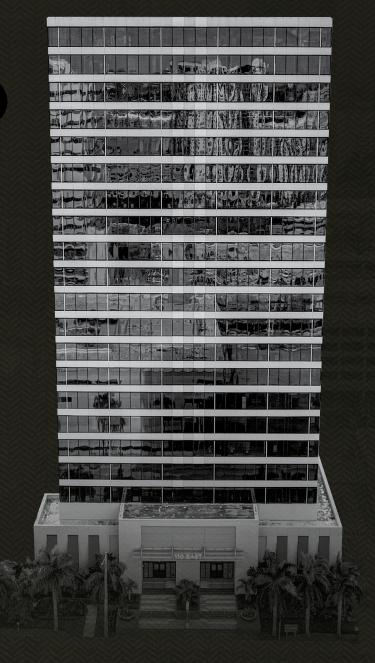


110 EAST BROWARD BLVD

FORT LAUDERDALE FL 33301





SETTING ANEI// 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

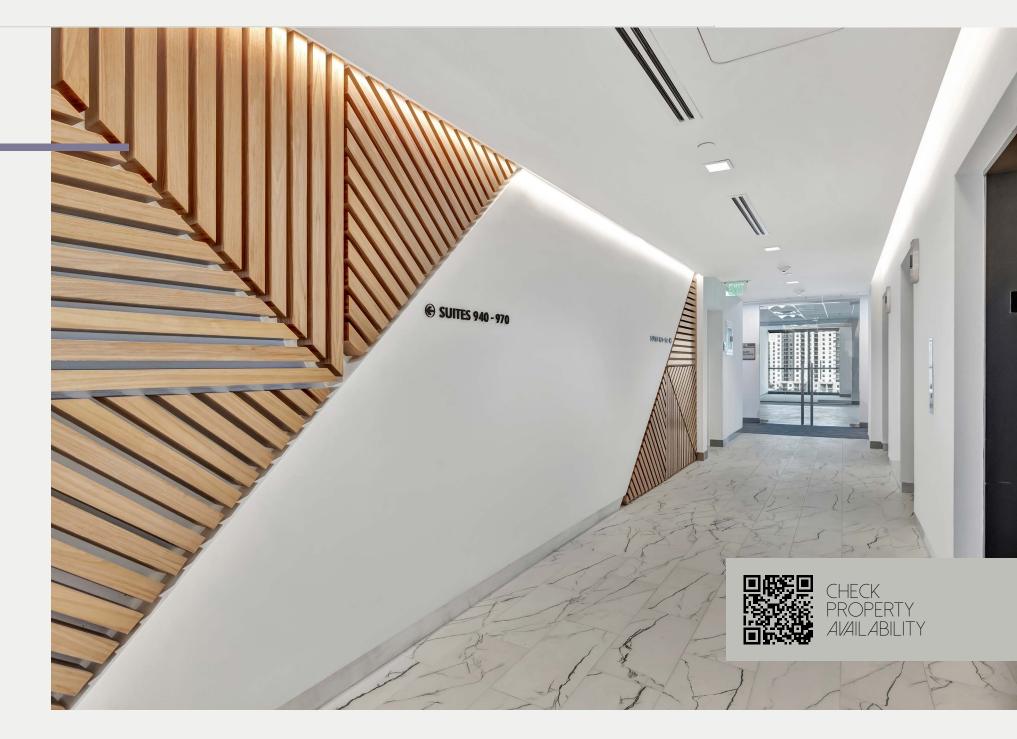
On-site Seacoast Bank



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.









A 24-STORY CLASS-A OFFICE TOWER F



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

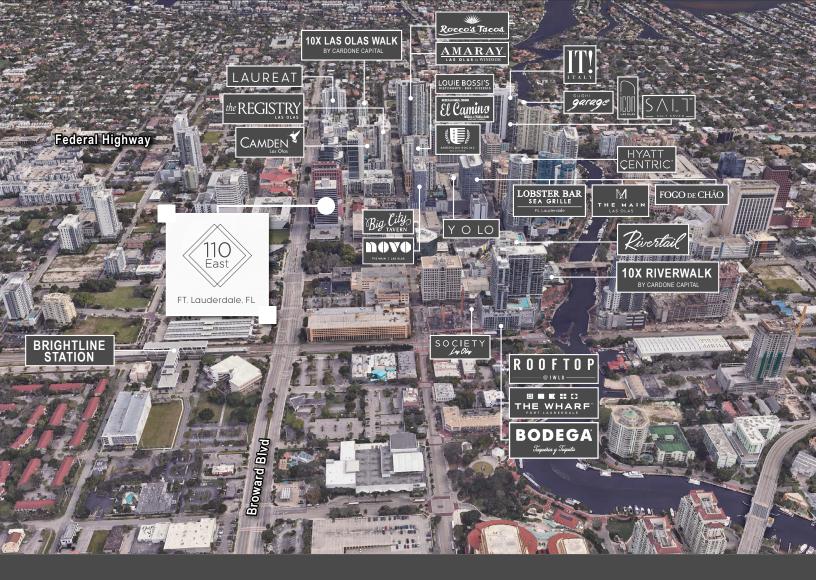
Lobby, common areas, exterior upgrades, and a tenant amenities center that includes: tenant lounge, fitness, and conferencing center.



VIEW PROPERTY VIDEO



A 24-STORY CLASS-A OFFICE TOWER ←



110-FAST COM

FOR MORE INFORMATION, please contact:

TRAVIS HERRING

EXECUTIVE DIRECTOR +1 954 377 0488 travis.herring@cushwake.com

KATHERINE RIDGWAY

SENIOR DIRECTOR +1 954 377 0468 katherine.ridgway@cushwake.com









©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY