

**AVISON  
YOUNG**

Office Space for Lease  
**200 East Las Olas**

200 East Las Olas | Fort Lauderdale, FL 33301

[Property Video](#)



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500 W Cypress Creek  
Road  
Suite 350  
Fort Lauderdale, FL 33309



## 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.

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## Availability

- Suite 150: 3,681 sf  
*Lease pending*
- Suite 1400: 21,471 sf
- Suite 1600: 2,899 sf
- Suite 1900: 21,471 sf

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## Rental Rate

- \$38.00 psf NNN

## Operating Expenses

- \$17.02 psf

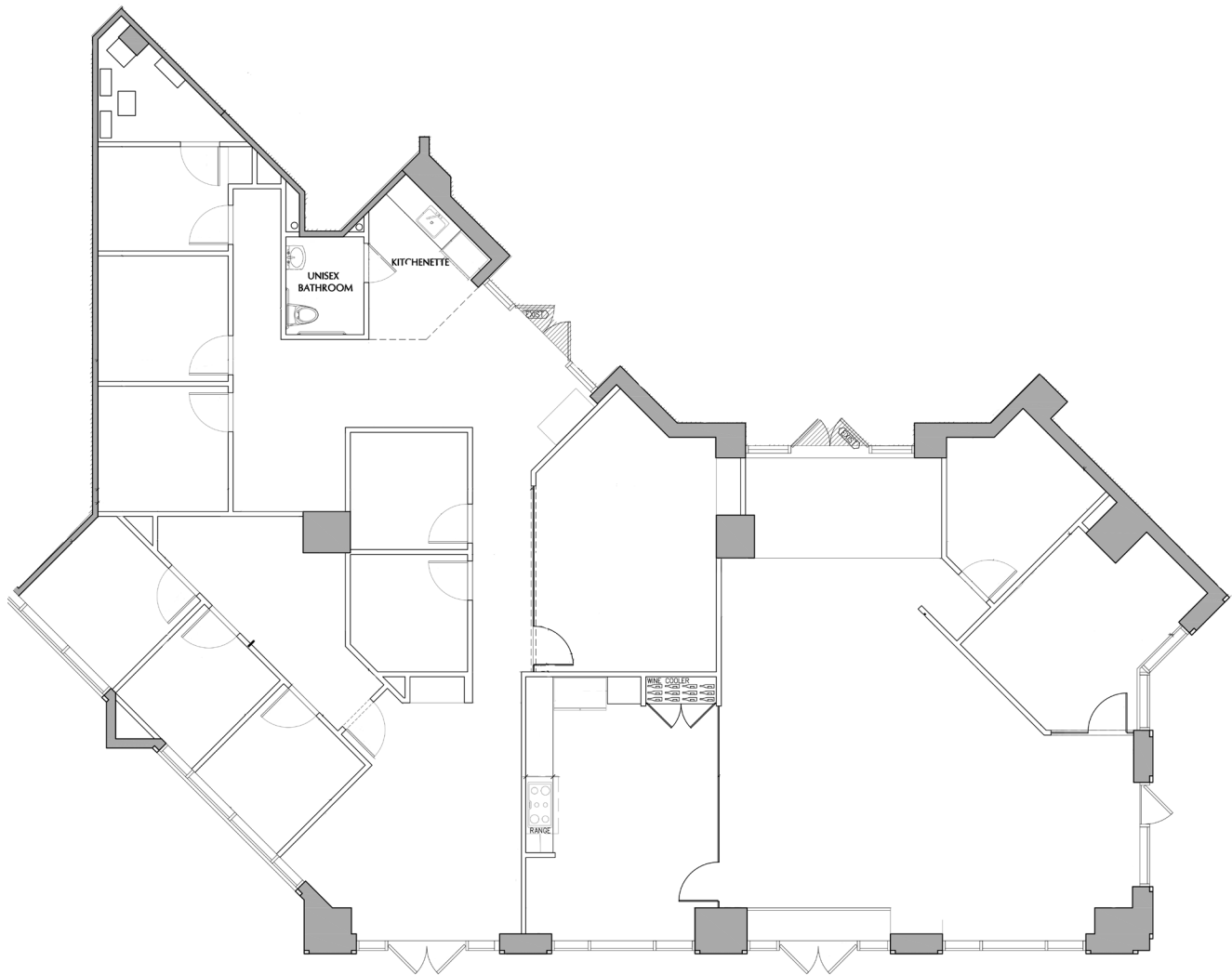
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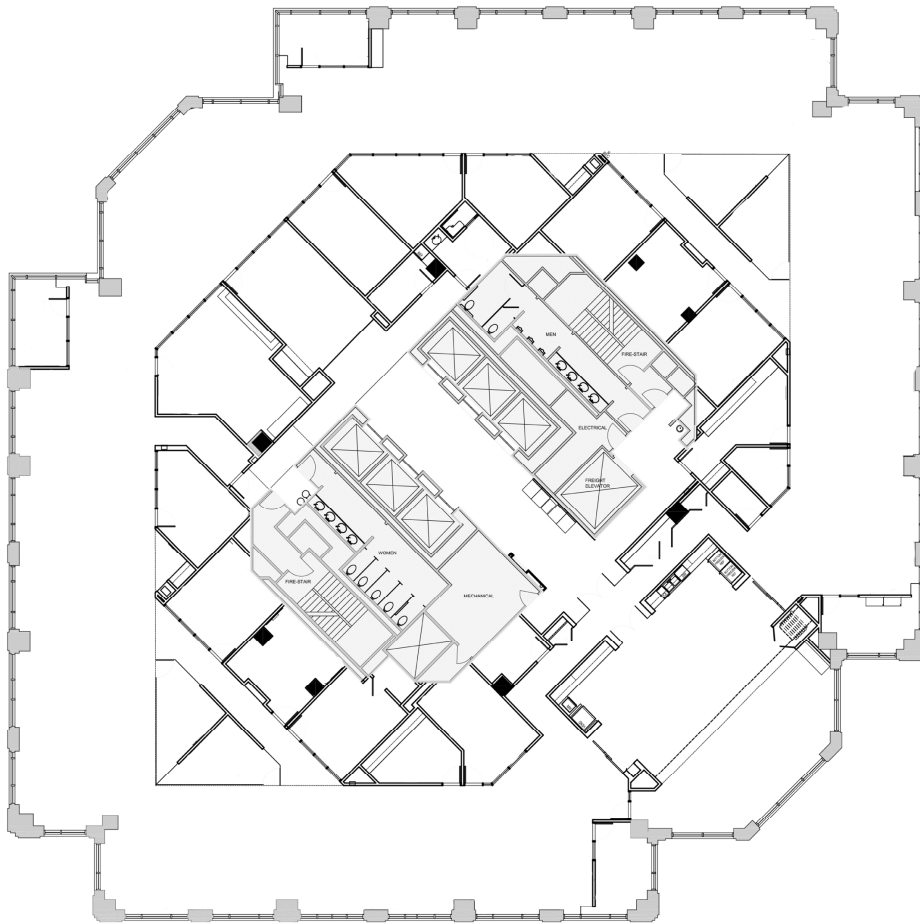
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## Suite 1400 - 21,471 sf

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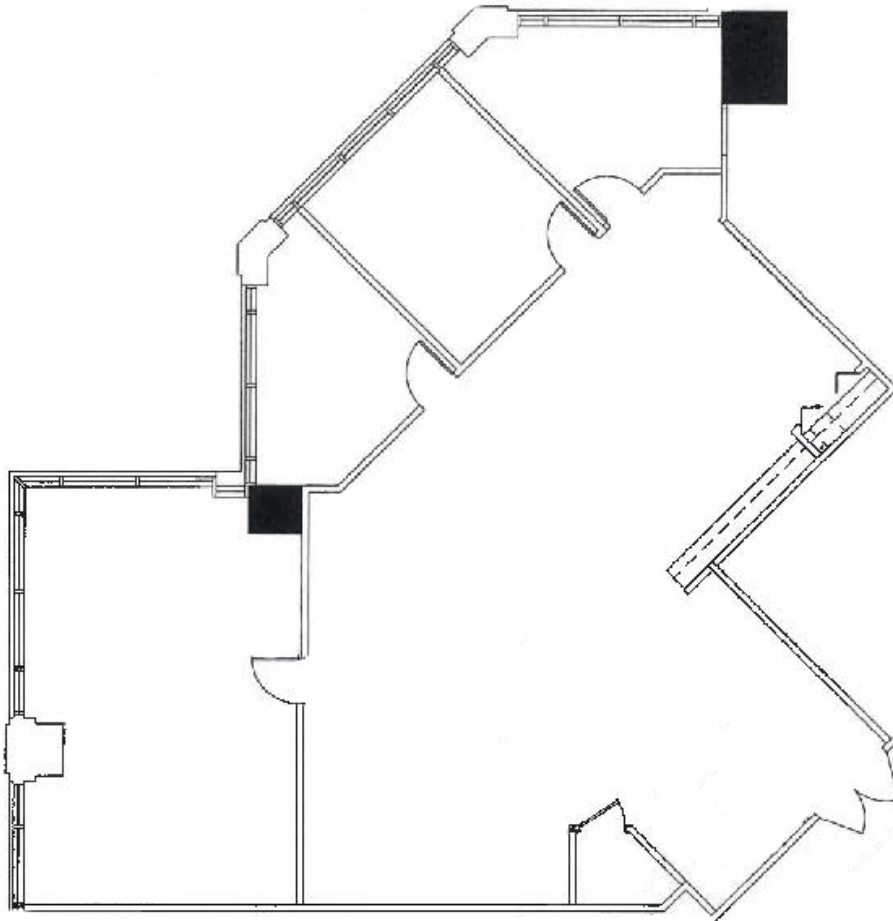
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## Suite 1600 - 2,899 sf

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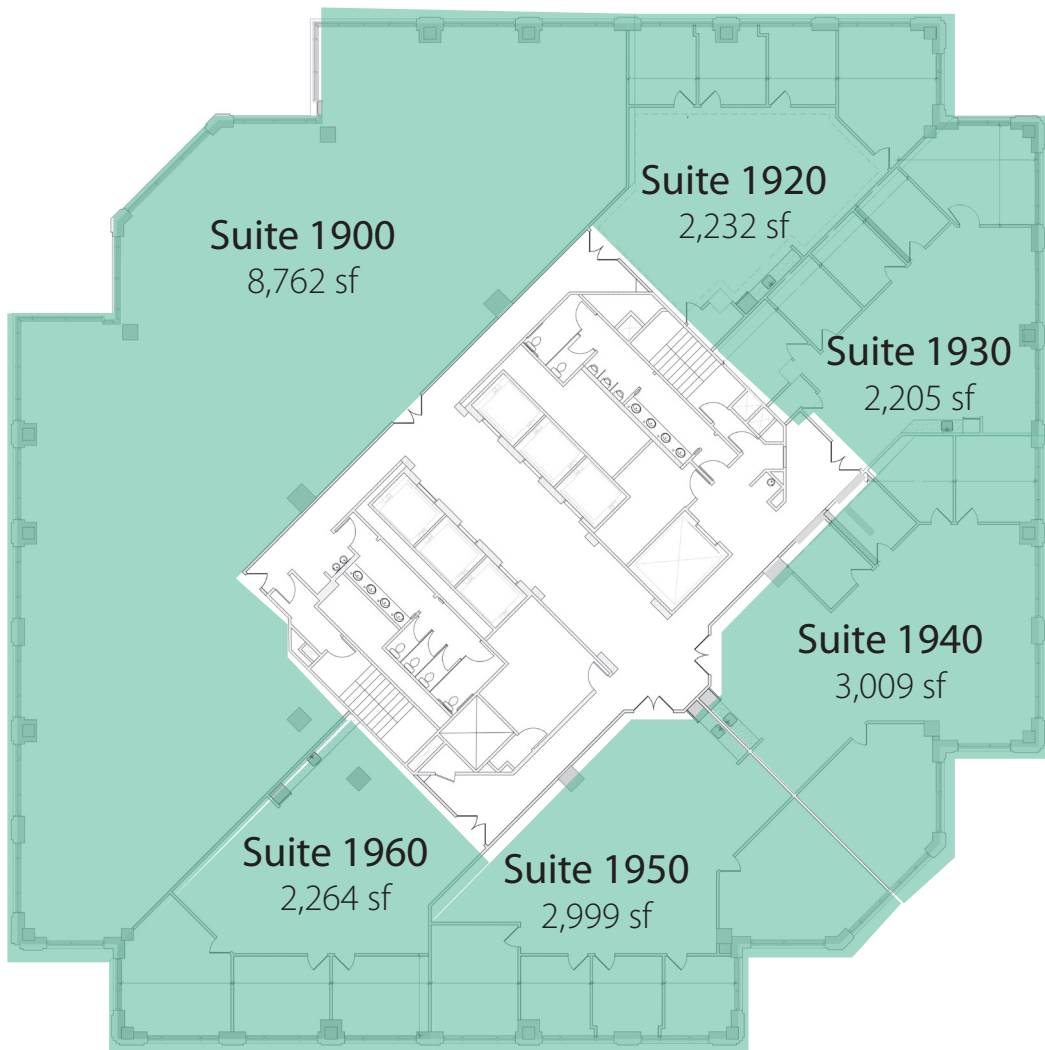
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## 19th Floor

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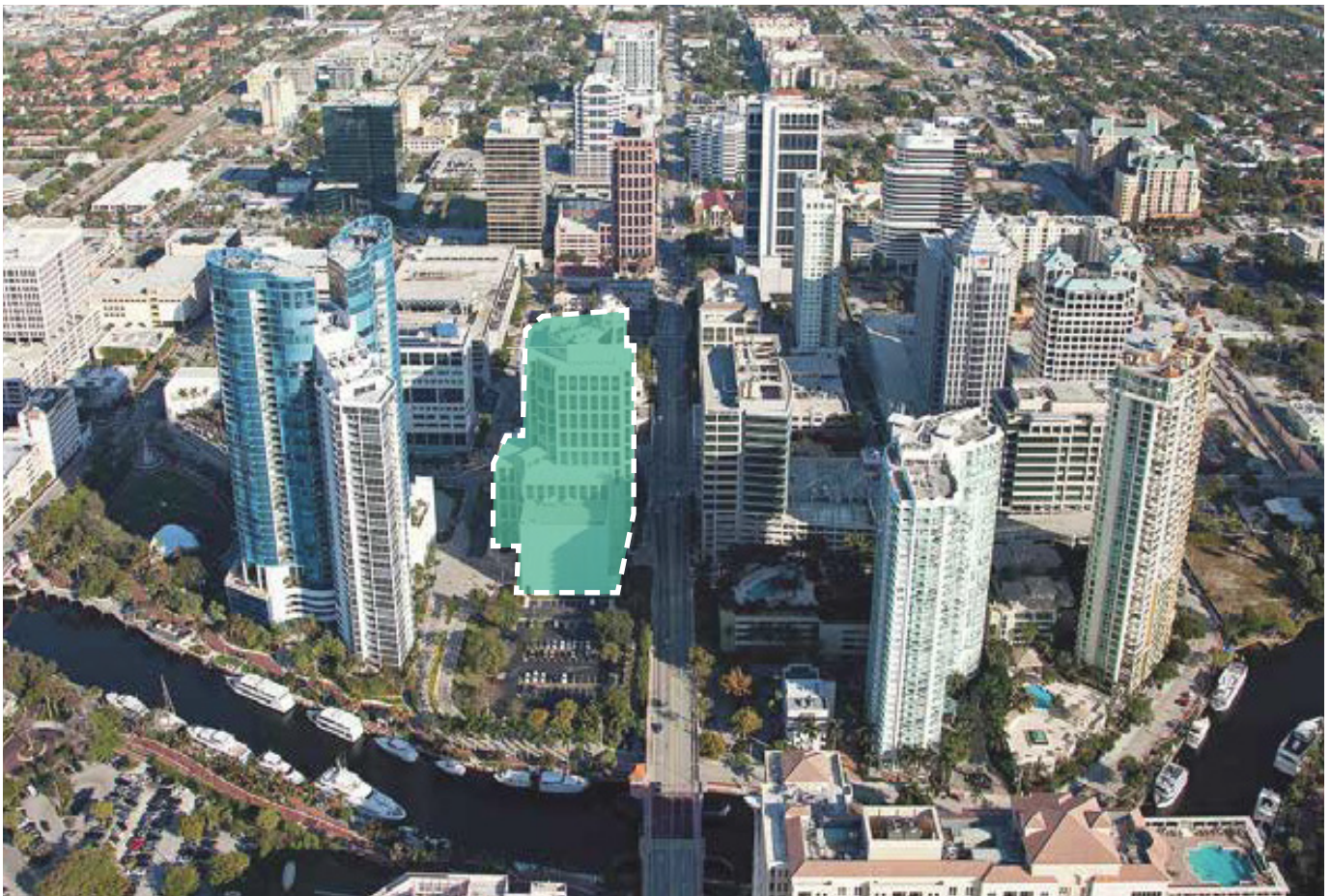
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## Property Location



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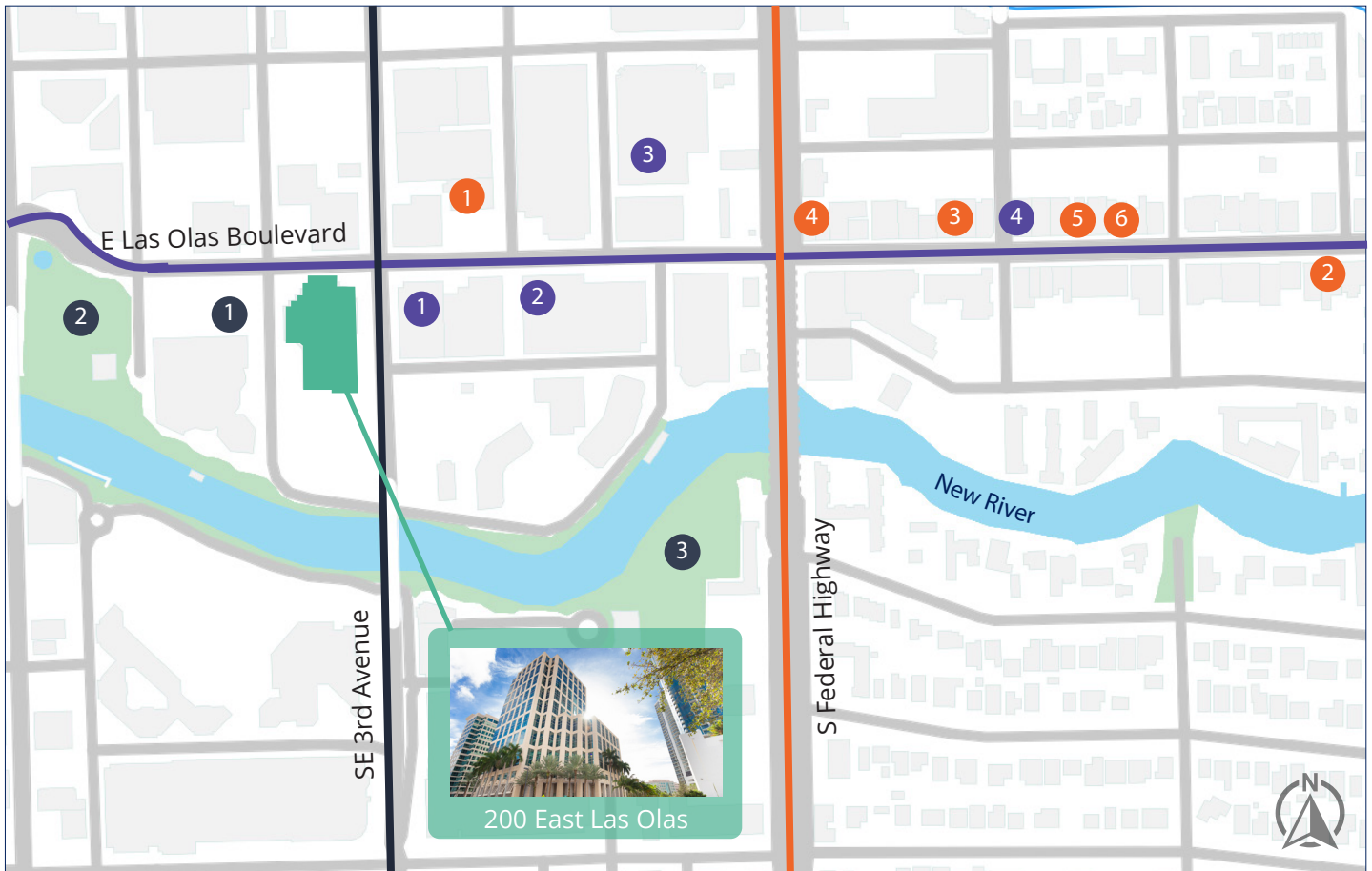
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## Property Location



### 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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