

# 300 Las Olas Place

## CLASS A OFFICE - SPACE AVAILABLE



**300 SE Second Street, Fort Lauderdale, Florida 33301**

- Available:
  - 8<sup>th</sup> Floor: 20,000 RSF Plug + Play Space
- \$44.00 to \$46.00/RSF True Gross Rate includes:
  - Full Service Operating Expenses – No Pass-Throughs!
  - Extended Building Hours:
    - 7 a.m. to 7 p.m. Monday – Friday
    - 8 a.m. to 5 p.m. Saturday
- Existing Build-outs are at a very high level + in Excellent Condition
- Tenant Parking in 350 Las Olas parking garage: 2/1,000 Leased
- Additional Parking in nearby Private + Municipal Garages
- Generous Tenant Improvement Allowance
- Onsite High-Quality Workstations can be included
- Generator Backup for entire building @ approx. 50% load



**For More Information Please Contact:**

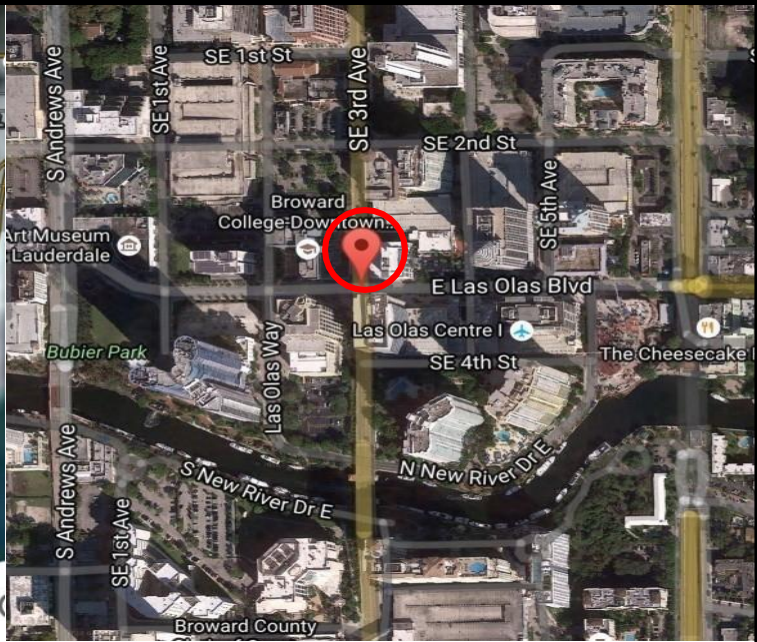
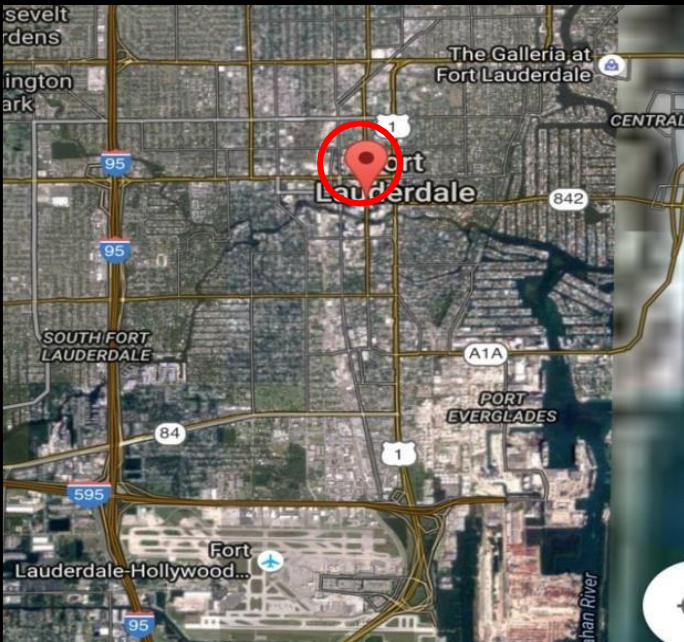
**Michael S. Talmadge**  
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**727.214.4650**

**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker



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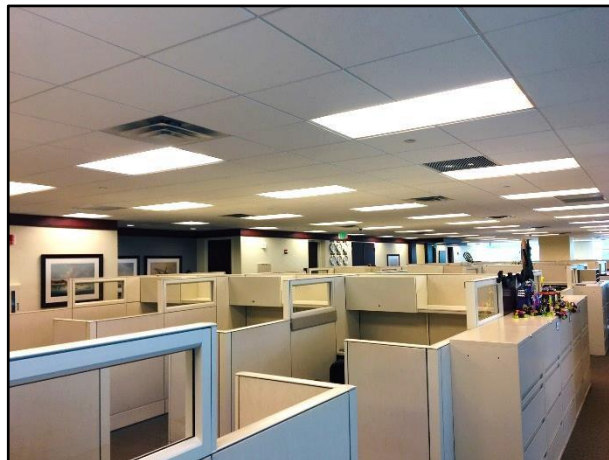
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