



*Welcome to Your New  
South Florida  
Headquarters*

*The Offices at  
Las Olas Centre I*

*Centre of it All*

*450 East Las Olas Boulevard  
Fort Lauderdale, FL 33301*

*LAS OLAS  
CENTRE I*

[www.lasolascentre.com](http://www.lasolascentre.com)

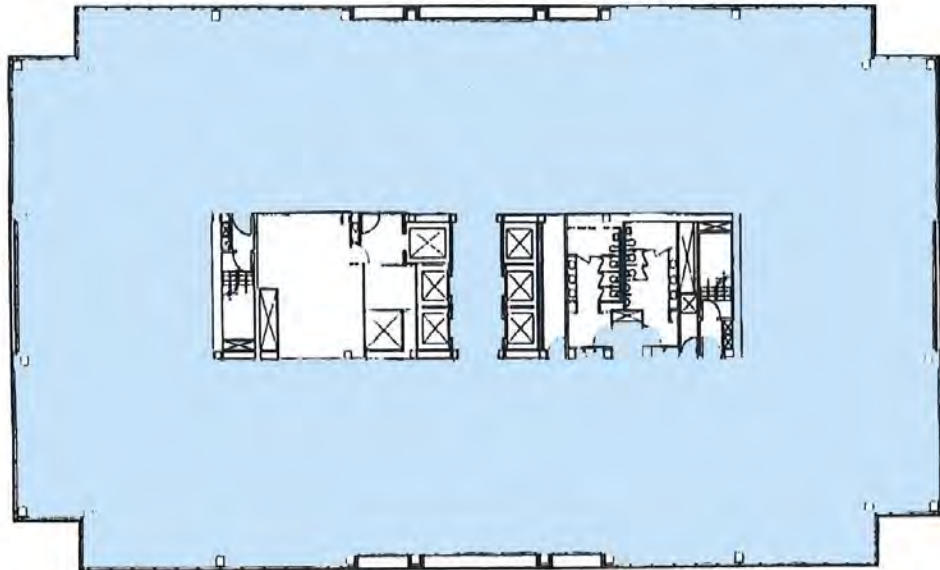




# Opportunities

- 5 contiguous full floors totaling approximately 112,000 RSF
- ❖ Five Full Floors Available For Lease
- ❖ Corporate Relocation Headquarters
- ❖ Highly Sought After Central Business District Community

Typical Floor Plate  
22,353 RSF



Tremendous Opportunity - Five Contiguous Floors Available Totalling Approximately 112,000 RSF

*450 East Las Olas Boulevard, Fort Lauderdale, FL 33301*

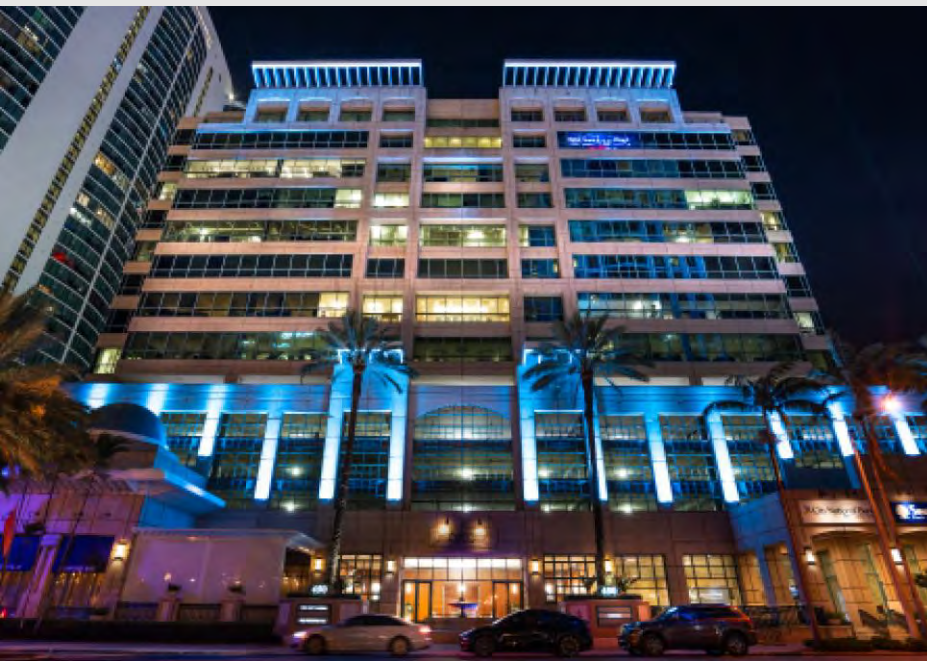


# *The Ultimate Location*

- ❖ 15 Stories; 211,741 Square Feet
- ❖ Class A Luxury Office Tower
- ❖ Stunning Views of the Ocean, New River & Las Olas Boulevard
- ❖ Covered, Reserved & Secure Parking
- ❖ On-Site Property Management, Conference Center, 24 Hour Concierge, Fitness Center @ Las Olas Centre II
- ❖ High Speed Fiber Optic Cable
- ❖ Energy Star & LEED Gold Certified
- ❖ Achieved the WELL Health & Safety Rating
- ❖ Walking Distance to Federal & County Courthouses
- ❖ On-Site Restaurants Include Starbucks, the upscale Lobster Bar Sea Grille, Sky Thai Sushi, Timpano, Bob & Wilson's Deli; as well as over three dozen diverse dining options to choose from



Las Olas Centre is the best mixed-use asset destination in the Fort Lauderdale urban core. Its premier and irreplaceable location makes it the ideal spot to live, work and play.



Tremendous Opportunity - Five Contiguous Floors Available Totaling Approximately 112,000 RSF

*450 East Las Olas Boulevard, Fort Lauderdale, FL 33301*



*Join These Renowned Corporate Companies  
On Prestigious Las Olas Boulevard*



*DOWNTOWN FORT LAUDERDALE IS THE HUB*

The downtown core has become a multi-centric environment for business and social events and is geographically significant as the center point for South Florida.



*Rapidly Growing Downtown Fort Lauderdale*



# *Unlike Any Other*

- ❖ No state income tax
- ❖ 6<sup>th</sup> most livable city in the U.S.
- ❖ Access to a large, diverse skilled labor force
- ❖ Over 6 million people in the region speaking more than 90 languages
- ❖ Three major international airports; making it easy to reach numerous domestic & international markets
- ❖ High schools, colleges & universities named among best in the country
- ❖ Four professional sports teams in the region & year round outdoor recreation in a highly favorable climate



# *Greater Fort Lauderdale – The Right Choice*

A pro-business climate makes for a pro-business paradise

A strong workforce with outstanding infrastructure

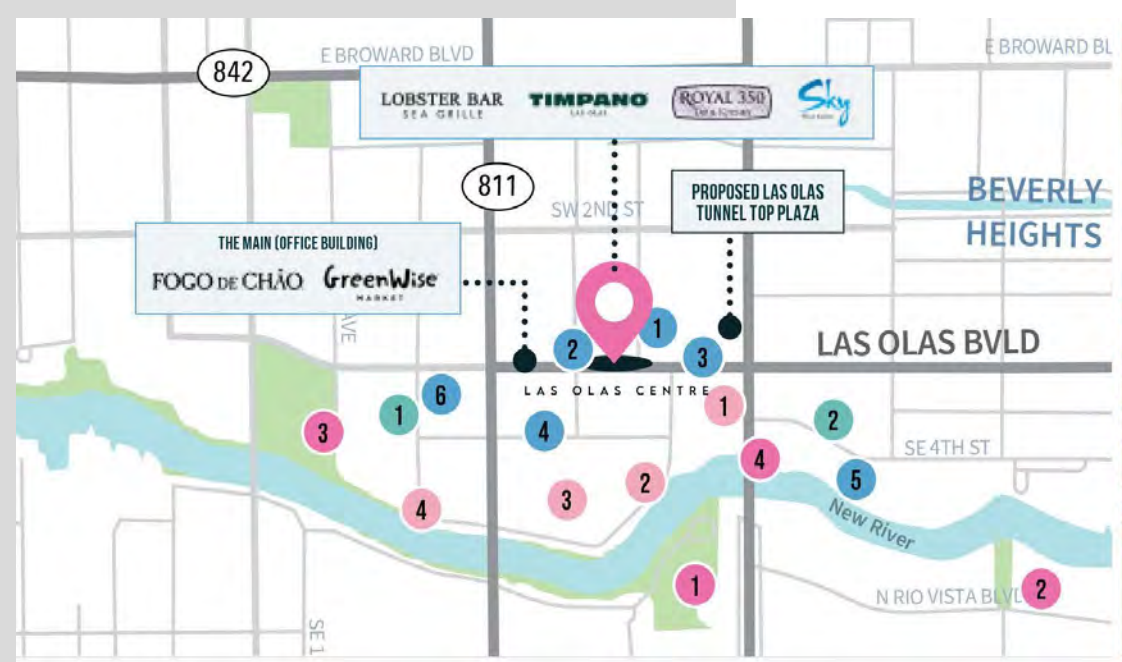
#2 best state for business and 0% state income tax

1,400+ multinational companies

South Florida ranks #1 in projected population growth next five years







# Welcome to the Neighborhood

Las Olas Centre has a long and distinguished history of attracting credit tenants that desire a “Las Olas” address to attract and retain employees and serve their respective clientele throughout South Florida.

## LOCAL AMENITIES

### Food & Beverage

1. O LOUNGE/YOLO
2. JAVA & JAM
3. DEL FRISCO'S GRILLE
4. SUSHI MAKI
5. BOATHOUSE AT THE RIVERSIDE
6. EDDIE V'S PRIME SEAFOOD

### Recreation & Parks

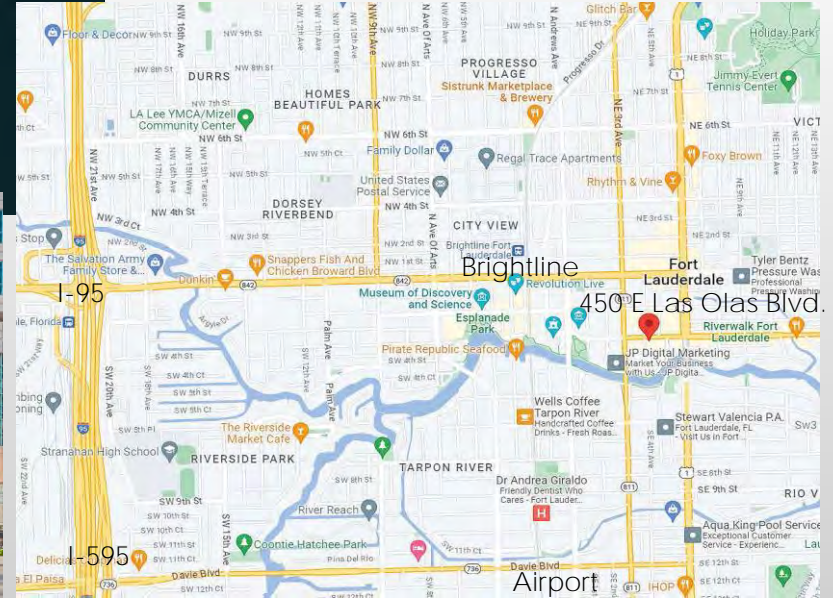
1. SMOKER FAMILY PARK
2. ABREU PARK
3. HUIZENGA PLAZA
4. WATER TAXI STOP

### Residential

1. ICON LAS OLAS LUXURY APARTMENTS
2. LAS OLAS GRAND CONDOMINIUM
3. WATERGARDEN CONDOMINIUM
4. LAS OLAS RIVER HOUSE

### Hotels

1. HYATT CENTRIC LAS OLAS
2. RIVERSIDE HOTEL





# LAS OLAS CENTRE I

*450 East Las Olas Boulevard  
Fort Lauderdale, FL 33301*

*For additional leasing  
information, please contact:*

Timothy J. Talbot  
President  
[ttalbot@comreal.com](mailto:ttalbot@comreal.com)  
(954) 385-0000

Andrew Ackerman  
Senior Director  
[aackerman@comreal.com](mailto:aackerman@comreal.com)  
(954) 385-0000



[www.lasolascentre.com](http://www.lasolascentre.com)

Tremendous Opportunity - Five Contiguous Floors Available Totaling Approximately 112,000 RSF

