

**AVISON
YOUNG**

1 East Broward

1 East Broward Boulevard, Fort Lauderdale, FL 33301

1EBroward.com



**Move-in ready office space available
in downtown Fort Lauderdale**

1 East Broward

Experience the perfect blend of business
and leisure in the heart of the city



Discover the pinnacle of office spaces at 1 East Broward! This stunning 19-story, Class A office building boasts an impressive 351,000 square feet of premium space. Nestled in a prime location, it's just a short stroll away from the vibrant Flagler Village's Arts & Technology village (FATVillage), the dynamic Music & Arts South of Sunrise (MASS), and the iconic Las Olas Boulevard.

1 East Broward offers the best in convenience and walkability with fantastic access to I-95, I-595 and the Hollywood/Fort Lauderdale International Airport. It's also the closest office building to the new Fort Lauderdale Brightline station.

Join our group of tenants:



CITY OF FORT LAUDERDALE

West Marine
We make boating more fun!

got2go

MAXIM
GROUP

Tutor Perini
Building Corp

Greg Martin
Principal, Managing Director
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
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Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

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Indulge in exceptional amenities



Tenants can indulge in exceptional amenities such as a grand lobby adorned with floor-to-ceiling glass and premium marble finishes, offering breathtaking panoramic views. The exclusive, cutting-edge fitness center features 2 Peloton Bikes, and the building is secured 24/7. On-site services include a café/sundry shop, dry cleaning, car detailing, banking/ATM, and property management. Additionally, tenants benefit from ample parking in the garage, conveniently connected by a newly renovated, air-conditioned sky-walk.

On-Site Fitness Center • On-Site Café and Restaurant • 24/7 Security • Air-Conditioned Sky-Walk • Ample Garage Parking

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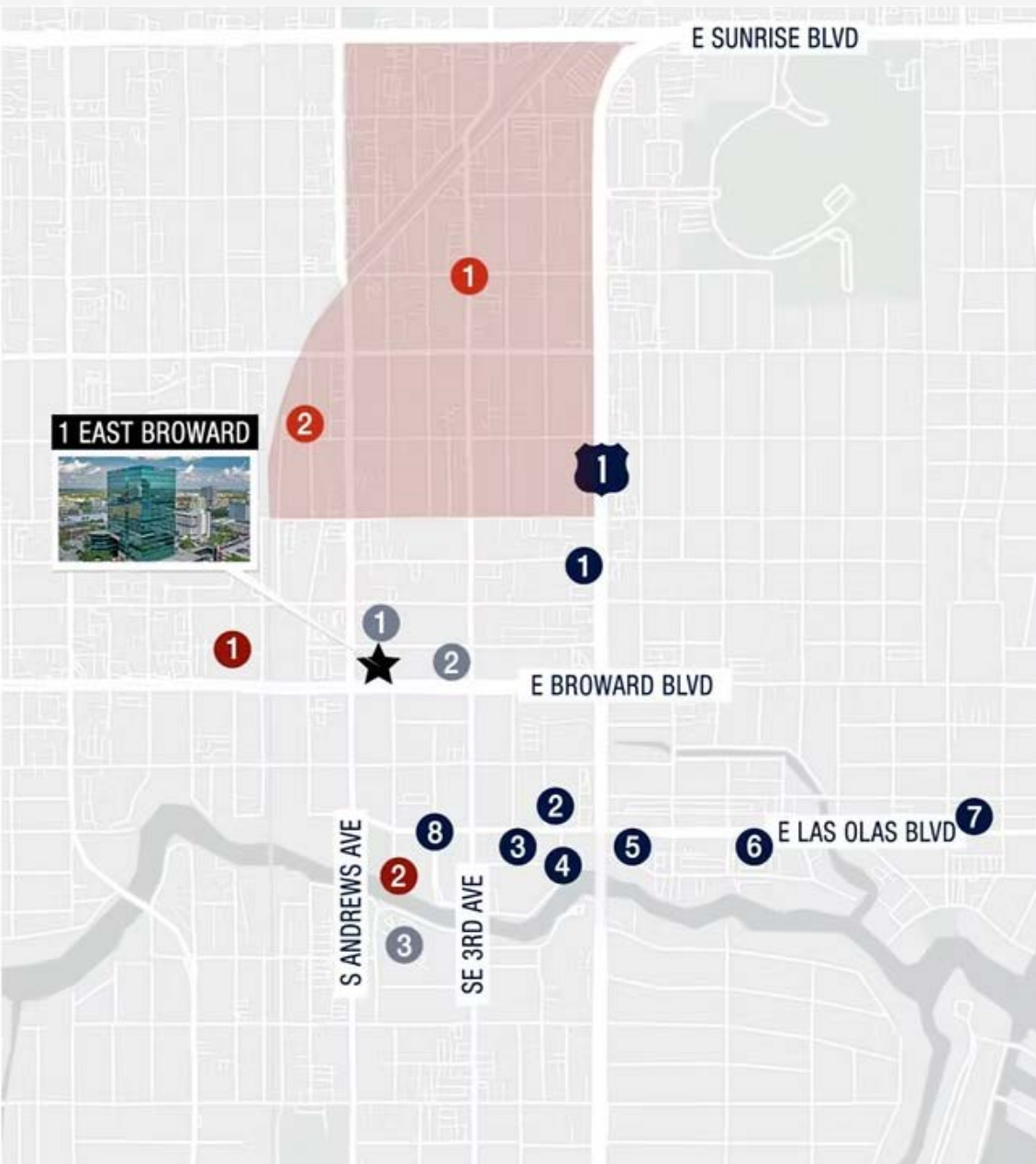
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Highly amenitized location in downtown
Fort Lauderdale



Restaurant/Retail/Hotel

1. The Dalmar
2. Del Frisco's Grille
3. Lobster Bar Sea Grille
4. SALT7
5. Riverside Hotel
6. Caffè Europa
7. Rocco's Tacos
8. Publix Greenwise Market

Governmental Buildings

1. City Hall
2. Federal Courthouse
3. Broward County Clerk of Courts

Arts/Culture

1. Flagler Village District
2. FAT Village

Transportation

1. Brightline
2. Riverwalk Water Trolley

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Check out our availabilities

Suite	Square Foot	Floorplan	Video Tour
604	2,331	View	View
609	1,380	View	View
610	2,791	View	View
620	2,446	View	View
805	2,258	View	View
810	3,606	View	View
902	4,039	View	View
10th Floor	16,696	View	View
12th Floor Layout		View	
1200	2,914	View	View
1220	2,344	View	View

Suite	Square Foot	Floorplan	Video Tour
1300	10,625	View	View
14th Floor Layout		View	
1420	1,718	View	View
1425	3,520	View	View
1500	4,339	View	View
1501	3,831	View	View
1508	1,858	View	View
16th Floor	17,086	View	
1600	13,511	View	View
1605	3,575	View	View
17th Floor	17,458	View	View

Rental Rate: **\$32.00 PSF NNN** · Operating Expenses: **\$17.90 PSF**

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