

300 Las Olas Place

CLASS A OFFICE SPACE AVAILABLE



300 SE Second Street, Fort Lauderdale, Florida 33301

- **19,441 RSF Available:**
 - 7th Floor: 11,441 RSF
 - 8th Floor: 8,000 RSF Plug + Play Space Available
- **\$44.00 to \$46.00/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
- Existing Build-outs are at a very high level + in Excellent Condition
- Tenant Parking in 350 Las Olas parking garage: 2/1,000 Leased
- Additional Parking in nearby Private + Municipal Garages
- Generous Tenant Improvement Allowance
- Onsite High-Quality Workstations can be included
- Generator Backup for entire building @ approx. 50% load



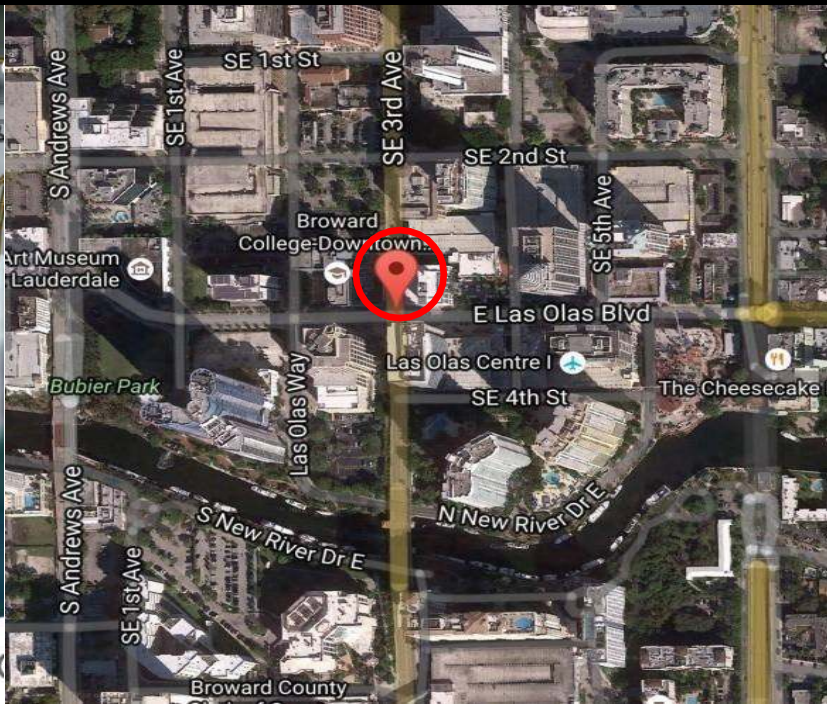
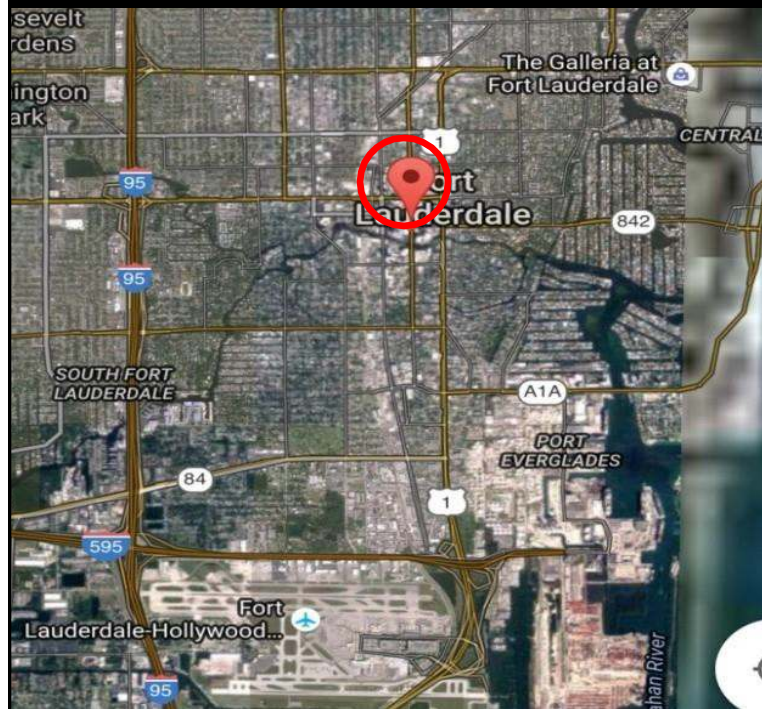
For More Information Please Contact:

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ECHELON

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Licensed Real Estate Broker



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