



— FOR LEASE —

the **1801**

YOUR HOME OFFICE - REIMAGINED

1801 SE 3RD AVENUE | FORT LAUDERDALE, FL 33316

YOUR PRIVATE BOUTIQUE OFFICE SPACE

the 1801



New 5-tenant boutique office building with signage availability and loft-style spaces



1-mile from Downtown Fort Lauderdale



Offers high-end finishes, open loft-style suites



Peaceful neighborhood with minimal traffic



Private in-suite restrooms

Unmatched in quality, privacy and wellness, **the1801** is your perfect office sanctuary.



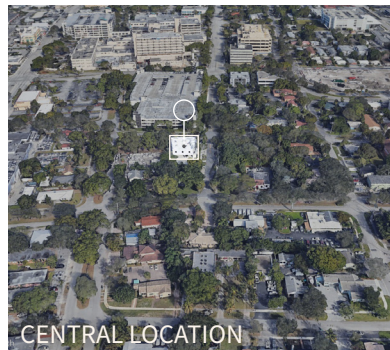
MODERN DESIGN



OPEN LAYOUT



MODERN FINISHES



CENTRAL LOCATION



COVERED PARKING



OUTDOOR TENANT SPACE

BUILDING FEATURES

- Brand new boutique office building
- Open high-end loft style suites with 10' exposed ceilings and optional upgrades including polished concrete floors
- Modern, upgraded interior finishes
- Located minutes from Las Olas/Downtown Fort Lauderdale, Ft. Lauderdale-Hollywood Airport and Port Everglades
- Easy access to I-95, I-595, and Federal Highway
- Top of the building signage available
- Free covered and surface parking
- Private in-suite restrooms
- 24/7 building access and secured entry
- Hurricane impact windows and doors
- Energy efficient lighting system throughout
- Separately metered electric and tenant controlled HVAC
- Suites ranging from ~700 SF - 4,000 SF

CENTRALLY LOCATED IN THE HEART OF FORT LAUDERDALE

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Easily accessible via I-95, I-595 and Federal Highway



Minutes to Fort Lauderdale-Hollywood International Airport



Port Everglades located just east of the building across Federal Highway



In close proximity to Las Olas, great food, convenient grocery stores and attractions

Easily accessible, **the1801** is second to none.



TRANSIT TIMES

I-95	5 Minutes	FT. LAUDERDALE-HOLLYWOOD AIRPORT	10 Minutes	PORT EVERGLADES	9 Minutes
I-595	5 Minutes	BROWARD COUNTY COURTHOUSE	4 Minutes	DOWNTOWN FT. LAUDERDALE	5 Minutes



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LEASING CONTACT

CHRISTINA JOLLEY | 561.251.7801

CHRISTINA.JOLLEY@BLANCACRE.COM