

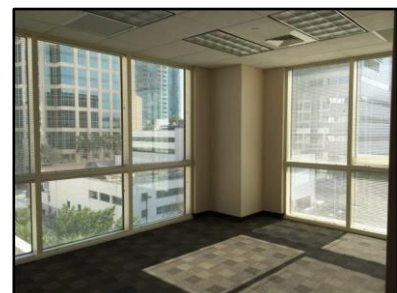
300 Las Olas Place

CLASS A OFFICE SPACE AVAILABLE



300 SE Second Street, Fort Lauderdale, Florida 33301

- 7th Floor: 11,500 RSF Available for Occupancy
 - Existing Build-out is at very high level + in Excellent Condition
 - **Sub-Dividable to 5000 RSF**
- \$40.00 to \$42.00/RSF True Gross Rate Includes:
 - Full Service Operating Expenses- NO Pass-Throughs!
 - Extended Building Hours:
 - 7 a.m. to 7 p.m. Monday – Friday
 - 8 a.m. to 5 p.m. Saturday
- Tenant Parking in 350 Las Olas parking garage: 2/1000 RSF leased.
- Additional Parking Available in nearby Private + Municipal Garages
- Generous Tenant Improvement Allowance
- Onsite High Quality Workstations can be included
- Generator Backup for entire building @ approx 50% load.



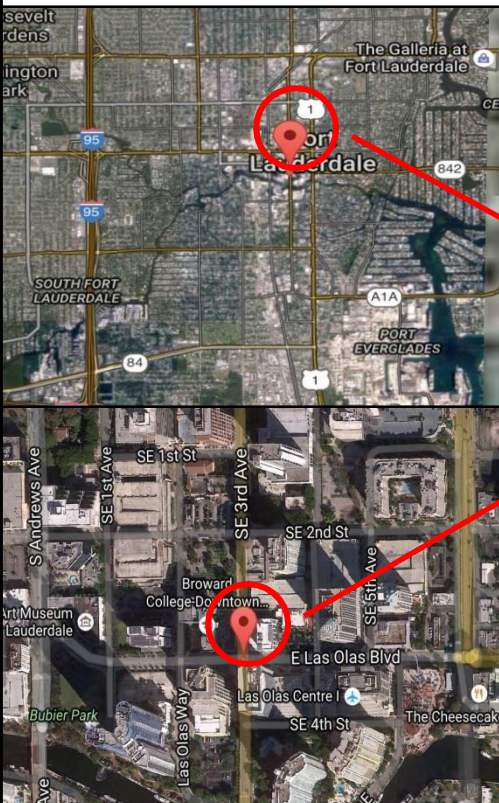
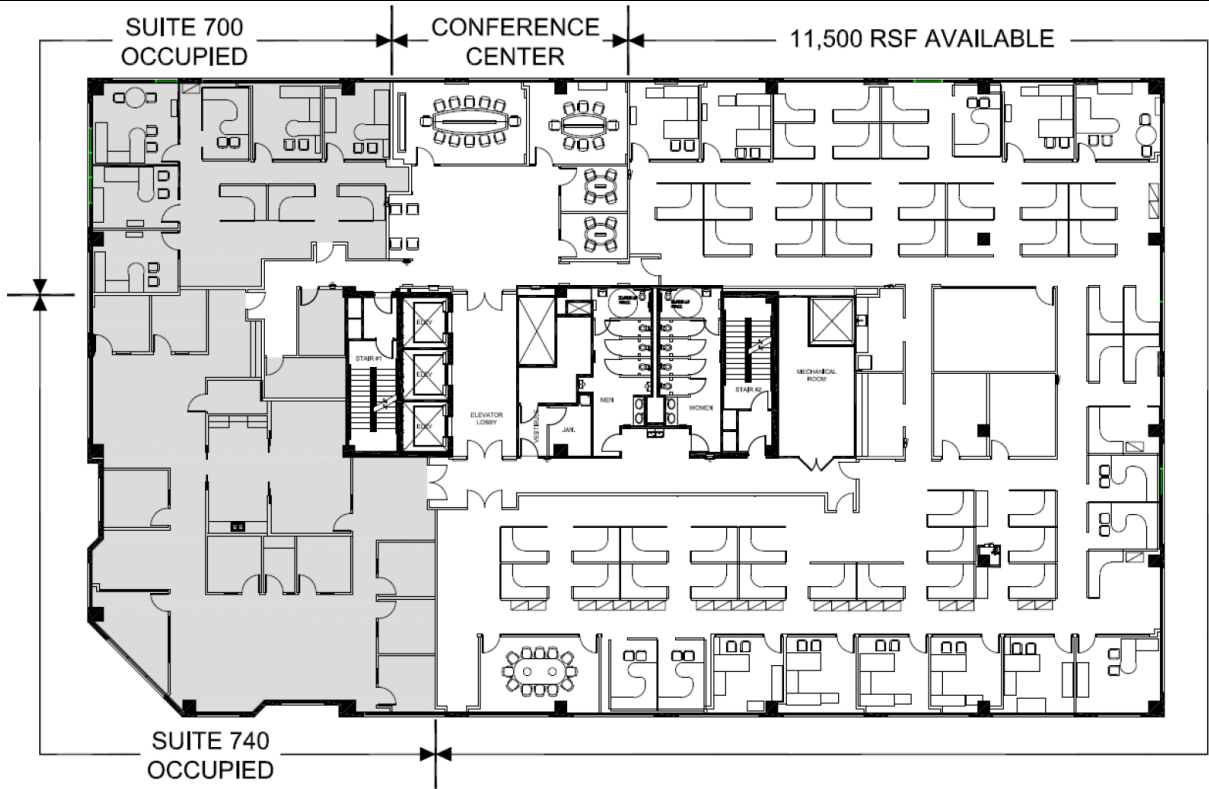
For More Information Please Contact:

Michael S. Talmadge
mtalmadge@echelonre.com
727.214.4650



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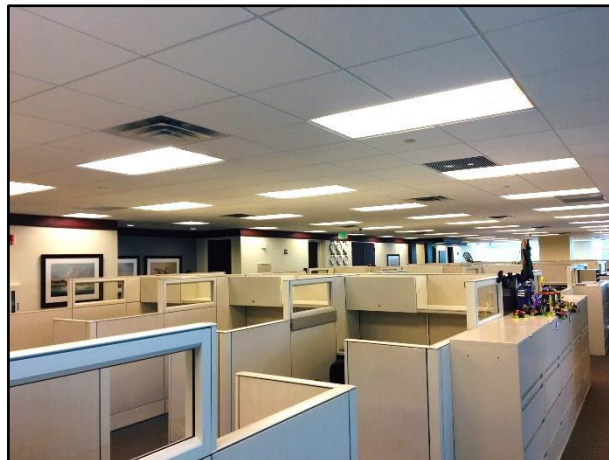
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ECHELON

Echelon Real Estate Services, LLC
 Licensed Real Estate Broker



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