



# AUTONATION

LAS OLAS

CLASS A OFFICE



CBRE



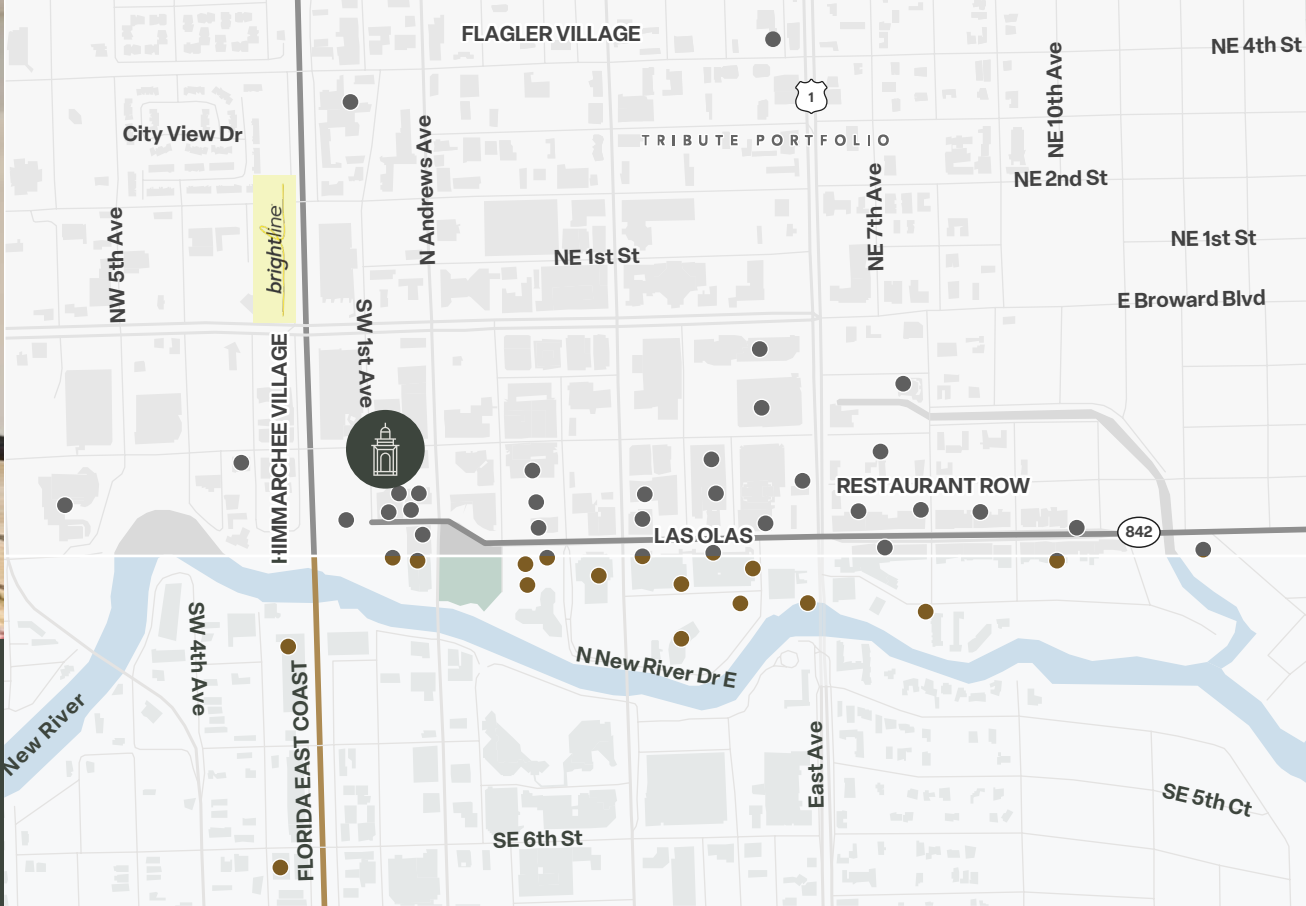
# AUTONATION BUILDING

Built in 2008, 200 SW 1st Avenue is a Toby Award winning 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 **numerous restaurants, Las Olas, the Riverwalk, 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 **Ft. Lauderdale/Hollywood Int'l Airport (FLL) and Port Everglades**





## PROPERTY HIGHLIGHTS



**TOTAL BUILDING SIZE:**  
204,337 SF



**RENTAL RATE:**  
\$40.00/SF NNN



**OPEX 2025:**  
\$22.00/SF



**CERTIFICATION:**  
LEED Gold Certified;  
hurricane glass, small missile  
impact resistant



**PARKING:**  
536 covered garage  
parking spaces  
(2.5/1,000 ratio)



**DINING:**  
On-site/ground floor  
restaurants

## ALL WITHIN A MILE OF AUTONATION

MOXIES

YOLO

TIMPANO

LOUIE BOSS'S  
RESTAURANT - BAR - PIZZERIA

java&jam



THE WHARF

OLD DAYS  
COFFEE & BAKERY



SALT

RHYTHM + VINE



Fairfield  
BY HARRIOTT

BOB & WILSON'S

CARROT EXPRESS

Eddie V's  
PRIME SEAFOOD



WORLD OF HYATT®



LOBSTER BAR  
SEA GRILLE

WISEGUY & PIZZA



CASA SENSEI  
PAN-ASIAN LATIN FUSION



SUSHI SAKÉ



COYOTACO

FOGO DE CHÃO



Pirate Republic Seafood  
Fort Lauderdale



Publix







## Class A

Office tower  
with high-end  
finishes



**Retail** Ground floor retail with Las Olas frontage

**Residential** Contiguous to high-rise density development

**Views** Unencumbered views of downtown

**Light Rail** 7 minute walk to Brightline station

**Security** 24/7/365 Armed manned security

S ANDREWS AVENUE



SW 1ST AVENUE

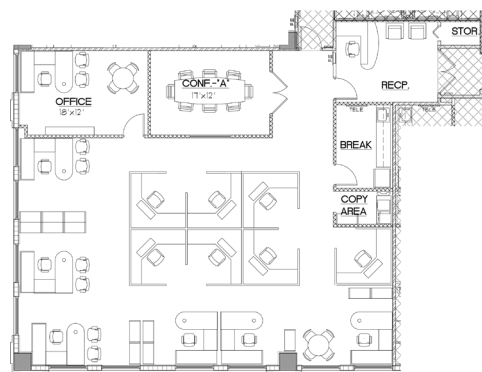
**SUITE 810**

**5,285 RSF**

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

[CLICK TO VIEW VIRTUAL TOUR](#)

S ANDREWS AVENUE



SW 1ST AVENUE

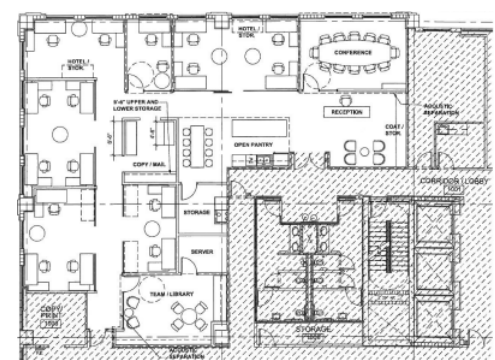
**SUITE 840**

**3,259 RSF**

- Built-out
- Open office
- Exposed loft ceiling

[CLICK TO VIEW VIRTUAL TOUR](#)

S ANDREWS AVENUE



SW 1ST AVENUE

**SUITE 1070**

**3,363 RSF**

- Built-out
- Mix of Private offices and open work areas

[CLICK TO VIEW VIRTUAL TOUR](#)



# AREA OVERVIEW



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

**Centrally located at the New River Master Plan**, a mixed-use Downtown, integrating maritime, mixed-income housing, commercial & cultural uses

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







## SURROUNDING DEVELOPMENTS

### 1,200 UNITS

Society Las Olas: Located across the street

### 350 UNITS

10X Riverwalk: Located across the street

### 120 UNITS | 250 ROOMS

100 E Las Olas / Hyatt: Located a half-block away

### \$15 M RENOVATION OF HUIZENGA PARK

Modern urban park: Located across the street





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