



Introducing the Renewed ONE FINANCIAL PLAZA

ONE FINANCIAL PLAZA

100 SE 3rd Avenue | Fort Lauderdale, Florida 33394

BUILDING SIGNAGE AVAILABLE

PROPERTY FEATURES

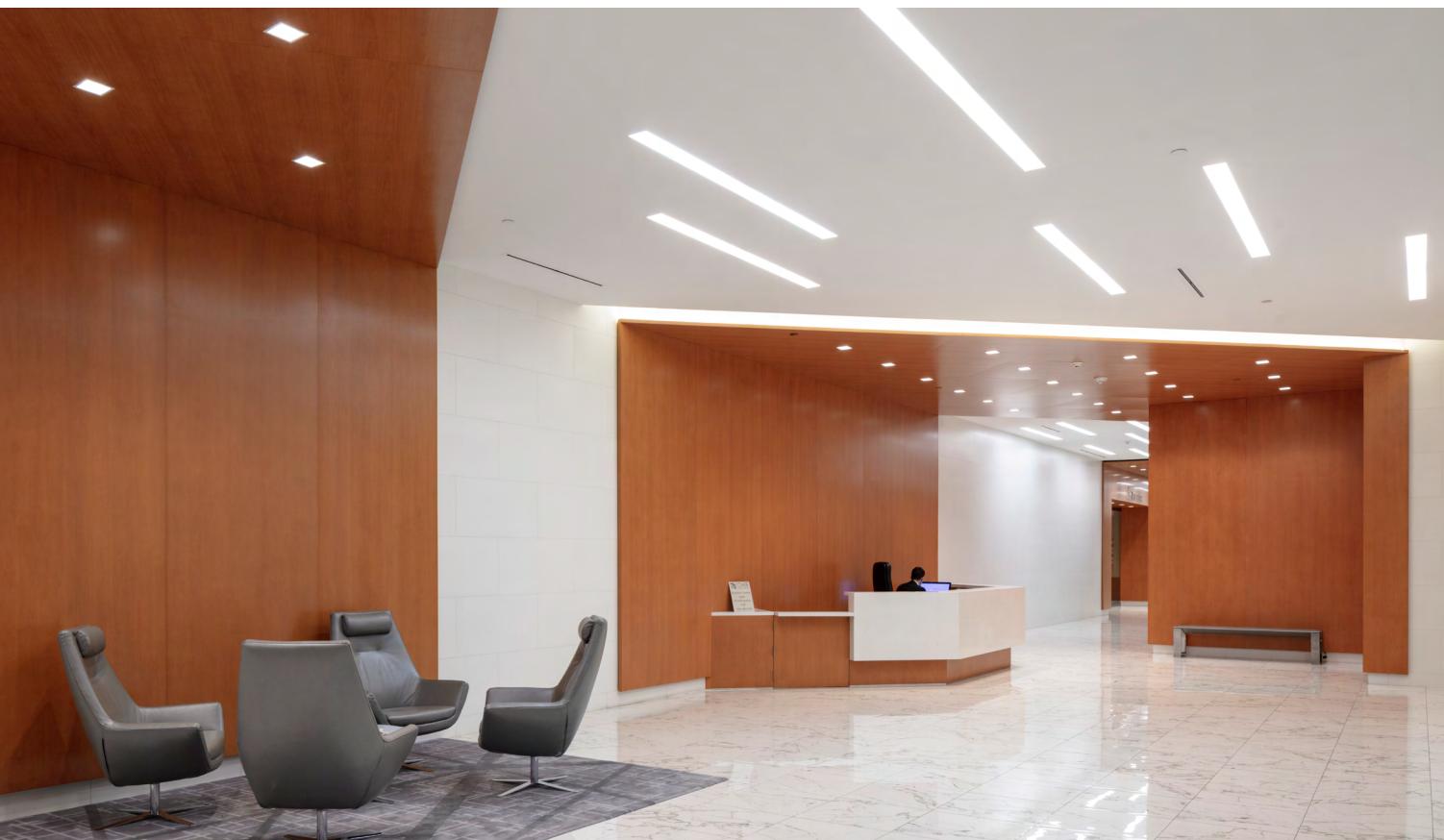
- 28-story Class A office tower conveniently positioned two blocks from Las Olas
- Newly invested strong institutional ownership with Värde
- High-end spec suites or move-in ready space available 1,000- 11,000 sf
- Building signage available
- Attached parking garage
- New high-speed elevators and hurricane impact glass
- Tower Club (Club Corp) on the 28th floor with dramatic ocean and city views, private dining, meeting rooms, and event space
- Fifth floor cafe offering breakfast, lunch, and catering
- Drop off dry cleaning, laundry, shoe shine and shoe repair services
- Managed by CP Group

MULTI-MILLION-DOLLAR RENOVATION COMPLETED

- Dramatically enhanced ground floor lobby with retail spaces
- Multi-Tenant common area corridors and bathroom upgrades
- Modern fitness center with locker rooms and Peloton bikes
- Multi-purpose conference center with video conferencing capabilities

FEATURES

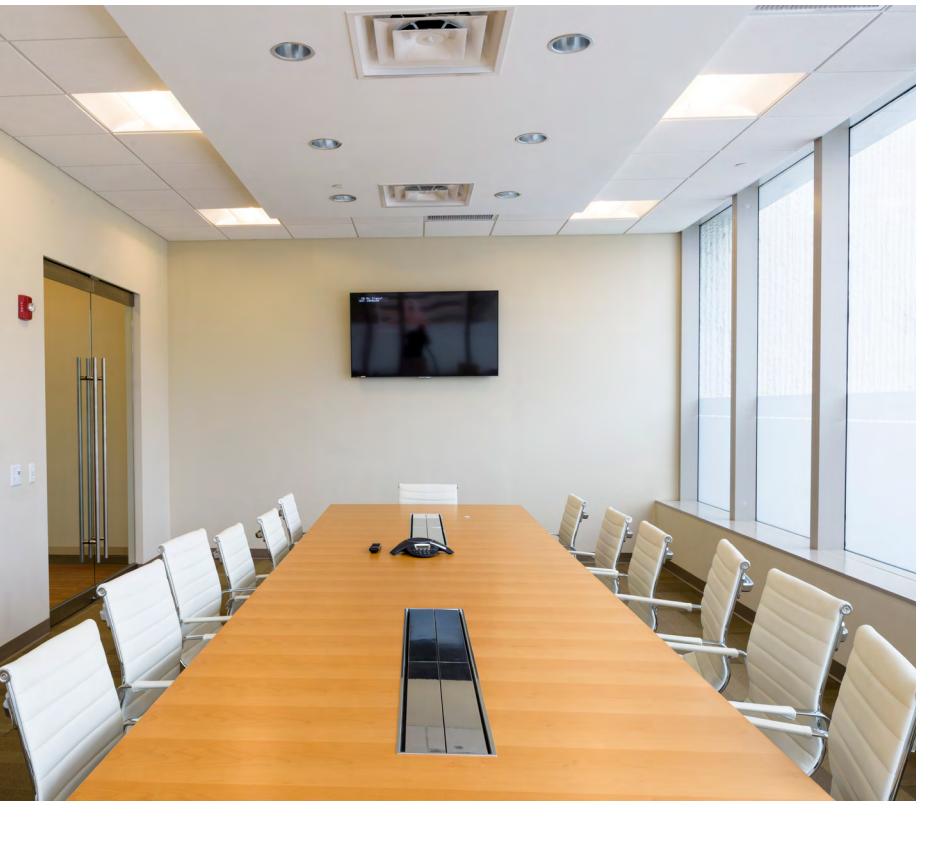
TOTAL SQUARE FEET	283,323
CONTIGUOUS AVAILABLE	1,000 sf - 22,426 sf
AVERAGE FLOOR SIZE	11,000 sf
PARKING	2.3/1,000/sf
ASKING RATE	\$38.00 NNN



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CONFERENCE AND FITNESS CENTER



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SPEC SUITES AND TOWER CLUB



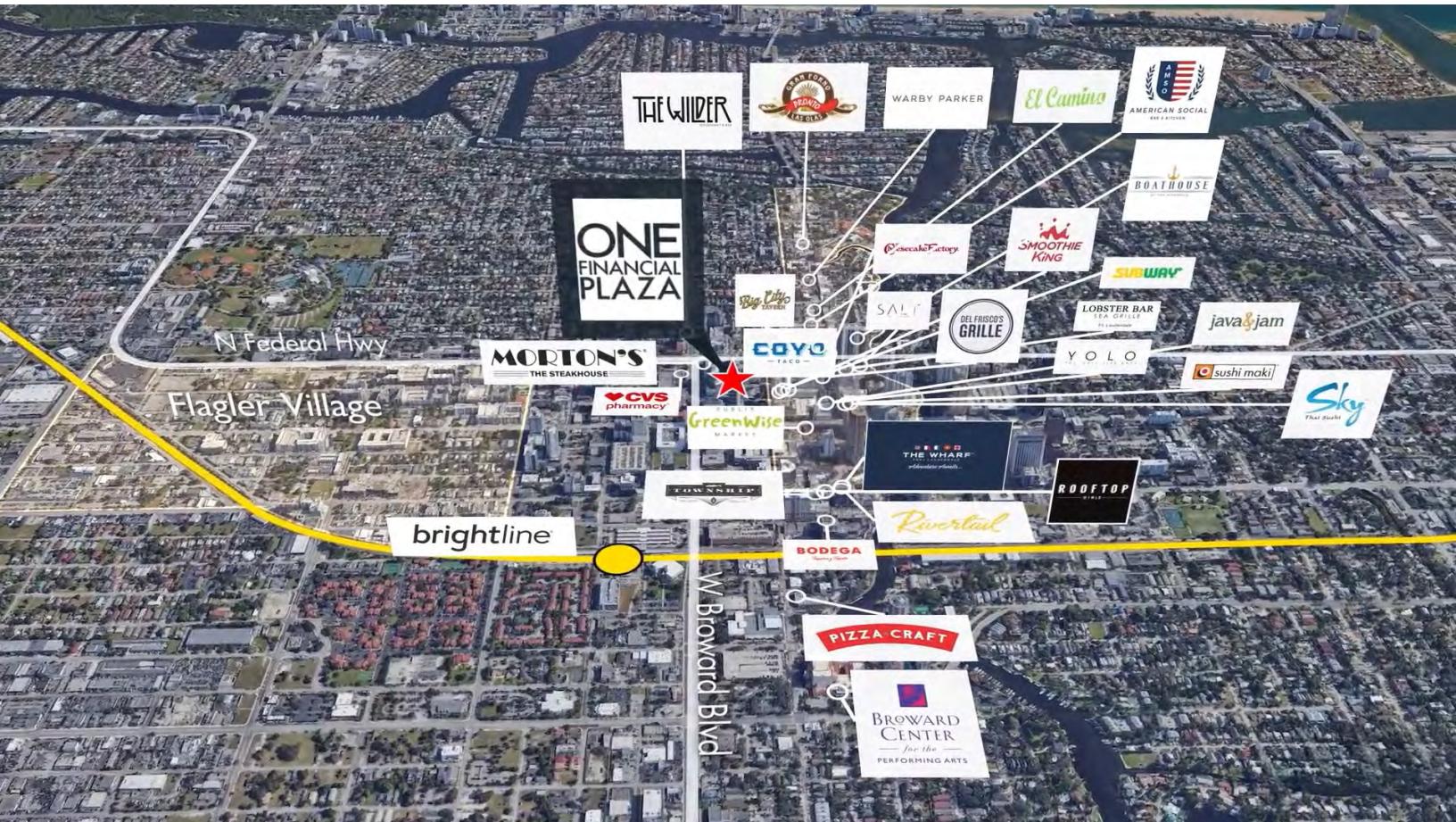
TOWER CLUB

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LOCATION ADVANTAGES

- Located in the heart of Downton Ft. Lauderdale, two blocks from Las Olas Blvd.
- Convenient access to I-95, Florida Turnpike & I-595 highways
- Minutes from Fort Lauderdale/Hollywood International Airport
- Surrounding arts and culture:
 - Broward Center for the Performing Arts
 - 12 international art galleries
 - 3 world class museums
- Noteworthy events held on Las Olas:
 - Las Olas Art Fair
 - Christmas on Las Olas
 - Las Olas Wine and Food Festival
 - Las Olas Lifestyle Expo
- Wide array of walkable world class dining options



For more information, please contact:

TCRE

LAUREL OSWALD
Executive Director
305.867.3625
loswald@tcrefl.com

JON BLUNK
President
305.400.9887
jblunk@tcrefl.com

CRISTINA GLARIA
Senior Vice President
305.867.3626
cglaria@tcrefl.com

HARRISON MISCHEL
Senior Director
305.935.4374
hmischel@tcrefl.com

MANAGED BY
CP
Group
OneFinancialPlazaFtL.com