

THE PLAZA AT LAS OLAS

FOR LEASE





301 E LAS OLAS



333 E LAS

PROPERTY HIGHLIGHTS

111,000 +/- SF Class A, office plaza in center of downtown Fort Lauderdale consisting of two office buildings, restaurants, banks and parking.

301 E LAS OLAS

+ **87,153 SF office tower**

- 4th, 5th & 6th Floors available
- 31,434 RSF
- Full floors available
- Top of building signage available
- Existing furniture negotiable

333 E LAS

+ **15,000 SF boutique office building**

- 2nd floor available
- 7,684 RSF
- Full floor shell space available for new TI
- Direct access to floor from parking garage





PROPERTY HIGHLIGHTS

- + Building signage opportunity on Las Olas
- + Brick plaza courtyard with fountain water feature
- + Hurricane impact glass
- + Health and wellness protocols
- + On-site restaurants include:
 - YOLO
 - O Lounge
 - Java & Jam
- + On-site banking branches include:
 - Valley Bank
 - Bank United
- + In center of the Financial District, Las Olas retail and entertainment districts
- + Four blocks from Brightline station serving Miami and West Palm Beach
- + Walking distance to federal and county courthouses
- + Live, Work & Play Location
- + On-site manned lobby security
- + Secure FOB building access
- + Electric vehicle charging stations and reserved spaces in an automated 5 story touchless parking garage
- + Bicycle storage on site



RETAIL TRADE AERIAL

THE PLAZA AT LAS OLAS



WELLNESS

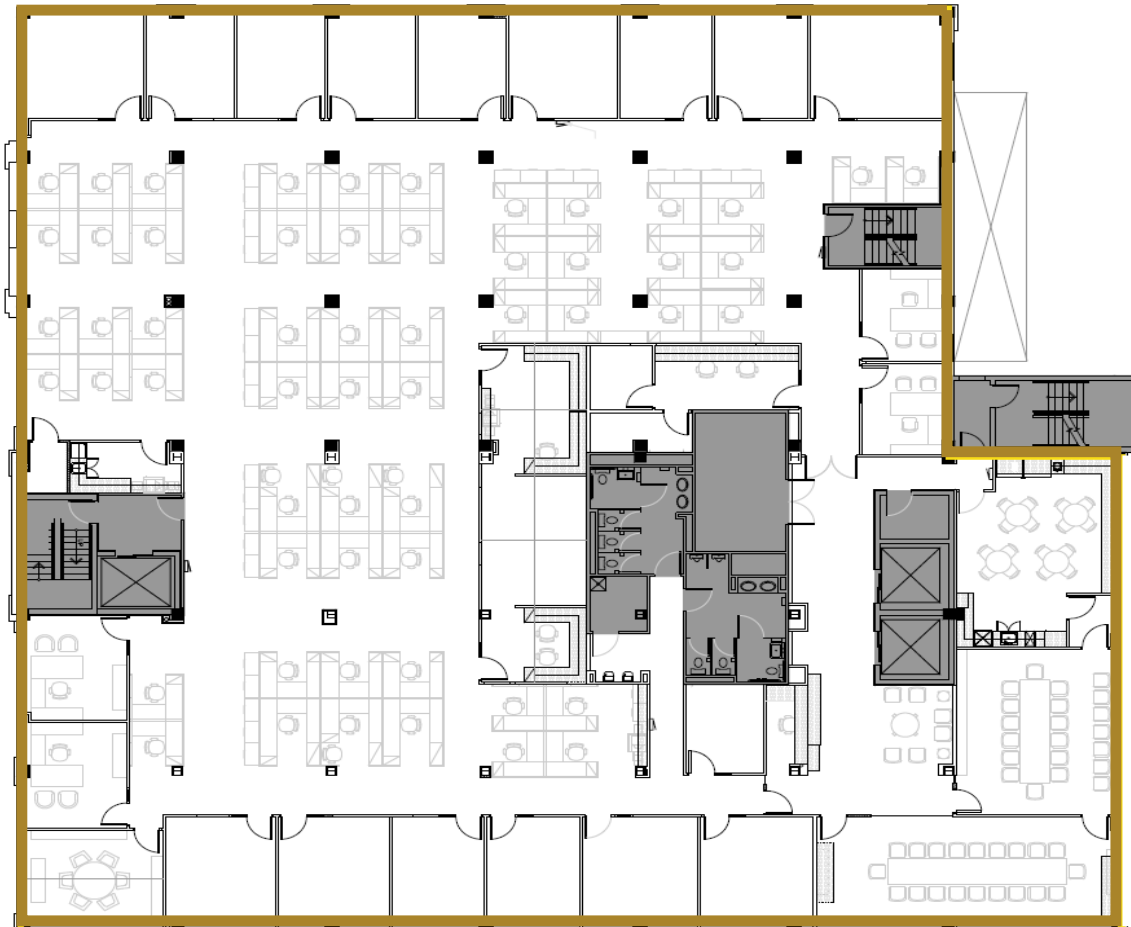
Health and safety come first at The Plaza at Las Olas with hurricane impact glass and clean wellness protocols. The Plaza at Las Olas provides what tenants are looking for in today's environment focused on security, comfort, productivity, wellness, and location. Breathe easy with clean building features as follows:

- + LEED® Certified providing environmentally safe conditions
- + HVAC coils fitted with UV bulbs to kill bacteria and other microbial growths to ensure a cleaner air handler unit
- + New bipolar ionization or NPBI™ technology, delivers clean indoor air, producing neither ozone nor other harmful byproducts.
- + Through NPBI, air filtration is increased while airborne pathogens (mold, viruses, and allergens), pollutants and odors are neutralized.
- + Centralized air flow system with MERV-11 (Minimum Efficiency Reporting Value) filters that retains more than 90% of common particles
- + Venting and exhaust systems are strategically placed away from intake vents to ensure pollutants are not recirculated
- + Pre-cooled outside air brings additional fresh air into the building for better ventilation and lowering of CO2
- + Non-VOC (Volatile Organic Compounds) cleaning, disinfectant, and pest control products, reducing allergen and harsh chemical exposure
- + Building, elevator, and premises access by FOB
- + Touchless hand-sanitizing stations throughout the building and bathrooms
- + Automatic bathroom fixtures for touchless hand washing
- + Cleaning staff operating before, during and after hours to disinfect high touch points throughout the building
- + The latest in energy efficient touchless fixtures for energy conservation, cost savings, and wellness



SUITE 400

14,994 SF



NORM ADAMS
Senior Vice President
+1 954 331 1776
norm.adams@cbre.com

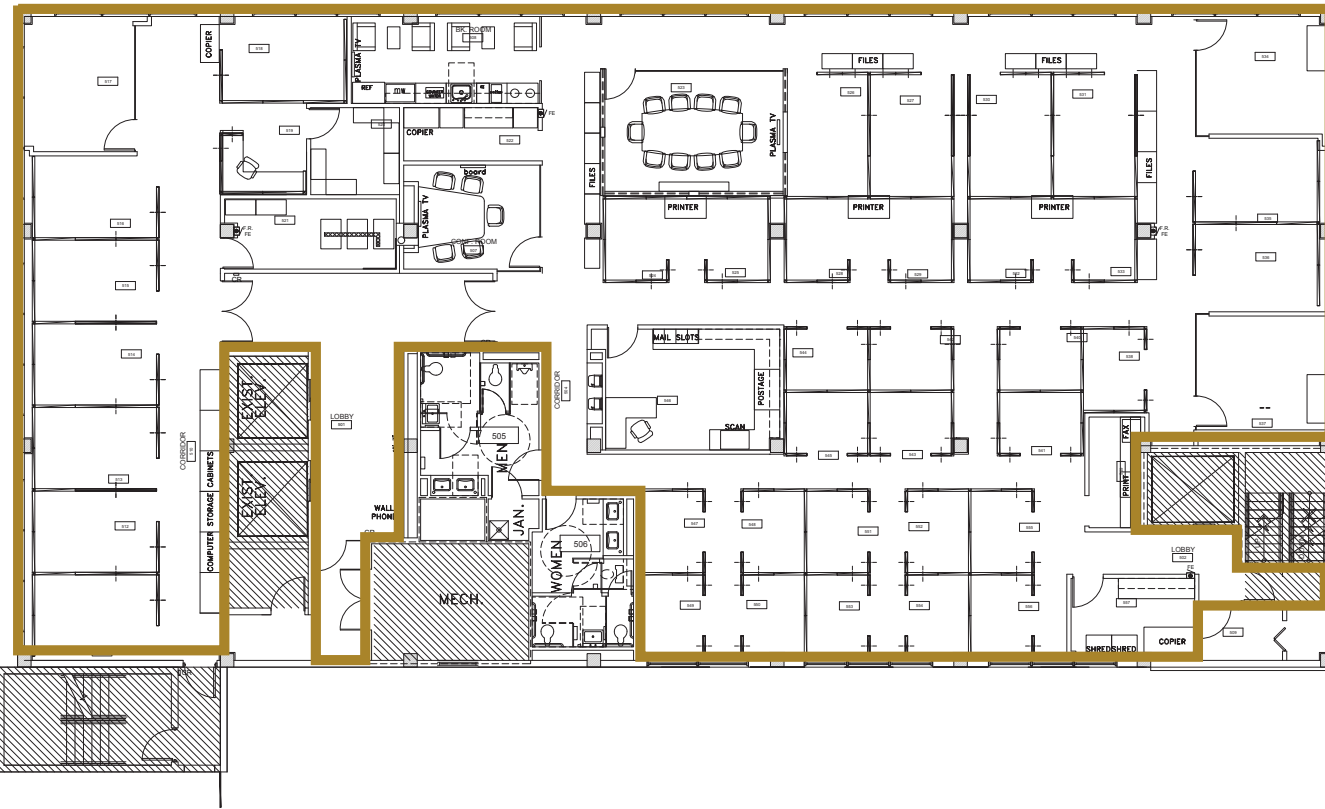
CHRISTOPHER DUBBERLY
First Vice President
+1 954 331 1777
christopher.dubberly@cbre.com

301 East Las Olas Boulevard

THE PLAZA AT LAS OLAS

5TH FLOOR

EXISTING SUITE 500 | 8,220 SF



NORM ADAMS
Senior Vice President
+1 954 331 1776
norm.adams@cbre.com

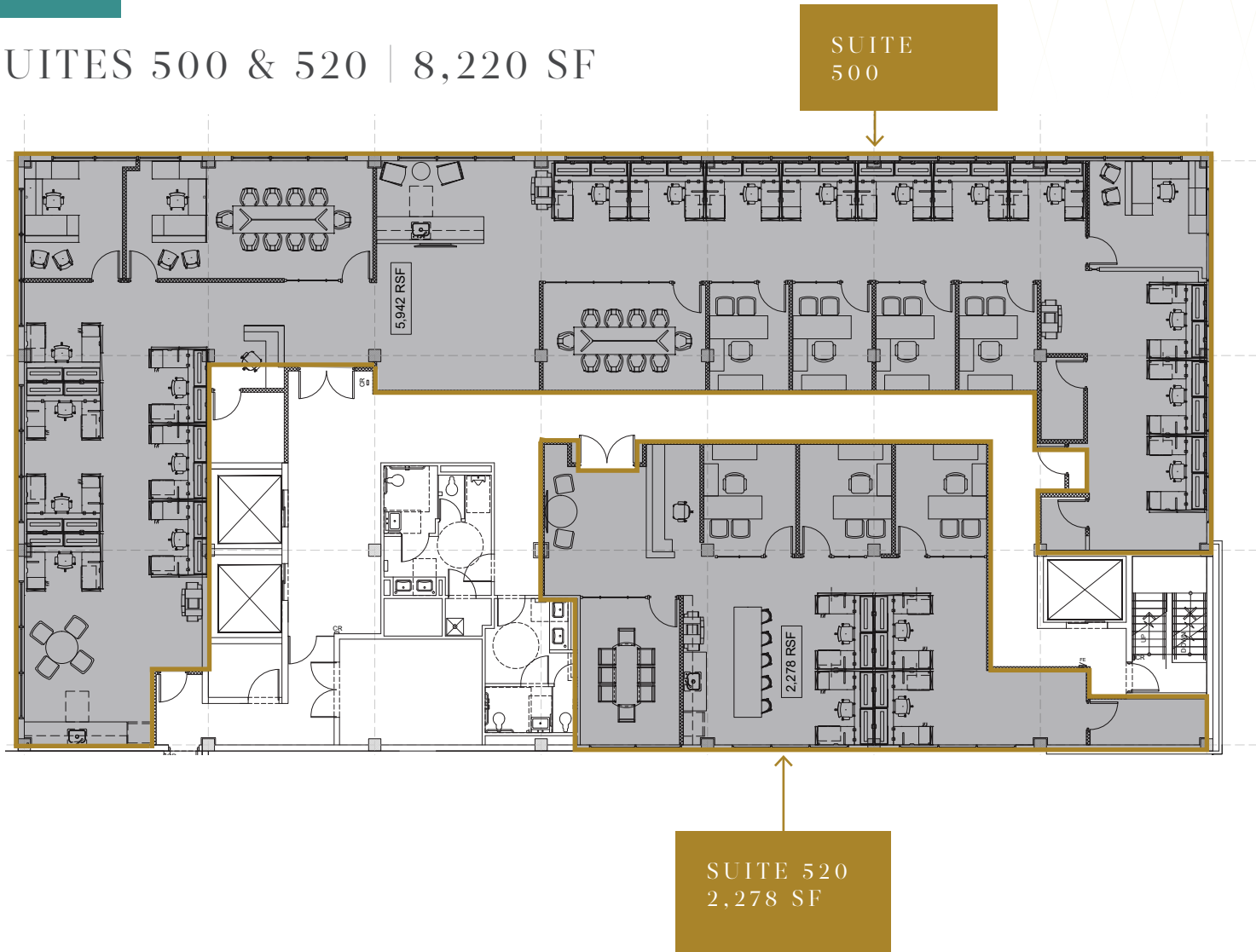
CHRISTOPHER DUBBERLY
First Vice President
+1 954 331 1777
christopher.dubberly@cbre.com

301 East Las Olas Boulevard

THE PLAZA AT LAS OLAS

5TH FLOOR

SPEC SUITES 500 & 520 | 8,220 SF



NORM ADAMS
Senior Vice President
+1 954 331 1776
norm.adams@cbre.com

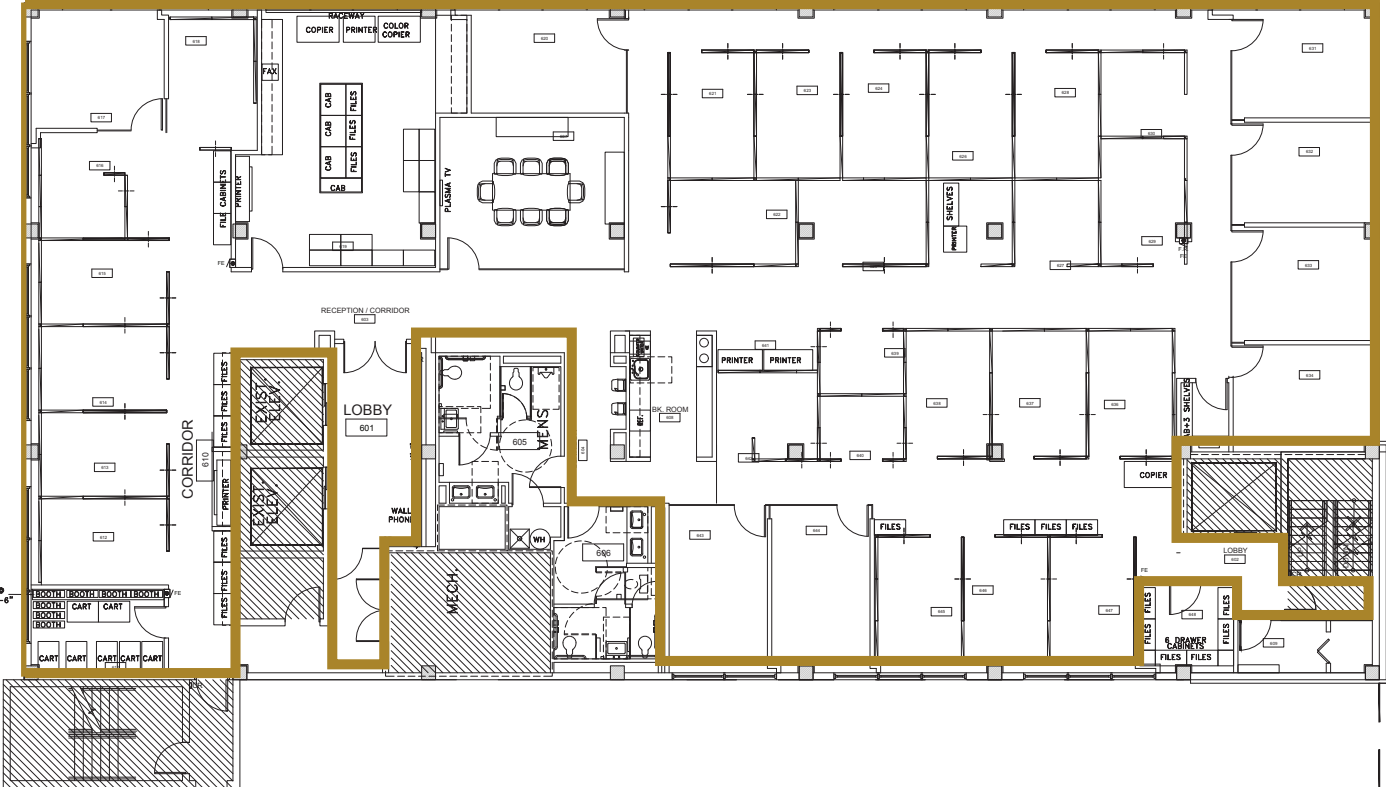
CHRISTOPHER DUBBERLY
First Vice President
+1 954 331 1777
christopher.dubberly@cbre.com

301 East Las Olas Boulevard

THE PLAZA AT LAS OLAS

6TH FLOOR

EXISTING SUITE 600 | 8,220 SF



NORM ADAMS
 Senior Vice President
 +1 954 331 1776
norm.adams@cbre.com

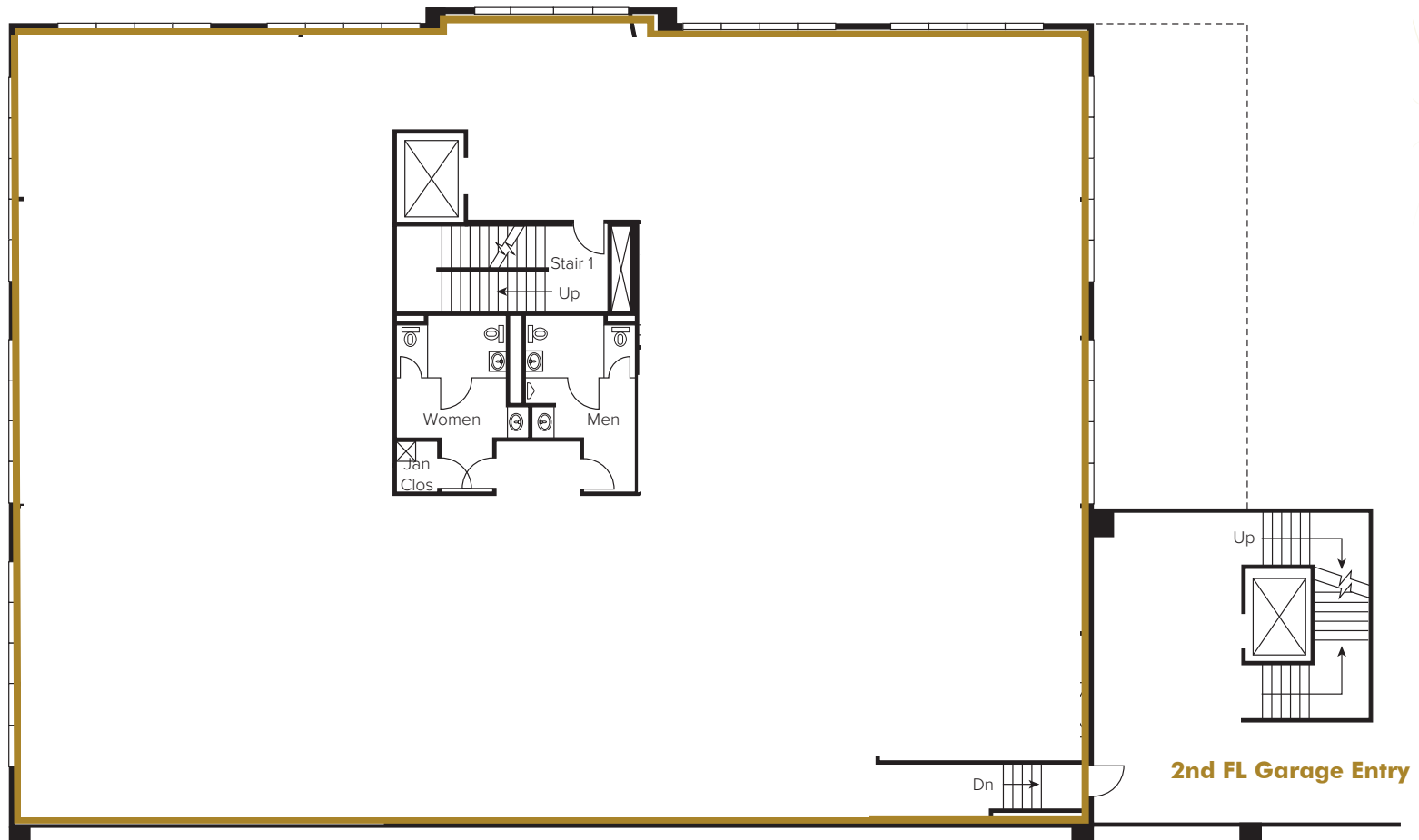
CHRISTOPHER DUBBERLY
 First Vice President
 +1 954 331 1777
christopher.dubberly@cbre.com

301 East Las Olas Boulevard

THE PLAZA AT LAS OLAS

333 EAST LAS OLAS BLVD - 2ND FLOOR

7,648 SF



NORM ADAMS
Senior Vice President
+1 954 331 1776
norm.adams@cbre.com

CHRISTOPHER DUBBERLY
First Vice President
+1 954 331 1777
christopher.dubberly@cbre.com

333 East Las Olas Boulevard

THE PLAZA AT LAS OLAS



THE PLAZA AT LAS OLAS

301 East Las Olas Boulevard | Fort Lauderdale, FL 33301

PLEASE CONTACT :

NORM ADAMS

Senior Vice President

+1 954 331 1776

norm.adams@cbre.com

CHRISTOPHER DUBBERLY

First Vice President

+1 954 331 1777

christopher.dubberly@cbre.com

CBRE

www.cbre.us/fortlauderdale

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_May2021