

401
LAS OLAS

A Bold New Era for
an *Iconic Landmark*.



401 EAST LAS OLAS BOULEVARD,
FORT LAUDERDALE, FL 33301

 LONE STAR FUNDS



HRE HIGHLINE
REAL ESTATE
CAPITAL

 B L A N C A

An aerial photograph of the Las Vegas skyline at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, a modern glass skyscraper with a grid-like facade is visible. To its right, a tall, white, classical-style building with a tiered top is prominent. The background shows a dense urban landscape with various other buildings and a distant view of the city lights.

Bank of America Plaza at Las Vegas City Centre offers a premier workspace that seamlessly blends timeless design with a prime location, creating an inspiring environment where *ambitious companies and their teams thrive.*

In the Heart of the Action, *Above the Competition.*

Vibrant, walkable, and full of energy—Downtown Fort Lauderdale is where business, culture, and lifestyle come together. Nestled between the sparkling waters of the New River and the world-famous Las Olas Boulevard, this dynamic district offers a seamless blend of office, entertainment, residences, hotels, dining, and recreation.

From upscale restaurants and boutique shopping to art galleries and waterfront parks, everything you need is just steps away. With convenient immediate access to multiple housing options and residential neighborhoods, major business hubs, and Fort Lauderdale's pristine beaches, 401 Las Olas places you in the center of it all.



Downtown Fort Lauderdale *by the Numbers.*

7.1M SF

current office

4M SF

current retail

10.5K

residential units proposed
& under construction

5.8K

businesses

5M

annual visitors



An aerial night photograph of a city skyline. The central focus is a tall, modern skyscraper with a distinctive pyramidal roof, illuminated with red lights. The words "BANK OF AMERICA" are visible on the upper part of the building. To the left, another tall building is partially visible. In the foreground, there's a lower, wider building with a flat roof. The surrounding area includes palm trees, streets with cars, and other city buildings in the background. A full moon is visible in the dark blue sky.

More than just a destination—
*it's a vibrant business and
cultural hub.*

401 Las Olas is Your Gateway to the *Best Downtown Fort Lauderdale* Has to Offer.



*Brightline Station

Car 5 min. | Bike 5 min. | Walk 15 min.



Fort Lauderdale Beach

Car 7 min. | Bike 15 min.



Fort Lauderdale-Hollywood International Airport

Car 18 min.

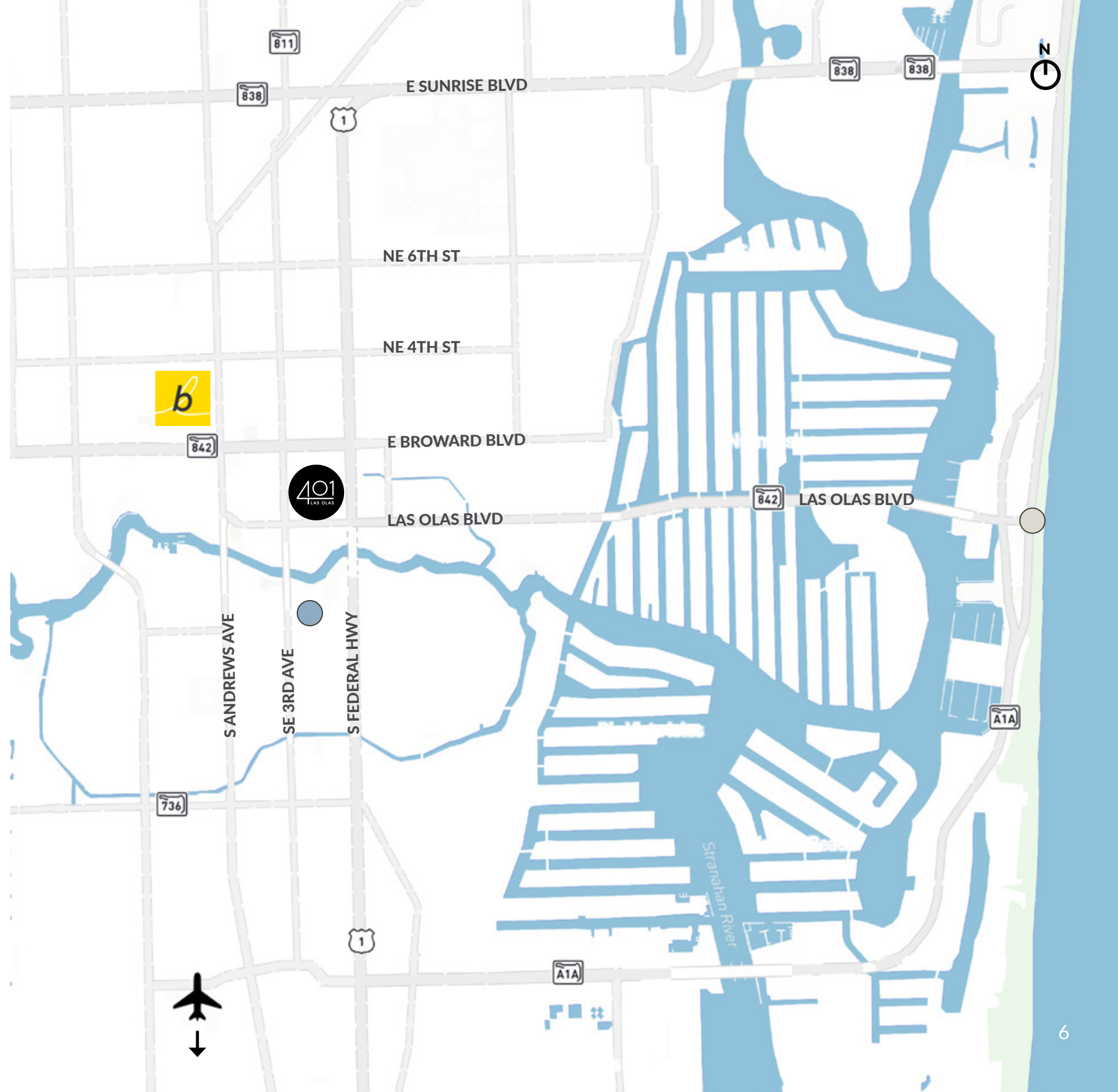


Broward County Courthouse

Car 4 min. | Bike 4 min. | Walk 12 min.

*Brightline is a highspeed train servicing:

Miami (38 min.) — Aventura (14 min.) — **Fort Lauderdale** — Boca Raton (16 min.) —
West Palm Beach (36 min.) — Orlando (2 hours 55 min.)
(Future Tampa station)



Dining

1. On-site at 401 Las Olas:
 - Fleming's
 - RICE Mediterranean Kitchen
 - COYO Taco
 - Playa Bowls
 - Wiseguy Pizza
 - CREMA
2. Moxie's Fort Lauderdale
3. Salt7
4. Wild Sea Las Olas
5. YOLO
6. Carrot Express
7. Timber
8. Sixty Vines
9. American Social
10. El Camino Mexican Restaurant
11. The Cheesecake Factory
12. OL'DAYS
13. PLANTA Queen
14. Bombay Darbar
15. Fogo de Chao
16. Lobster Bar Sea & Grille
17. Pura Vida
18. Bodega
19. Baires Grill

Coffee/Bakery Shops

1. Pan'e Dolci Italian Bakery
2. Capital One Cafe
3. Cafe Europa
4. New River Cafe & Bakery
5. Cafe Bastille
6. Java & Jam
7. Starbucks
8. Gran Forno Bakery

+ Pharmacy/Urgent Care

Residential

1. Las Olas River House
2. Camden Las Olas
3. Veneto Las Olas
4. Amaray Las Olas
5. The Waverly Las Olas
6. Las Olas by the River
7. Las Olas Grand
8. The WaterGarden Condos
9. Flow Fort Lauderdale

Hotels

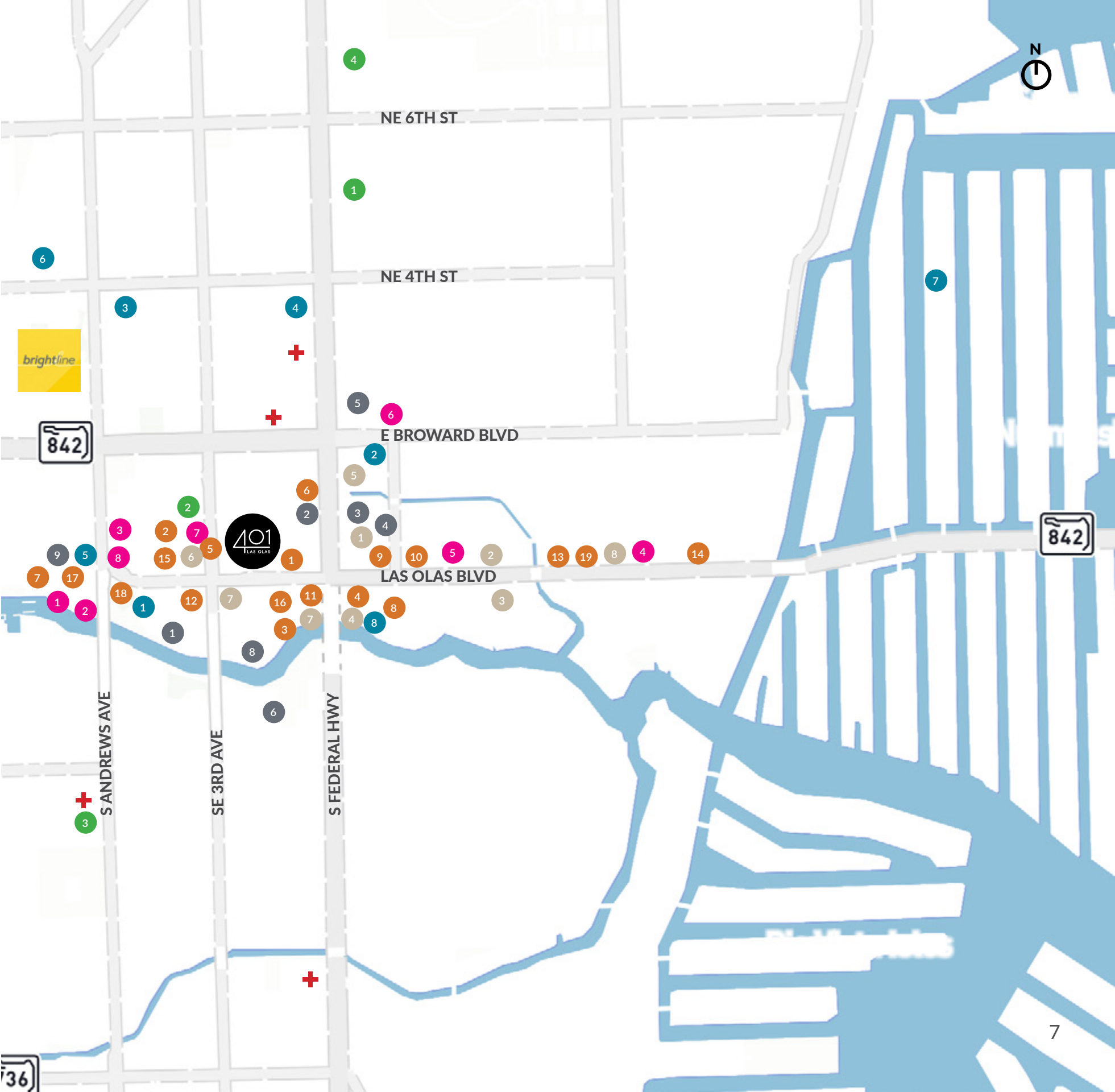
1. Hyatt Centric Las Olas
2. Fairfield Inn & Suites
3. Hampton Inn
4. The Dalmar
5. Flow Fort Lauderdale
6. Tru by Hilton
7. Villa Venezia
8. Riverside Hotel

Grocery

1. The Fresh Market
2. Publix Supermarket
3. Publix Supermarket
4. Winn-Dixie

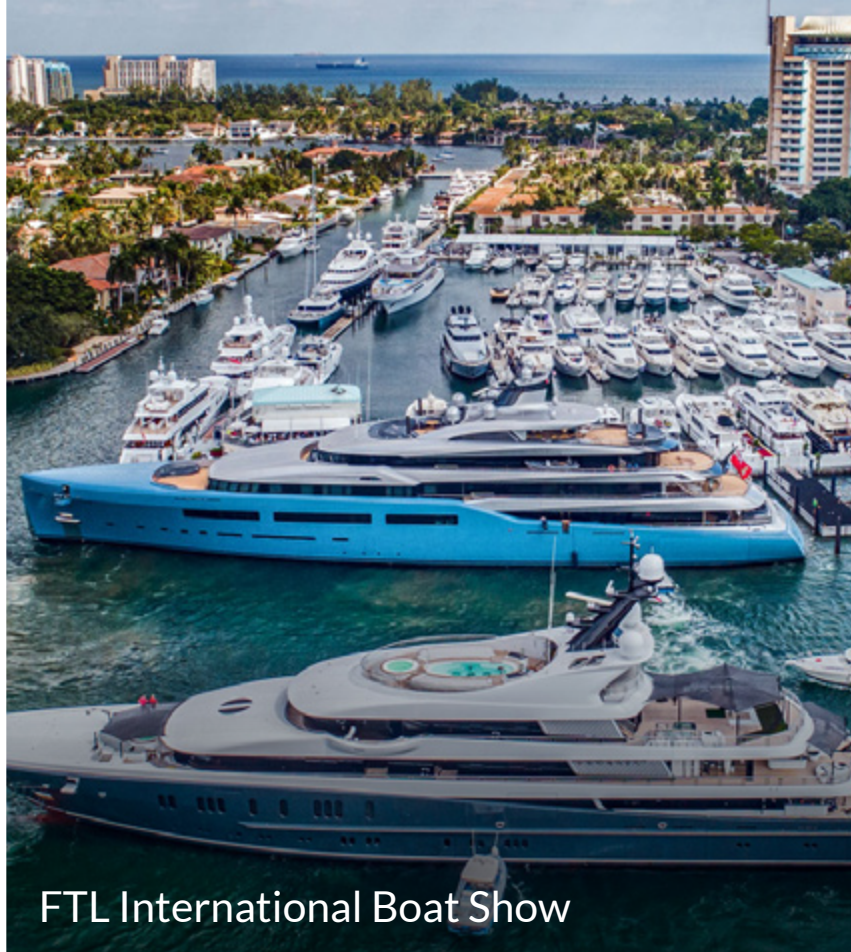
Entertainment/Nightlife

1. The Wharf Fort Lauderdale
2. Swizzle Rum Bar
3. Tin Roof
4. Rocco's Tacos & Tequila Bar
5. Sidecar
6. The Wilder
7. O Lounge
8. Rooftop @1WLO





Fleming's



FTL International Boat Show



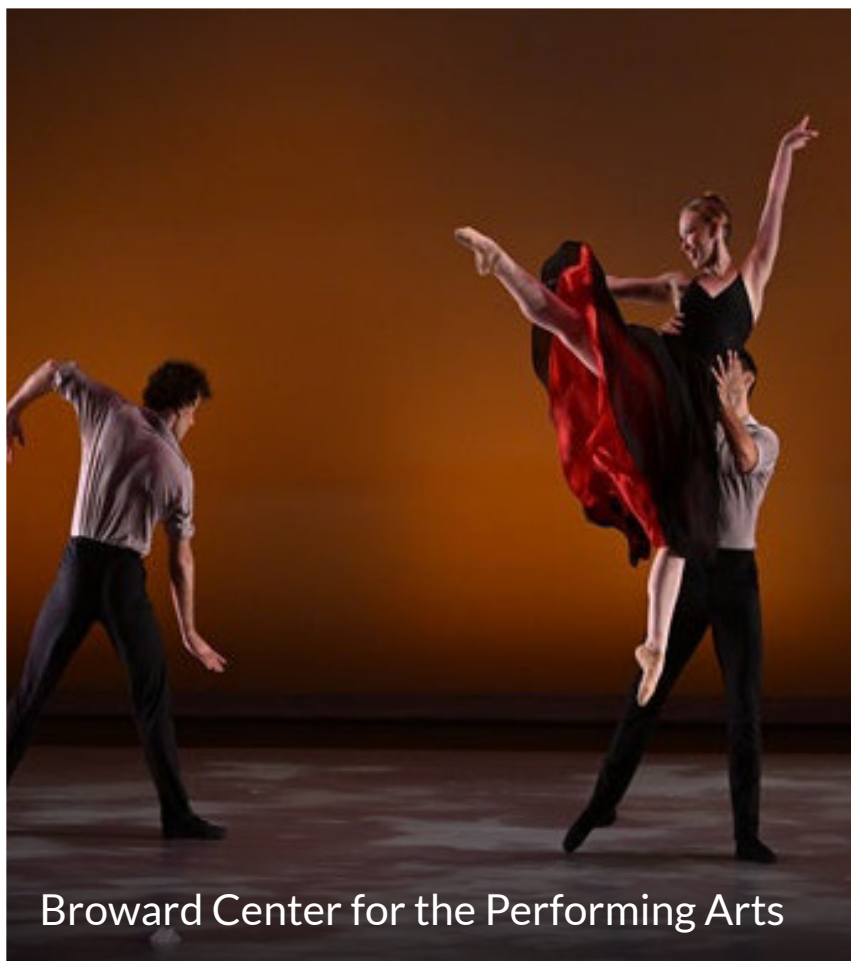
Las Olas Triathlon



Fort Lauderdale Pride Festival



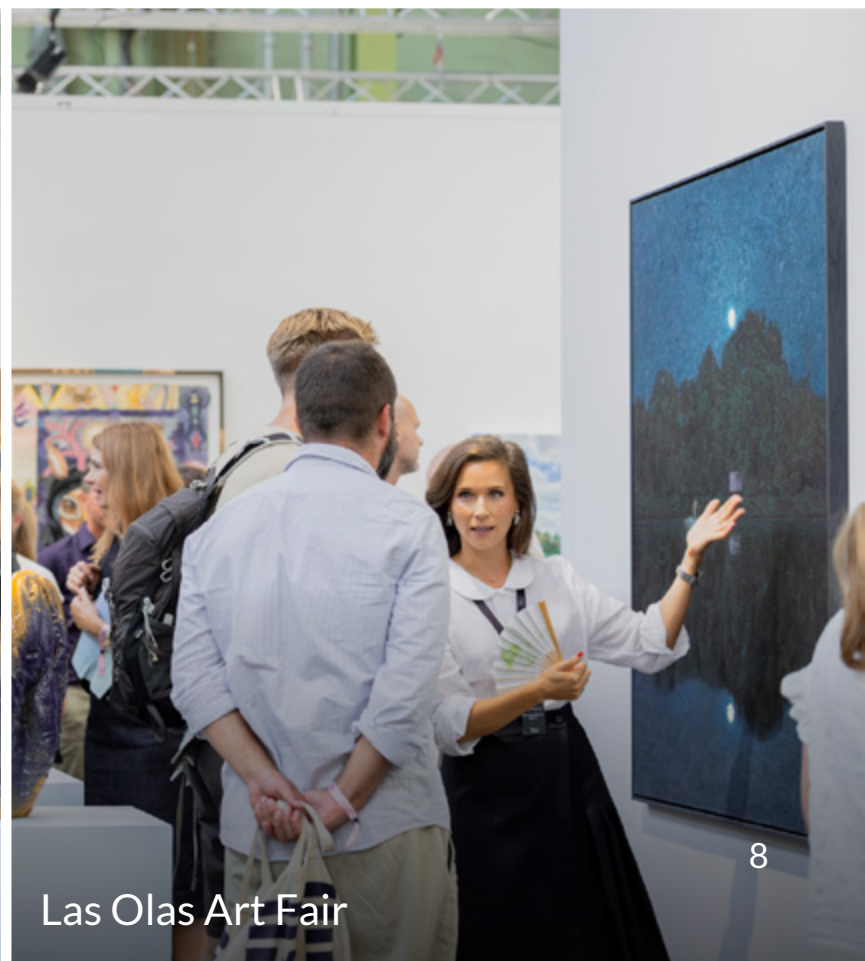
Las Olas Oceanside Farmer's Market



Broward Center for the Performing Arts



Las Olas Wine & Food Festival



Las Olas Art Fair

Restaurant Row: *A Culinary Destination at Your Doorstep.*

Restaurant Row, located on the ground floor on the west side of the building, brings a diverse selection of top-tier restaurants and retailers *right to your doorstep.*

Whether it's a power lunch, a quick coffee break, or happy hour with colleagues, you'll have exceptional dining options right at your fingertips. Experience the ultimate convenience of having great food, vibrant flavors, and a lively atmosphere just steps from your office.



Fleming's



CREMA



Wiseguy Pizza



Rice Mediterranean Kitchen



Coyo Taco



Playa Bowls

All the Extras to Make the Workday *Smoother*.

401 Las Olas offers more than just office space—it delivers a *seamless workday experience* with premium amenities designed for productivity and convenience.

On-site Amenities Include:

- Community conference room
- Full-service fitness center with locker rooms
- EV charging stations
- Bike racks

On-site Restaurants Include:

- Fleming's
- Crema
- RICE Mediterranean Kitchen
- Coyo Taco
- Wiseguy Pizza
- Playa Bowls

On-site Retail Include:

- Bank of America
- The UPS Store
- Tease Salon



EV Charging Stations



Fitness Center



Conference Room



Full-Service Banking











BUILDING SIZE

408,444 RSF

STORIES/HEIGHT

23 stories

Class

A+

TYPICAL FLOORPLATE

24,395 RSF

CEILING HEIGHTS

13’ slab to slab height
9’ finished office ceilings

HIGH SPEED ELEVATORS

6 Passenger Tower Elevators
With 1 being VIP/Caged/Private Access

SECURITY

24/7 attended lobby

PROPERTY MANAGEMENT

On-site — Square2 Management

PARKING

3/1,000
5-Level Garage with Covered,
Reserved & Secure VIP Parking

WINDOWS

Hurricane impact windows throughout

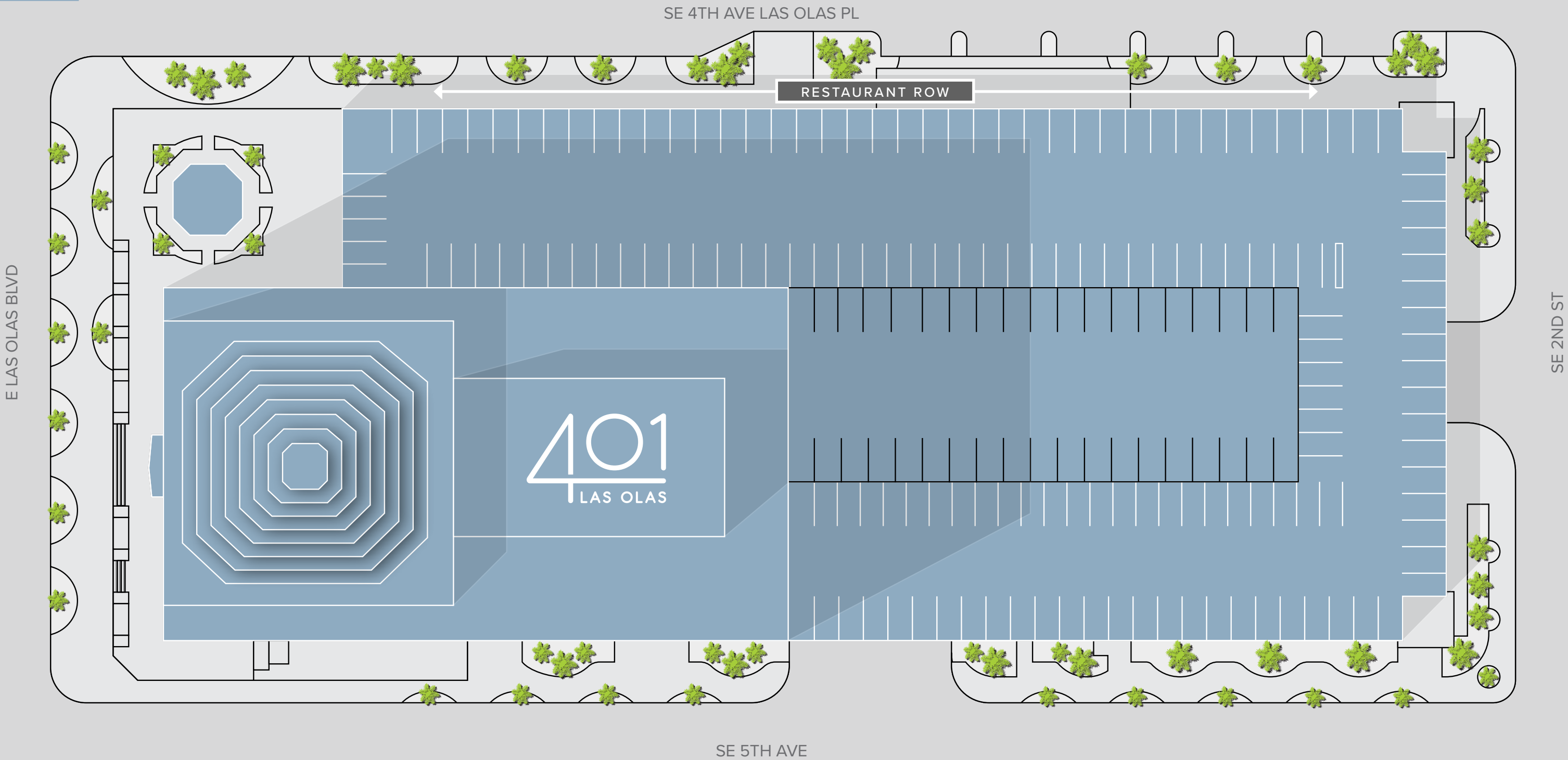
SUSTAINABILITY

LEED GOLD CERTIFIED

HVAC

Central chilled water system with individual
Tenant floor air handlers. Excellent indoor air
quality is maintained with elevated amounts
of fresh outdoor air that is filtered with Marv
13 filters, cooled, dehumidified, and delivered
to fan coils on each office floor for additional
cooling with optimal zonal control.





Typical Floorplate

24,395 SF

[Click Here for Office Availabilities](#)



A Bold New Era of *Leadership*.

401 Las Olas is owned and managed by a partnership of Lone Star Funds, Square2 Capital, and Highline Real Estate Capital—firms with extensive experience in acquiring, operating, and managing Class A office properties.

At a time when many office building owners face financial challenges, this partnership provides a stable foundation for the long-term success of 401 Las Olas. Tenants and their representatives can be confident in our commitment to maintaining and enhancing the building's quality, amenities, and overall workplace experience. Strong ownership plays a key role in ensuring a well-managed and enduring office environment.



Lone Star Funds

Lone Star is a leading private equity firm advising funds that invest globally in corporate equity, credit, real estate and other financial assets. Since the establishment of its first fund in 1995, Lone Star has organized 25 private equity funds with aggregate capital commitments totaling approximately \$95 billion. The firm organizes its funds in three series: the Opportunity Fund series; the Commercial Real Estate Fund series; and the U.S. Residential Mortgage Fund series. Lone Star invests on behalf of its limited partners, which include institutional investors such as pension funds and sovereign wealth funds, as well as foundations and endowments that support medical research, higher education, and other philanthropic causes. For more information regarding Lone Star Funds, go to www.lonestarfunds.com.



Square2 Capital

SQUARE2 Capital is a Miami-based, vertically integrated real estate investment firm specializing in office and mixed-use properties, with a strong focus on Florida's major markets. With over 40 years of experience, our leadership brings deep industry expertise and a hands-on, strategic approach to every property. We believe in transformation—not just through repositioning assets but by creating environments where businesses and communities thrive. Our in-house team oversees every aspect of the investment lifecycle, from acquisitions and asset management to property management and construction oversight, ensuring seamless execution. By blending thoughtful design, operational excellence, and curated amenities, we turn properties into vibrant, engaging spaces that attract and retain top-tier tenants while enhancing the energy and appeal of the surrounding business districts.



Highline Real Estate Capital

Highline Real Estate Capital is a South Florida-based real estate investment firm whose principals have a 30-year track record of investing in and operating premier office properties across Florida. Highline specializes in creating distinctive workplace environments that enhance productivity, enable our customers to attract top talent, and deliver lasting value for both tenants and investors. With a hands-on approach and a deep understanding of our target markets, Highline seeks to transform office spaces into dynamic, high-performance business destinations.





For Office Leasing Information

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