

CBRE



200

SW 1ST AVENUE

±12,794 RSF

Office Space for Lease

AUTONATION BUILDING

Built in 2008, 200 SW 1st Avenue is a Class A office building—17 stories totaling ±204,337 SF—located in the heart of Las Olas / Downtown Fort Lauderdale.

- + Features 536 covered garage parking spaces (2.5/1,000 ratio) and additional parking via surrounding municipal and public parking garage spaces.
- + Easy access to I-95, I-595, and Florida's Turnpike
- + Walking distance to the Brightline Fort Lauderdale Station – easily connecting you to Miami and West Palm Beach
- + Proximity to Executive Housing and Luxury apartments such as Society, Novo and Alluvion Las Olas. Minutes from Rio Vista, Coral Ridge and Victoria Park residential communities
- + Four miles to Fort Lauderdale/Hollywood International Airport (FLL) and Port Everglades



PROPERTY HIGHLIGHTS

Total Building Size:	204,337 SF
Rental Rate:	\$35.00/SF NNN
Parking:	536 covered garage parking spaces (2.5/1,000 ratio)
Op Ex (2023):	\$22.00/SF
Notes:	LEED Gold Certified; hurricane glass, small missile impact resistant

● Food / Beverage ● Retail

CLASS A

Office tower with high-end finishes

RETAIL

Ground floor retail with Las Olas frontage

RESIDENTIAL

Contiguous to high-rise density development

VIEWS

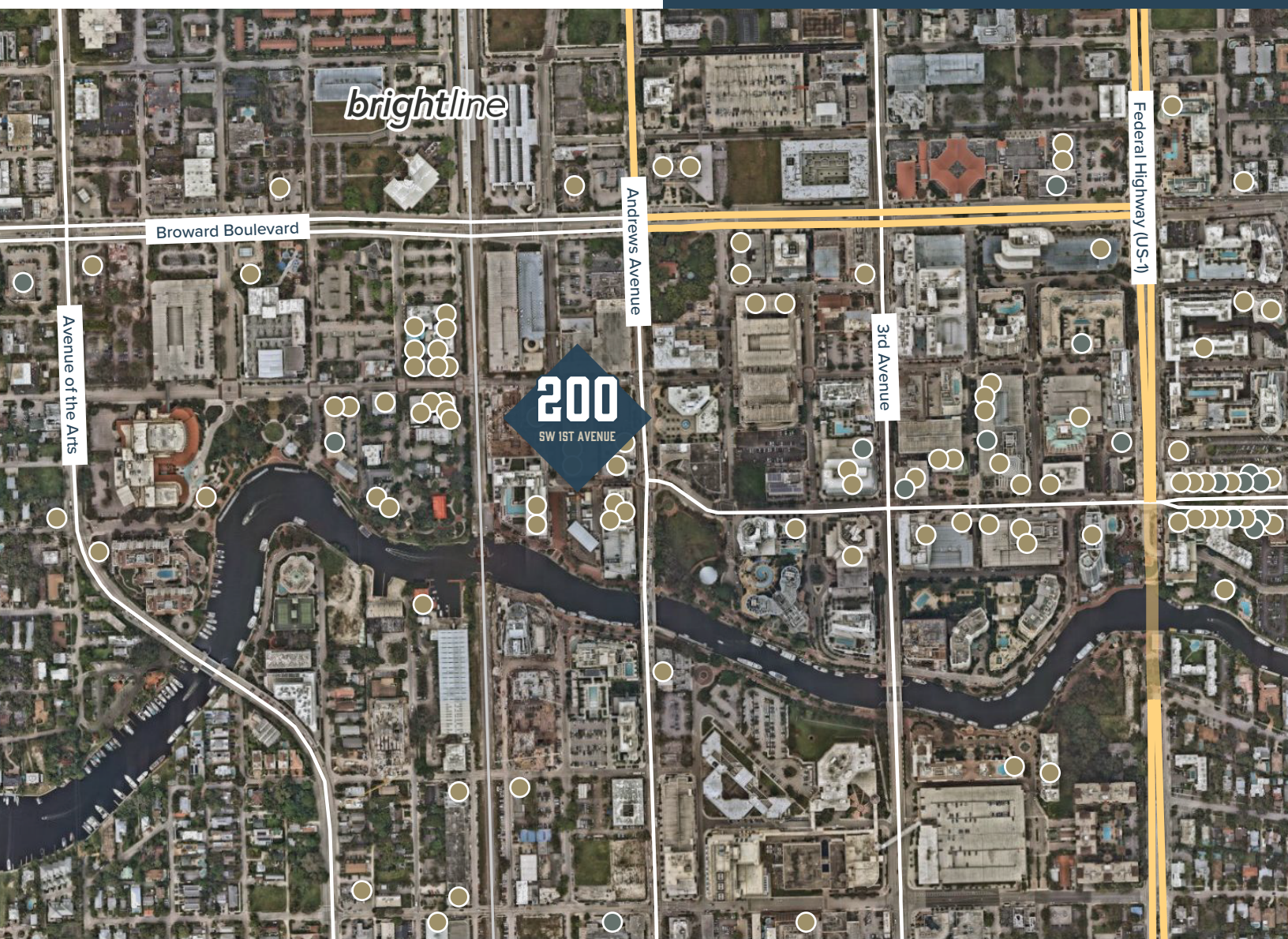
Remarkable views of downtown

LIGHT RAIL

Walking distance to Brightline station

SECURITY

24/7/365 Armed manned security

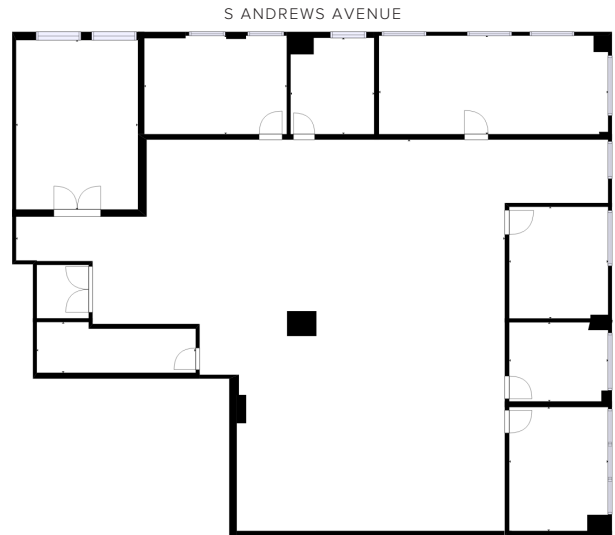




SUITE 810

6,313 RSF

- Built-out
- Perimeter offices
- Large open work area

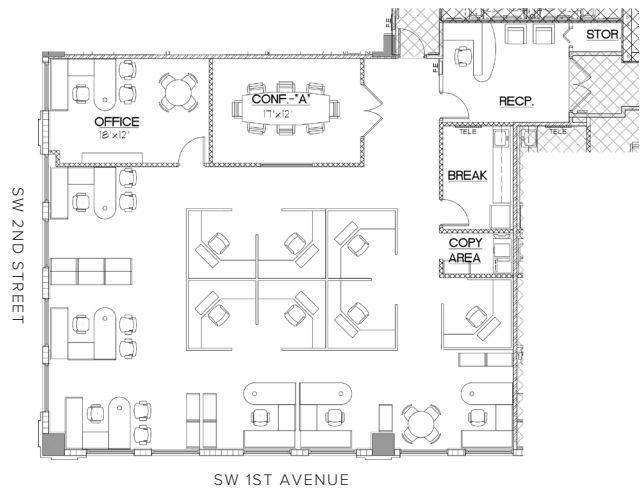


SUITE 840

3,250 RSF

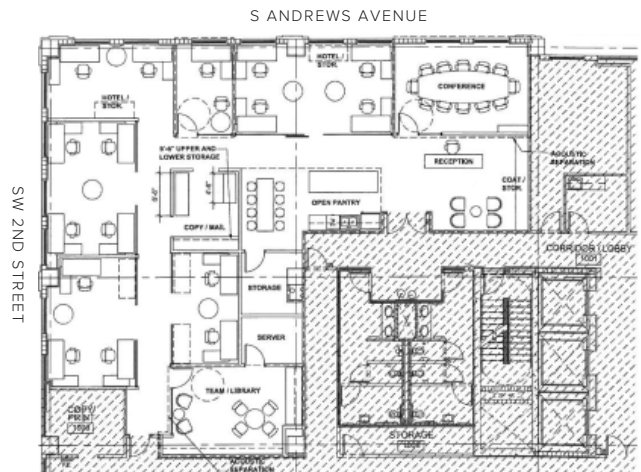
- Built-out
- Open office
- Exposed loft ceiling

[CLICK TO VIEW VIRTUAL TOUR](#)



SUITE 1070

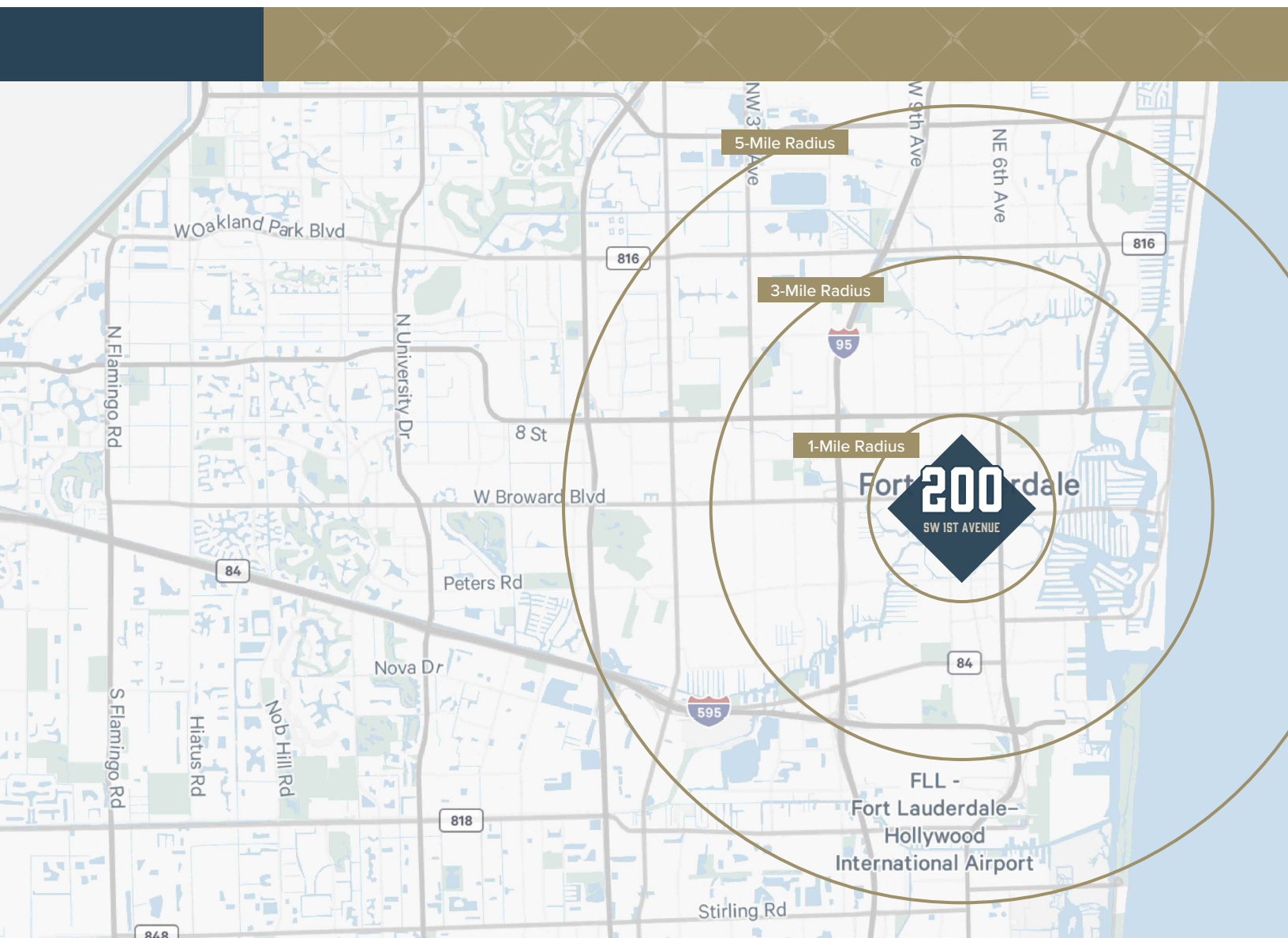
3,363 RSF



AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	33,763	151,198	305,168
Businesses	5,895	15,532	28,782
Employees	63,138	138,788	239,482
Median Age	38.1	41.7	41.5
Households	18,187	70,375	131,811
Avg. HH Income	\$143,166	\$116,749	\$103,678
Daytime Population	69,432	200,609	377,717

- + In the heart of downtown's historic arts and entertainment district with municipal parking garages in the surrounding area
- + Proximity to 58+ restaurants on Las Olas Boulevard, entertainment, housing, retail, Huizenga Park, and Broward County Courthouse
- + In the heart of the New River Master Plan, a mixed-use Downtown, integrating maritime, mixed-income housing, commercial & cultural uses





SURROUNDING DEVELOPMENTS

- 1 1,200 UNITS**
Society Las Olas: Located across the street
- 2 350 UNITS**
10X Riverwalk: Located across the street
- 3 120 UNITS | 250 ROOMS**
100 E Las Olas / Hyatt: Located a half-block away

AUTONATION BUILDING

200 SW 1st Avenue
Fort Lauderdale, FL

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