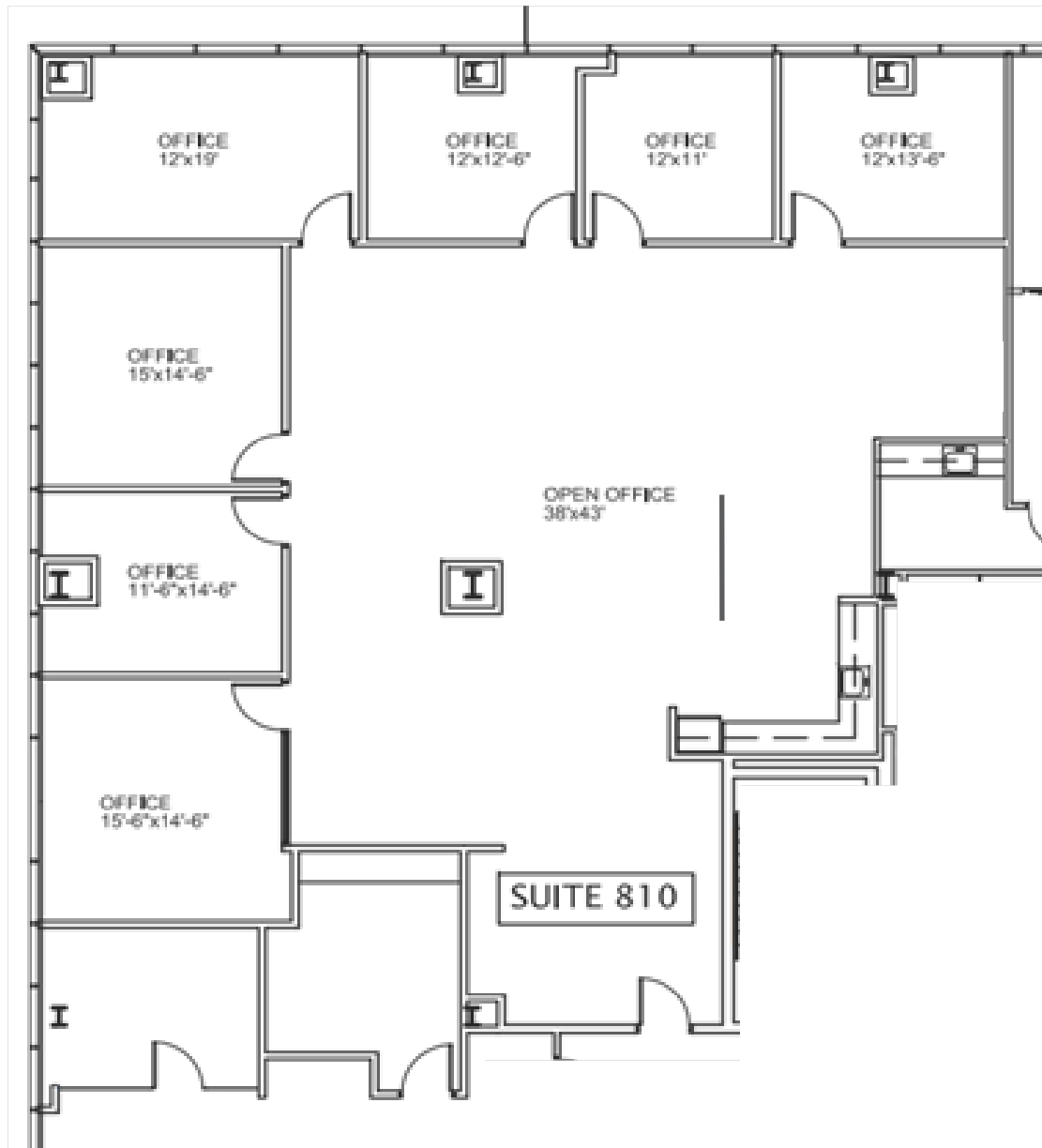
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Suite 810 – 3,606 SF

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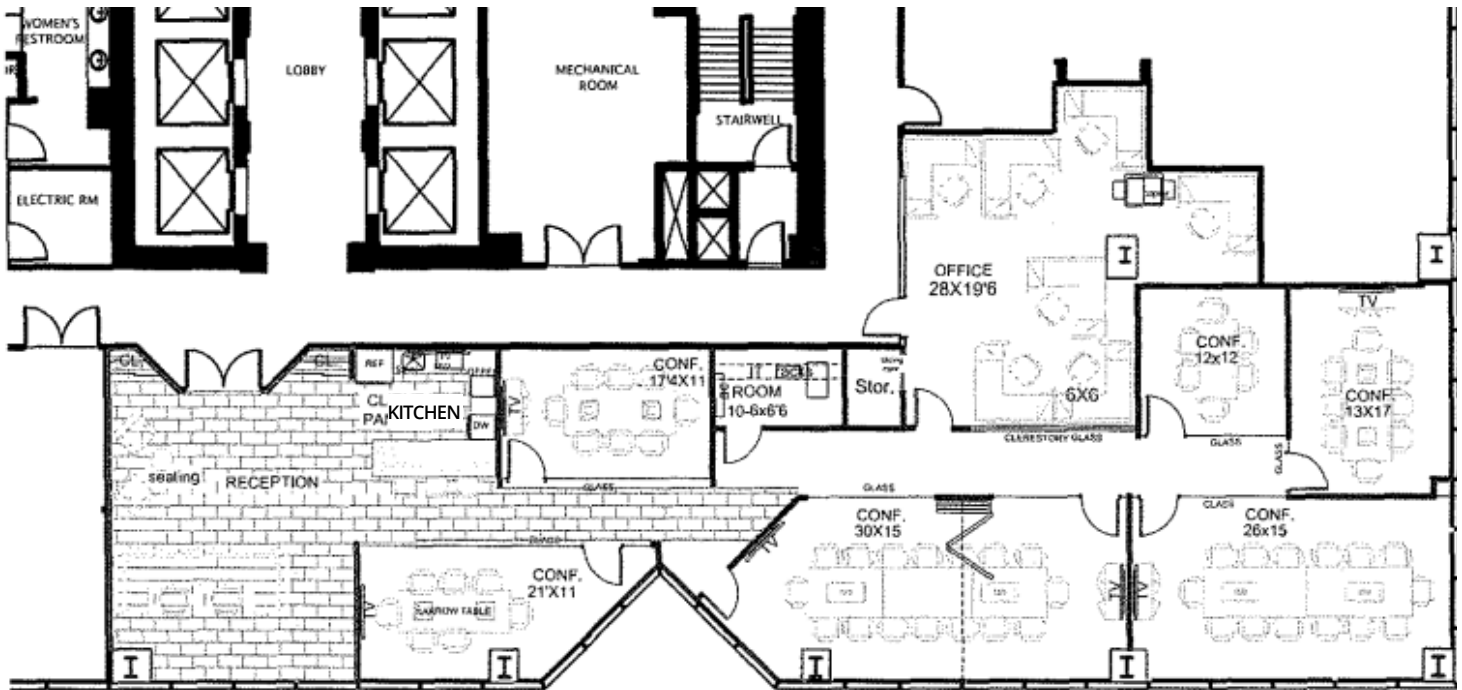
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Suite 902 – 4,039 SF

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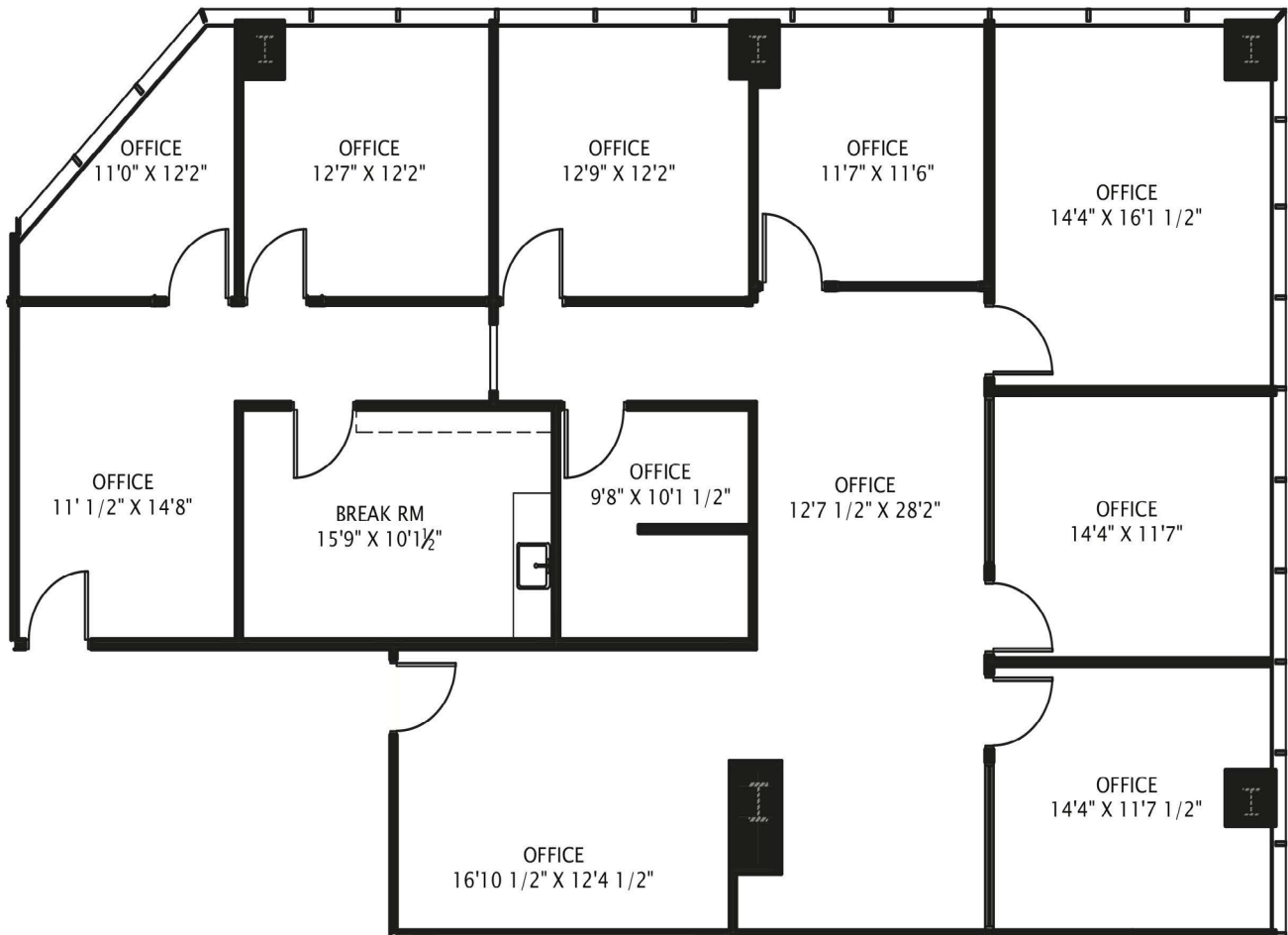
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10th Floor – 16,696 SF

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[View suite video](#)



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12th Floor -
+/- 2,185 SF - 3,029 SF

Move-in Ready Spec Suites Under Construction

Suite 1225
3,029 RSF
[View suite video](#)

Suite 1200
2,914 RSF
[View suite video](#)

Suite 1220
2,344 RSF
[View suite video](#)

Suite 1205
2,185 RSF
[View suite video](#)

Suite 1215
3,025 RSF
[View suite video](#)

Suite 1210
3,009 RSF
[View suite video](#)



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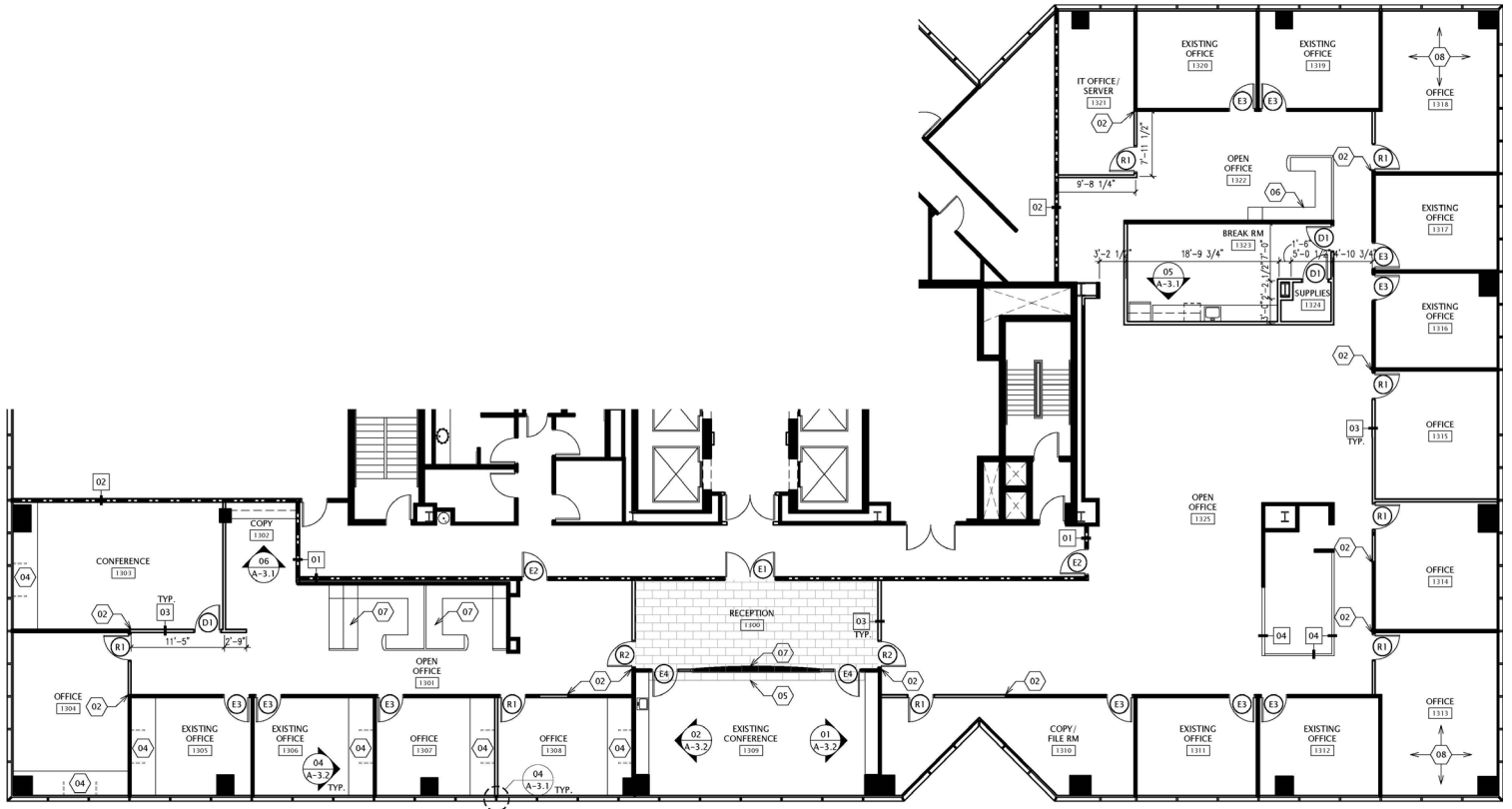
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Suite 1300 –
10,625 SF

Available 5/1/2025



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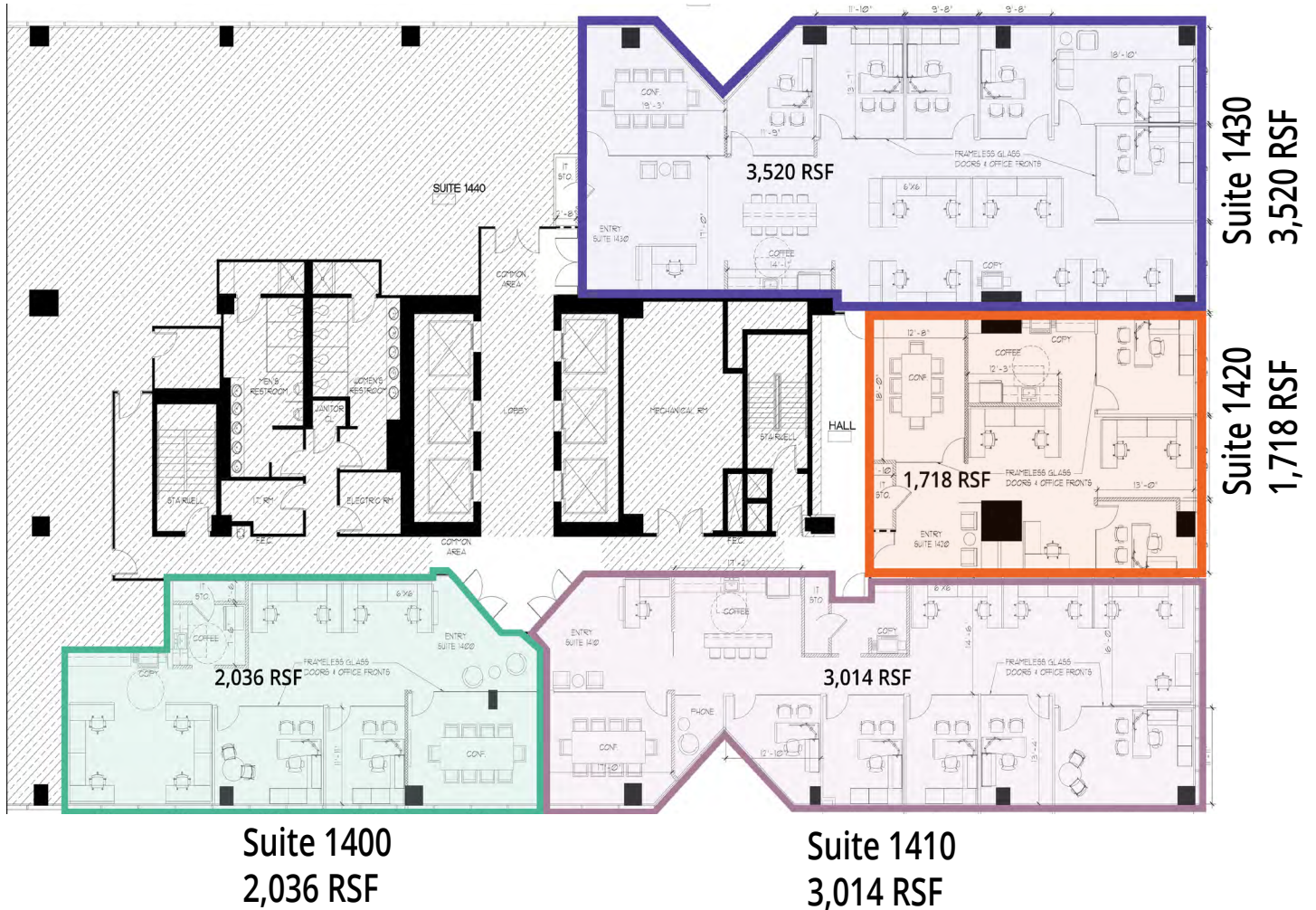
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14th Floor Proposed Spec Suites



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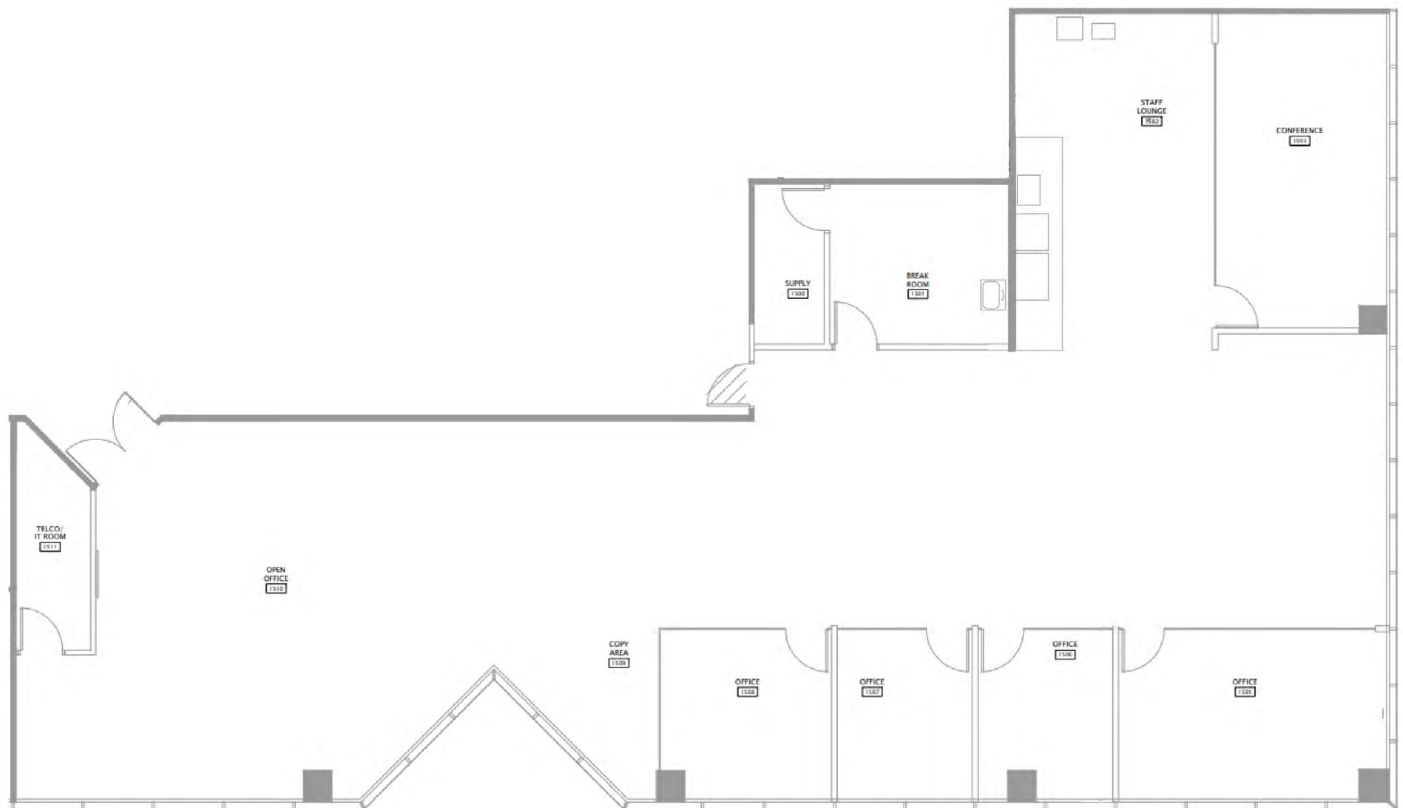
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Suite 1500 – 4,339 SF

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Suite 1501 – 3,831 SF

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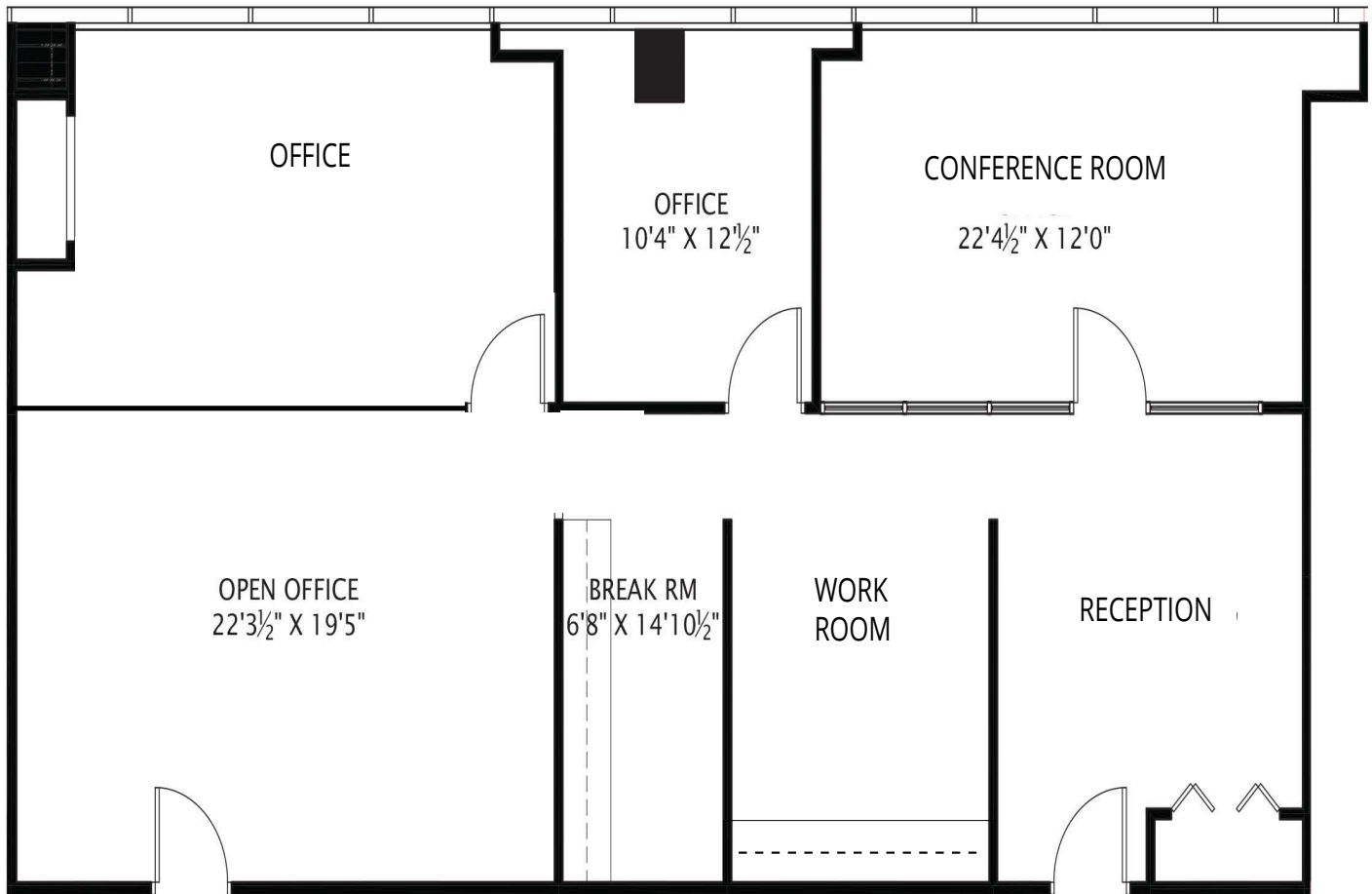
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Suite 1508 – 1,858 SF

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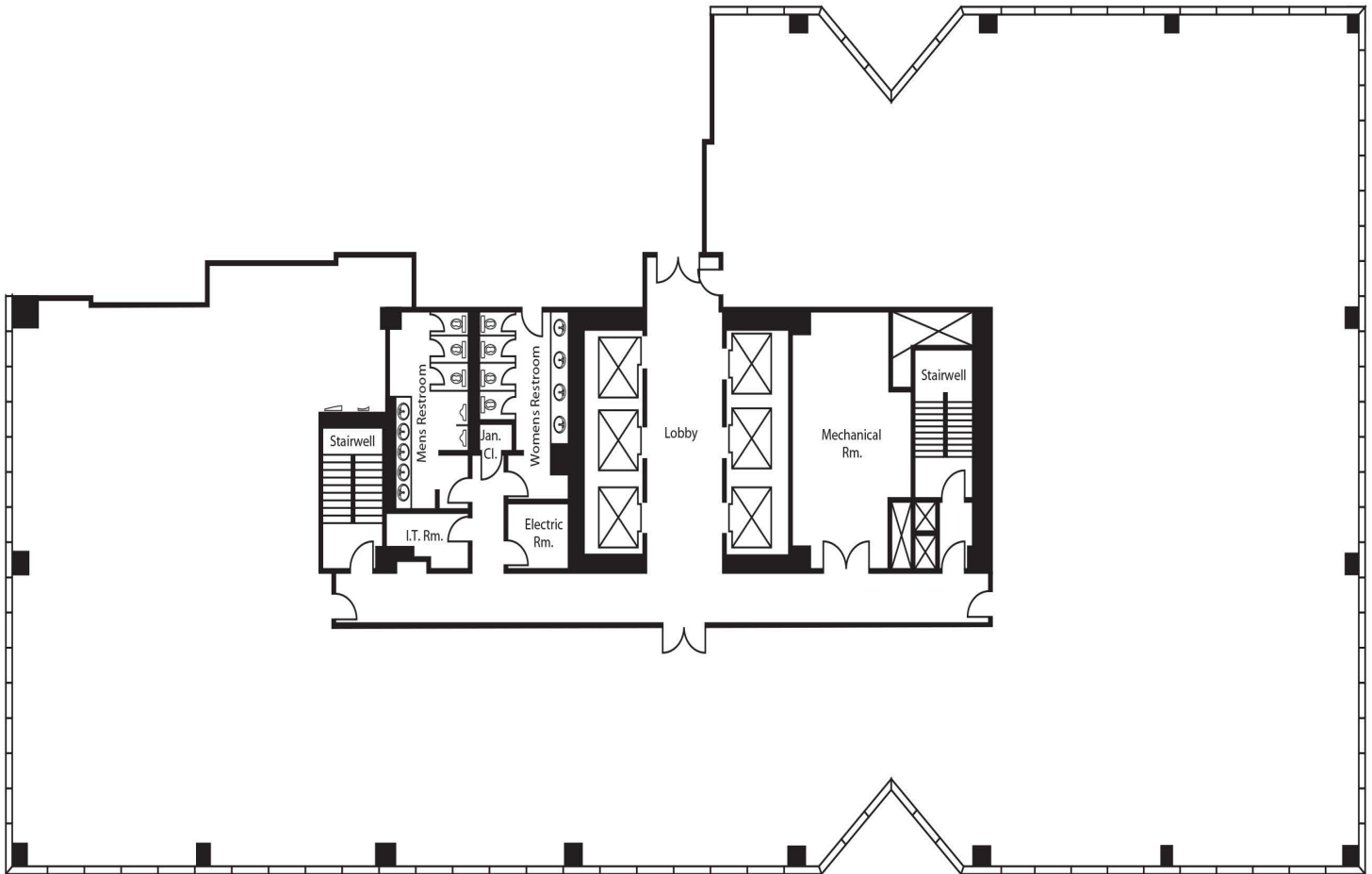
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Suite 1600 – 13,511 SF

First Generation Space

[View suite video](#)



*Not to scale. Subject to error.

*Can assemble entire 16th Floor



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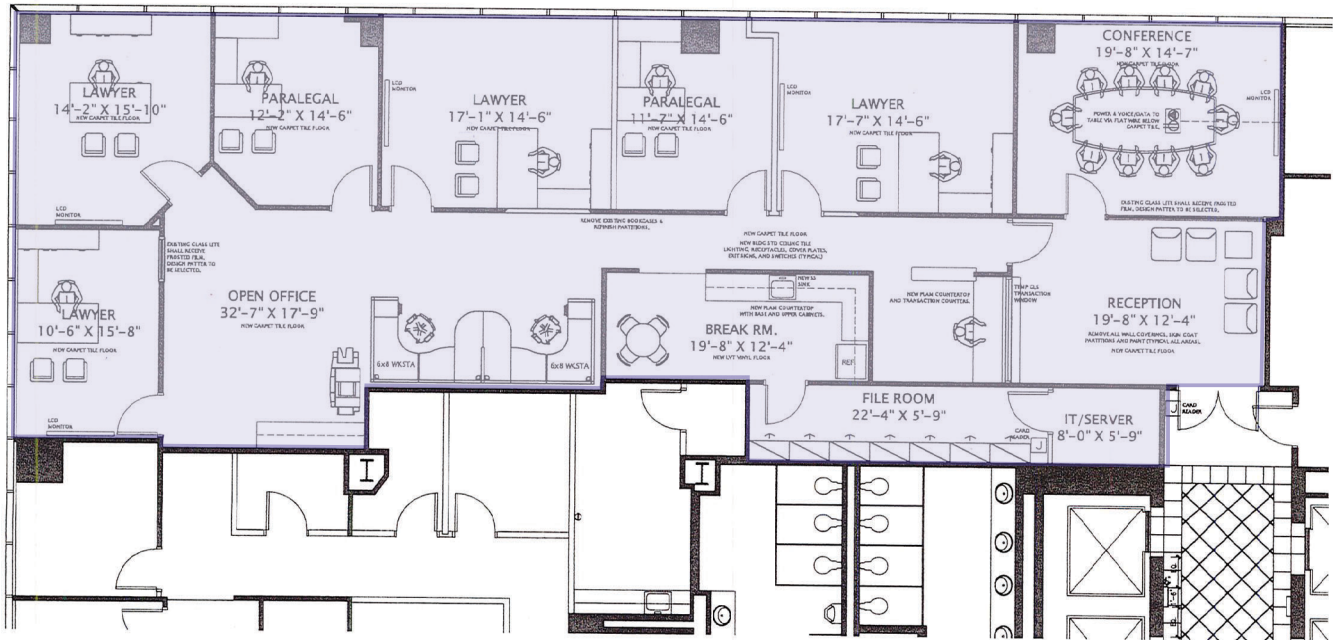
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1 East Broward

Suite 1605 – 3,575 SF

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