

A 24-STORY CLASS-A OFFICE TOWER



# 110 EAST BROWARD BLVD

FORT  
LAUDERDALE  
FL 33301





# SETTING A NEW STANDARD AT 110 EAST

Pebb Capital and Intalex Capital, leading real estate investment management firms, are dedicated to transforming 110 EAST into a premier office destination in the heart of Downtown Fort Lauderdale. This 24-story Class A office tower has undergone significant capital enhancements, featuring modern upgrades to both the building's exterior and interior.

## KEY IMPROVEMENTS INCLUDE:

Renovation of multi-tenant elevator lobbies, bathrooms and the main lobby

Valet parking program for tenants and guests

Ludlow Coffee Supply coming Spring 2025 will bring an iconic Lower East Side vibe and meticulously curated coffee selection sourced directly from Brooklyn, NY

- New lounge style space will offer coffee and bites.
- After 5pm enjoy wine and beer with special guest DJs, live music and other creative performances
- Office catering available
- New Spec Suites ranging from 1,100 - 6,000 SF

On-site Seacoast Bank



The redesigned main lobby creates a sophisticated, professional atmosphere, featuring updated lighting, furnishings, and decor.



# SPACES DESIGNED TO FUEL YOUR PRODUCTIVITY

110 EAST stands as the premier commercial office destination with a versatile offering of spaces as large as 16,000 SF to as small as 1,100 SF, enhanced by floor to ceiling windows which offer panoramic views of the downtown skyline.

It's newly renovated, move-in-ready spec suites feature modern design, efficient layouts, and a thoughtfully curated amenities to elevate the workday experience.



CHECK  
PROPERTY  
AVAILABILITY







# USHERING IN A NEW OFFICE EXPERIENCE

## PROPERTY DETAILS

- Valet Parking Available
- LUDLOW Coffee Supply
- Full Gym with Lockers
- Tenant Lounge
- Executive Meeting Room & Full Conference Facility
- On-site restaurants: La Corte Cafe and Sarpino's Pizza
- Walking distance to Brightline Station, numerous restaurants, hotels and Las Olas Boulevard retail



## MULTIMILLION-DOLLAR RENOVATIONS

Lobby, common areas, exterior upgrades, and a tenant amenities center that includes: tenant lounge, fitness, and conferencing center.



VIEW  
PROPERTY  
VIDEO







110-EAST.COM

# FOR MORE INFORMATION, PLEASE CONTACT:

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