

Office space for lease
200 East Las Olas

200 East Las Olas Boulevard | Fort Lauderdale, FL 33301

[Click to view property video](#)



Located in the heart of downtown Fort Lauderdale



Downtown views



Onsite management



Onsite security



Structured parking



Conference center

Rental rate

\$45.00 psf NNN

Operating expenses

\$19.11 psf

Get in touch:

Greg Martin

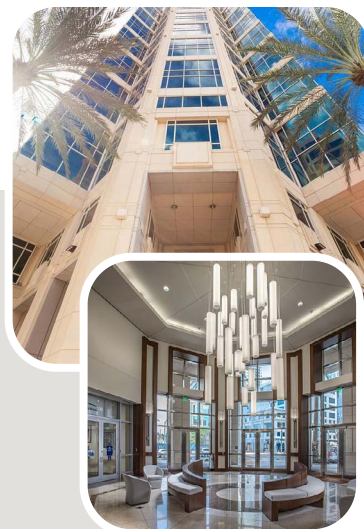
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About 200 East Last Olas

200 East Las Olas is a 287,043-sf class A tower that stands prominently at the center of the downtown financial district on the high-visibility corner of Las Olas Boulevard and Third Avenue. It is surrounded by entertainment, dining, residential options, and the newly opened Hyatt Centric - Las Olas, and has always been one of the most sought-after office properties in South Florida. Along with its new look, the Tower has been renamed to 200 East Las Olas (formerly New River Center), now taking inspiration from the renowned street it fronts. Now with a ±6 million dollar renovation complete, it has transformed into a level of class A that tenants seek out above the competition.

This makeover modernized the building's lobby, common areas, elevators, and exterior façade, as well as added a common area conference room. The open expansive lobby is transformed with a warm sense of arrival with new lighting, stone, technology, millwork, and sleek furniture that creates a comfortable atmosphere for guests and tenants to meet and enjoy, while marble flooring in both the lobby and elevator cabs is elegant and inviting. Outside, the property is distinguished on the city's skyline by new LED up-lighting that accents the entire building from the ground up. 200 East Las Olas is proudly LEED® Platinum Certified.

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Availability

- Suite 900: 32,937 sf
- Suite 1020: 6,560 sf
- Suite 1500: 17,315 sf

First generation space

- Suite 1830: 2,496 sf

Brand New Spec Suite - Available 2/1/2025

- Suite 2030: 3,460 sf

[View suite video](#)

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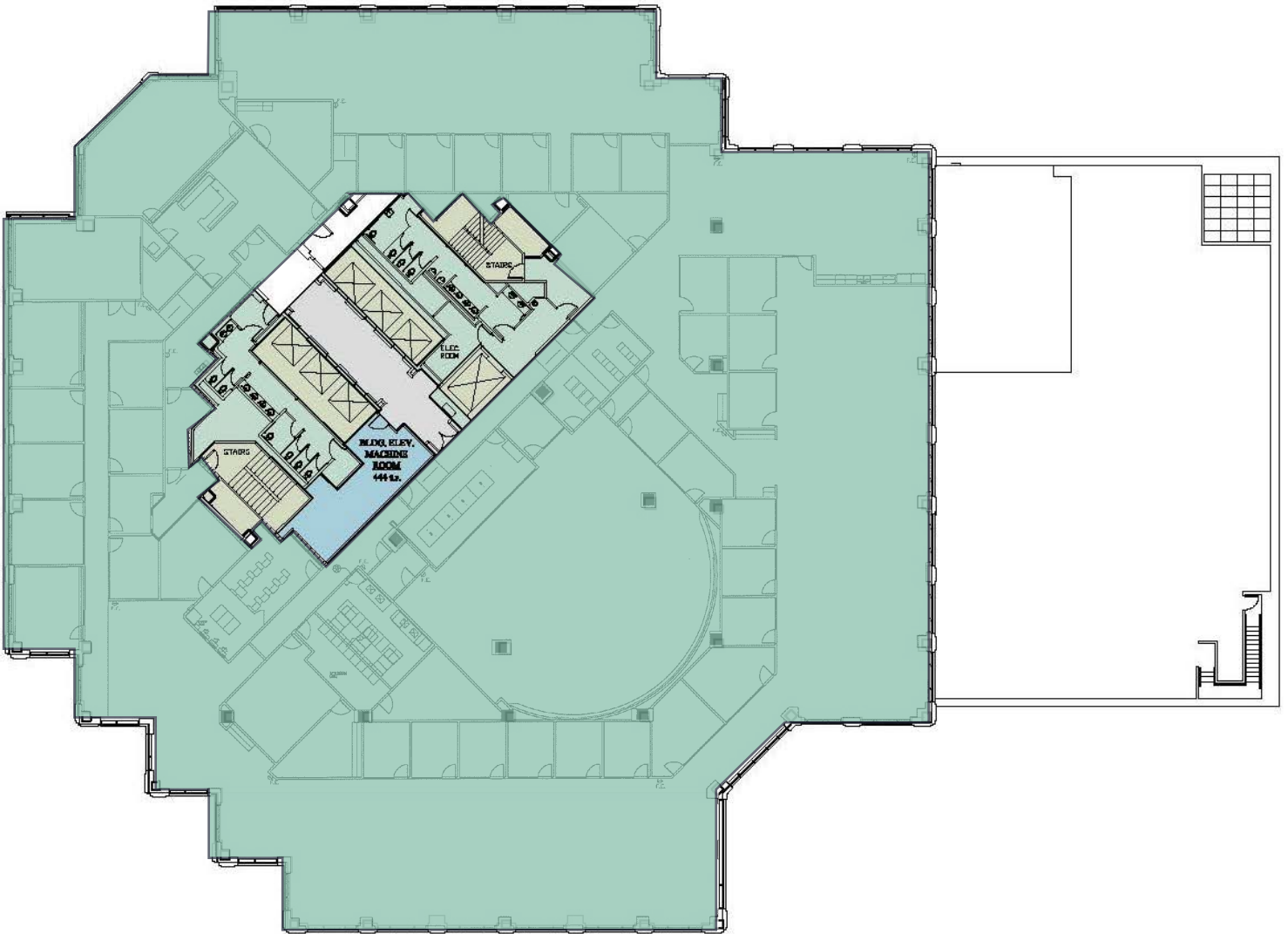
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Suite 900 - 32,937 sf



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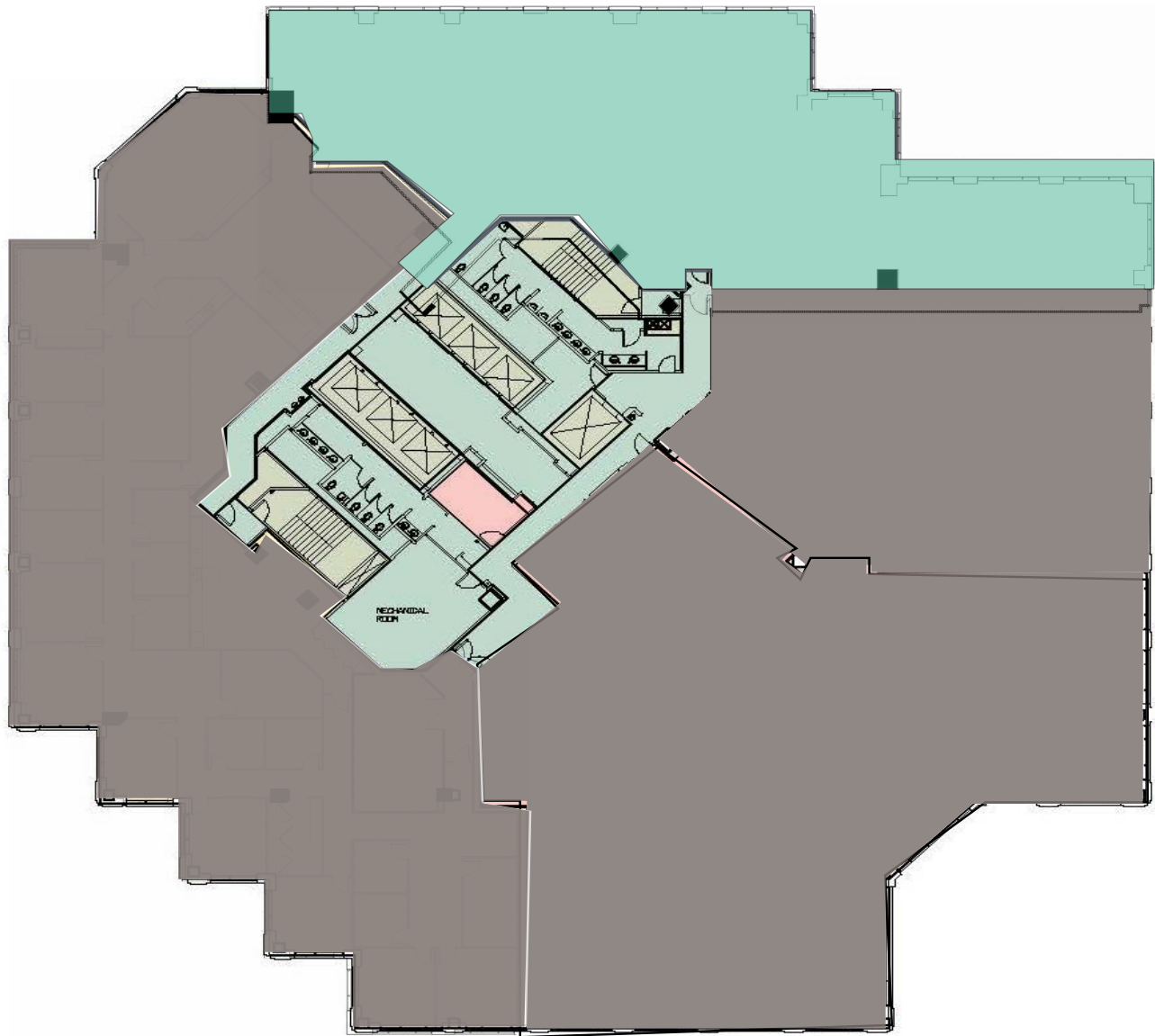
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Suite 1020 - 6,560 sf



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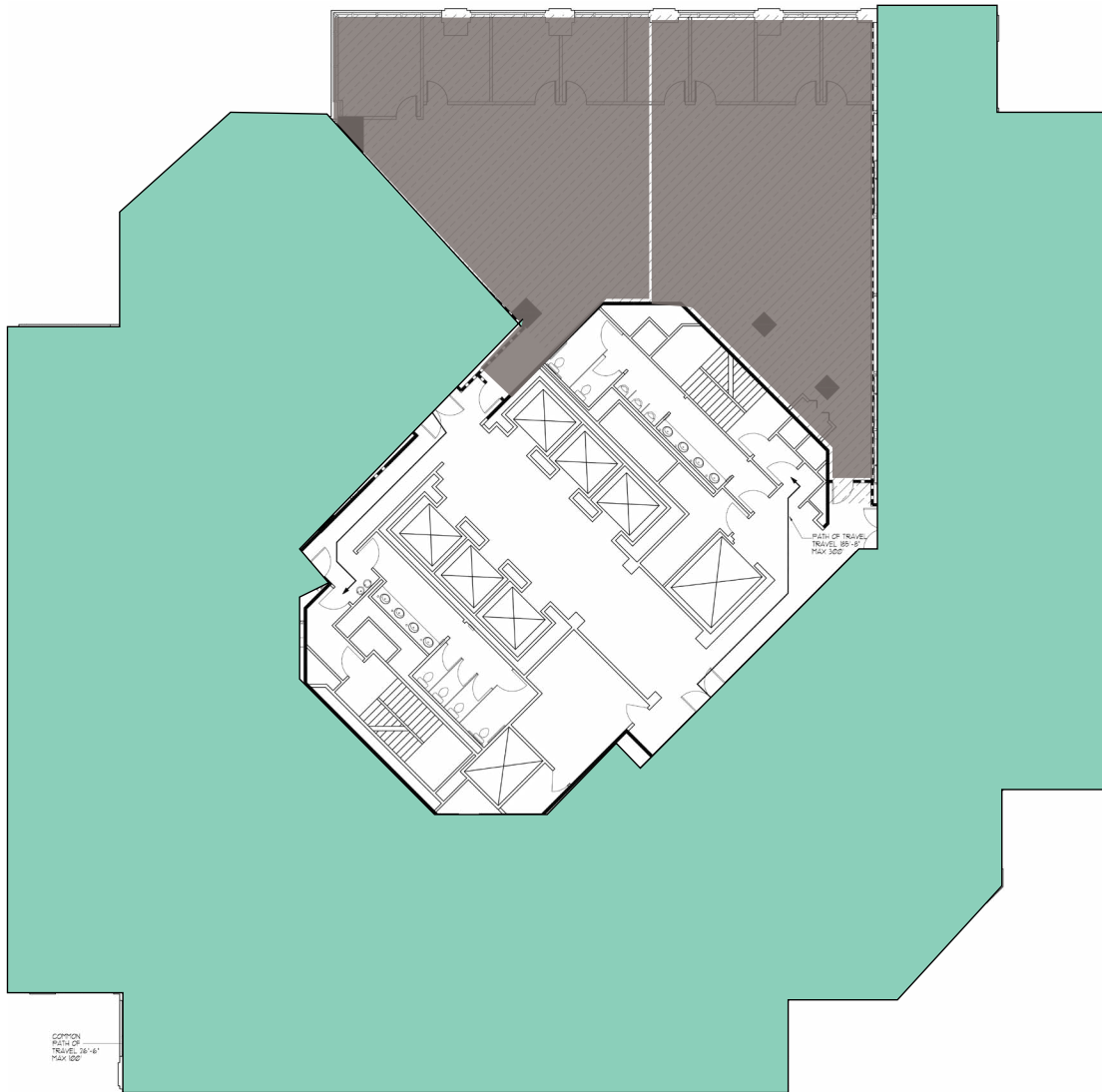
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Suite 1500 - 17,315 sf

First generation space



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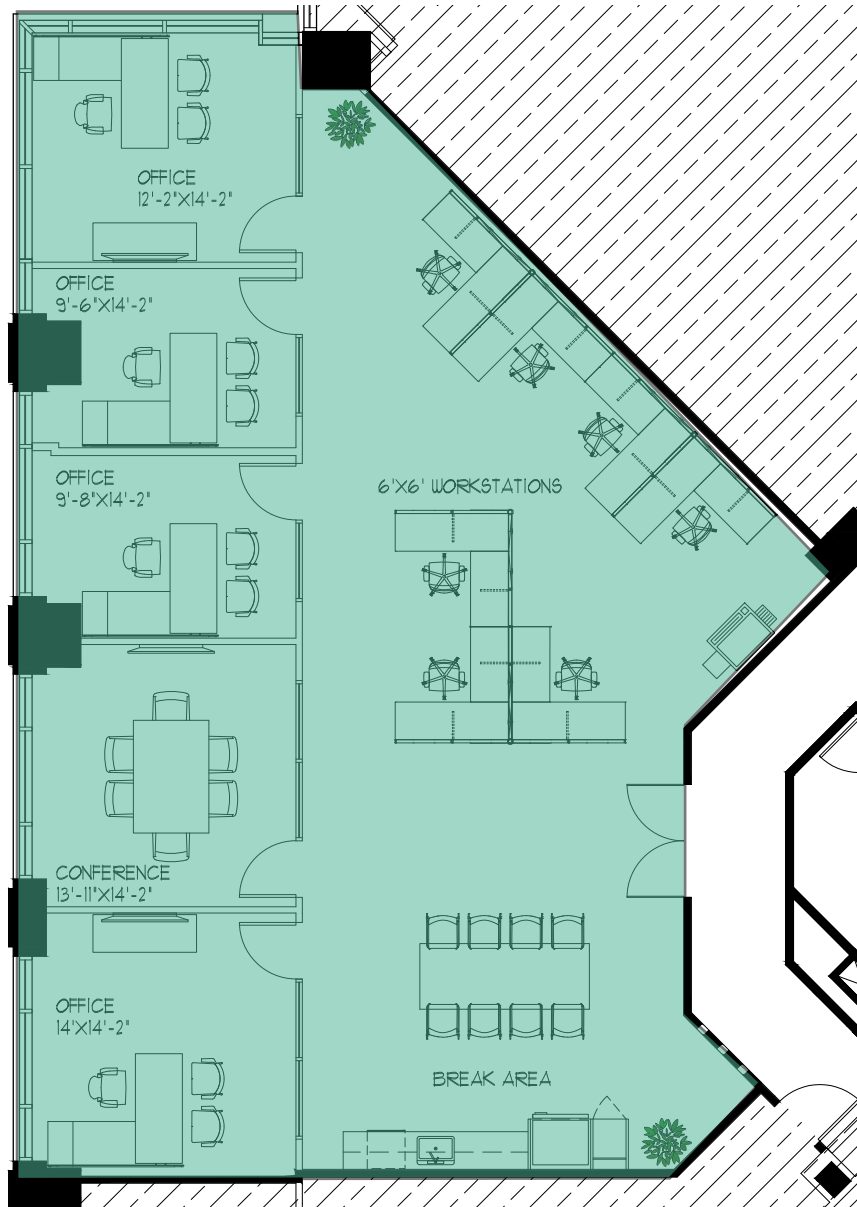
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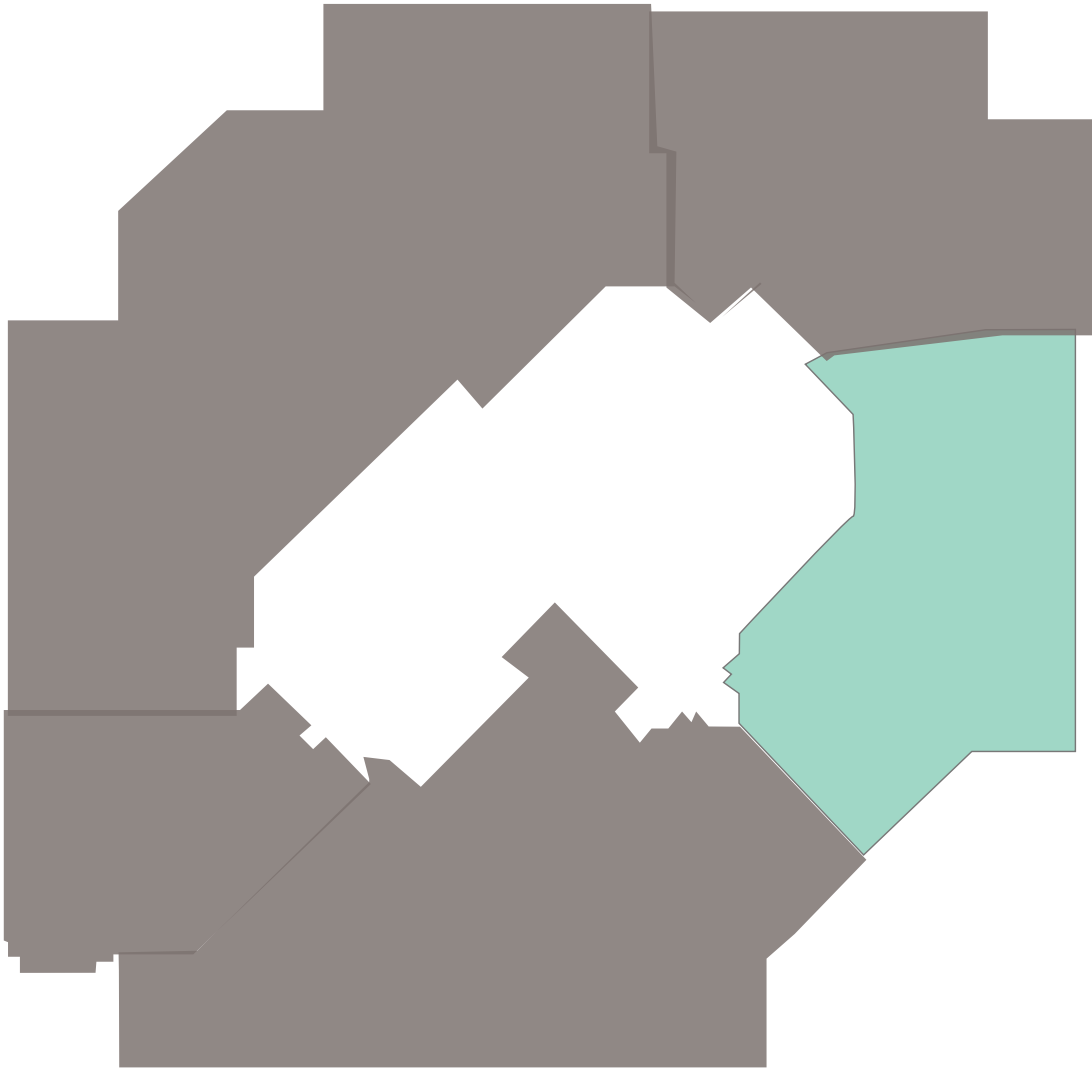
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Suite 2030 - 3,460 sf

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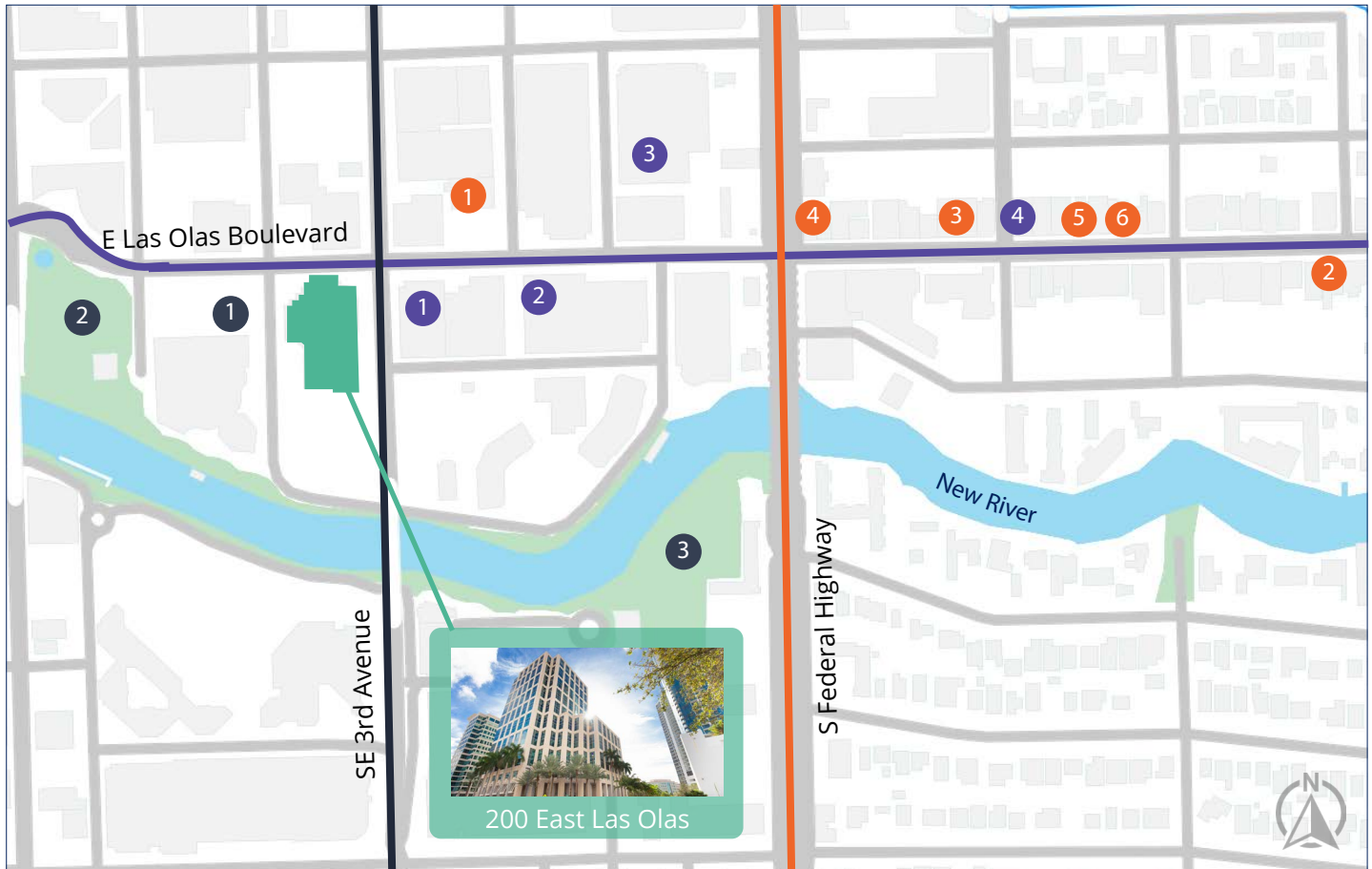
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Property Location



Financial

- 1 Wells Fargo
- 2 TD Bank
- 3 SunTrust
- 4 Capital One Cafe

Restaurants

- 1 YOLO
- 2 Louie Bossi's
- 3 American Social
- 4 Big City Tavern
- 5 La Bonne Crepe
- 6 El Camino

Misc.

- 1 Hyatt Centric - Las Olas
- 2 Bubier Park
- 3 Smoker Park

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