



Rental rate
\$32.00 psf NNN

Operating expenses
\$17.75 psf

Space available
+/- 1,380 - +/- 17,621 sf



Premier downtown location close to Flagler/ FAT Village



Fantastic amenitized location including on-site fitness center, cafe, and restaurant



5.5 miles from Fort Lauderdale-Hollywood International Airport



Closest office building to Brightline Fort Lauderdale which connects Miami, West Palm Beach, and eventually Orlando International Airport.

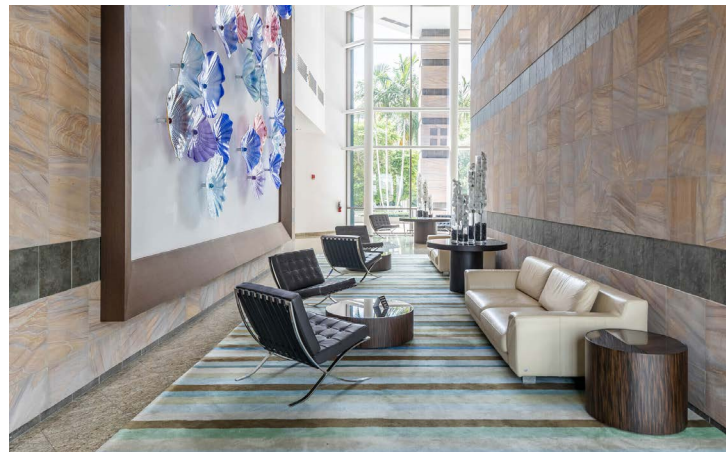
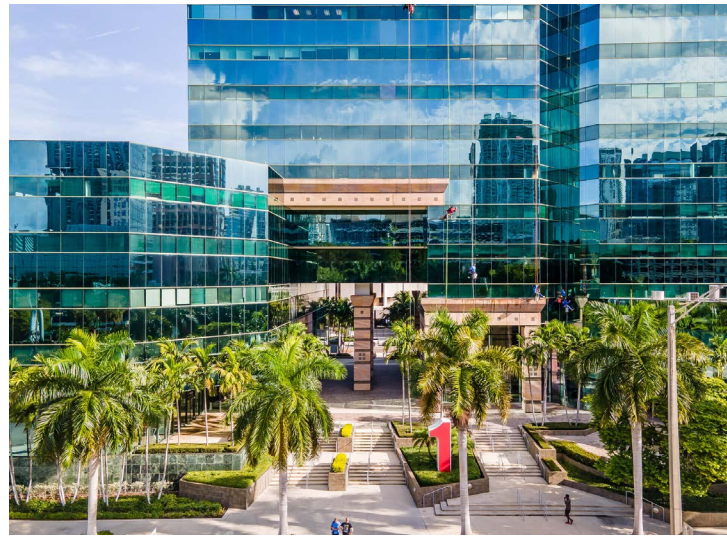
Get in touch:

Greg Martin
Principal, Managing Director - Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

- **Suite 604** – 2,331 SF [View suite video](#)
- **Suite 609** – 1,380 SF [View suite video](#)
- **Suite 610** – 2,791 SF [View suite video](#)
- **Suite 620** – 2,446 SF [View suite video](#)
- **Suite 805** – 2,258 SF [View suite video](#)
- **Suite 810** – 3,606 SF [View suite video](#)
- **Suite 902** – 4,039 SF [View suite video](#)
- **Suite 1010** – 16,696 SF [View suite video](#)
- **Suite 1300** – 10,625 SF | *Available 5/1/2025*
- **14th floor** – Spec Suites: 1,718 - 3,520 SF
- **Suite 1500** – 4,339 SF
- **Suite 1501** – 3,831 SF [View suite video](#)
- **Suite 1508** – 1,858 SF [View suite video](#)
- **Suite 1600** – 13,511 SF [View suite video](#)
- **Suite 1605** – 3,575 SF [View suite video](#)



Get in touch:

Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

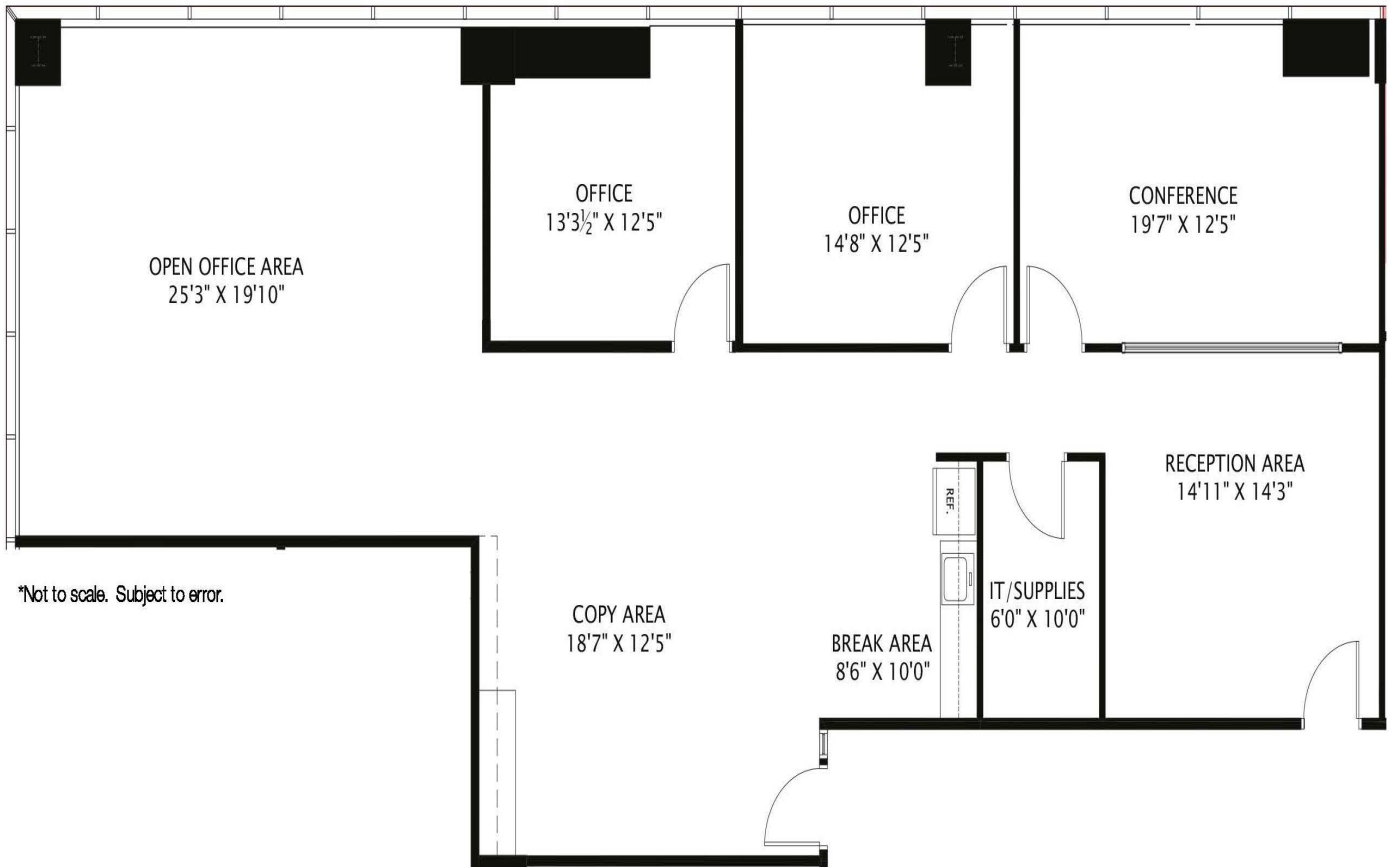
Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

1 E Broward Blvd | Ft. Lauderdale, FL 33301

Suite 604 – 2,331 SF

[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

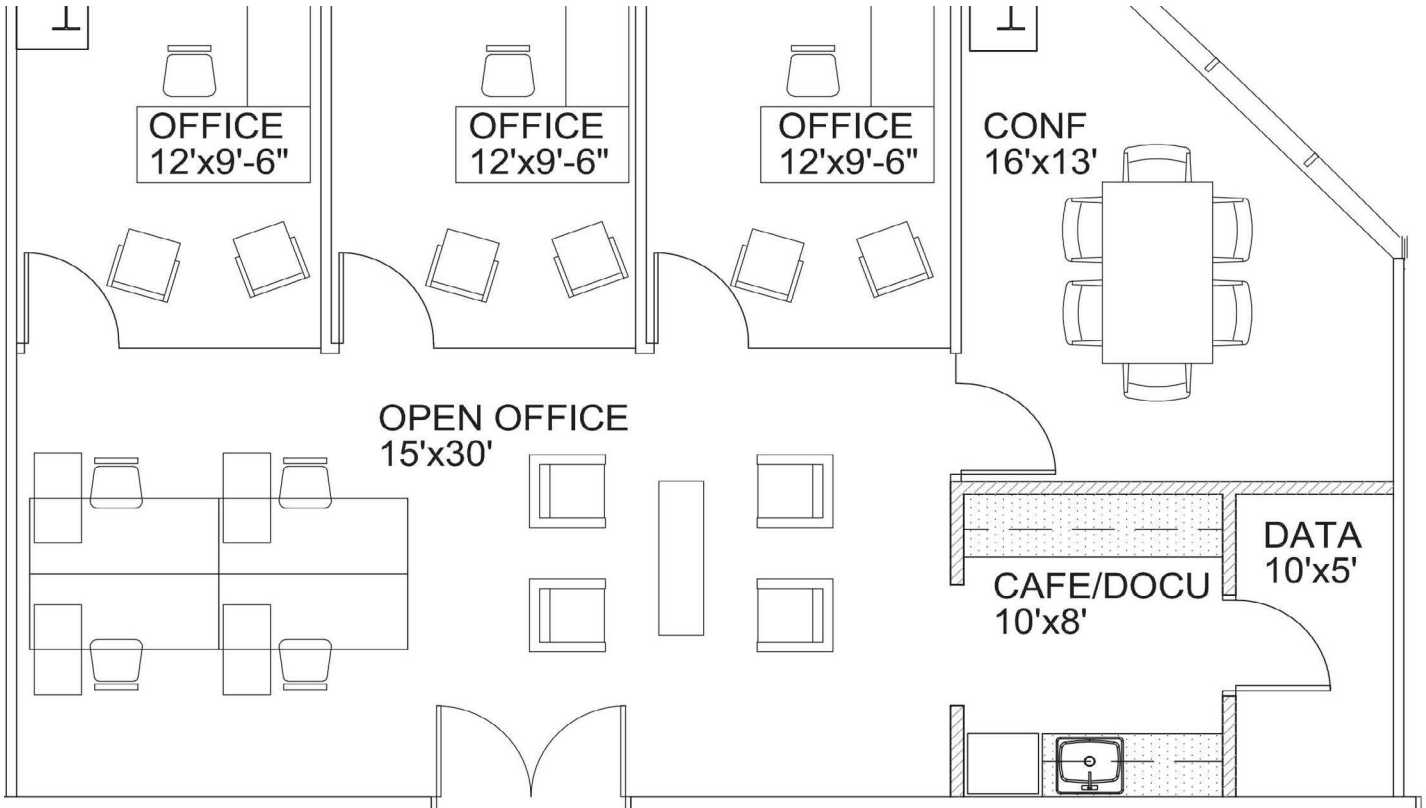
Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

1 E Broward Blvd | Ft. Lauderdale, FL 33301

Suite 609 – 1,380 SF

[View suite video](#)



o scale. Subject to error.



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

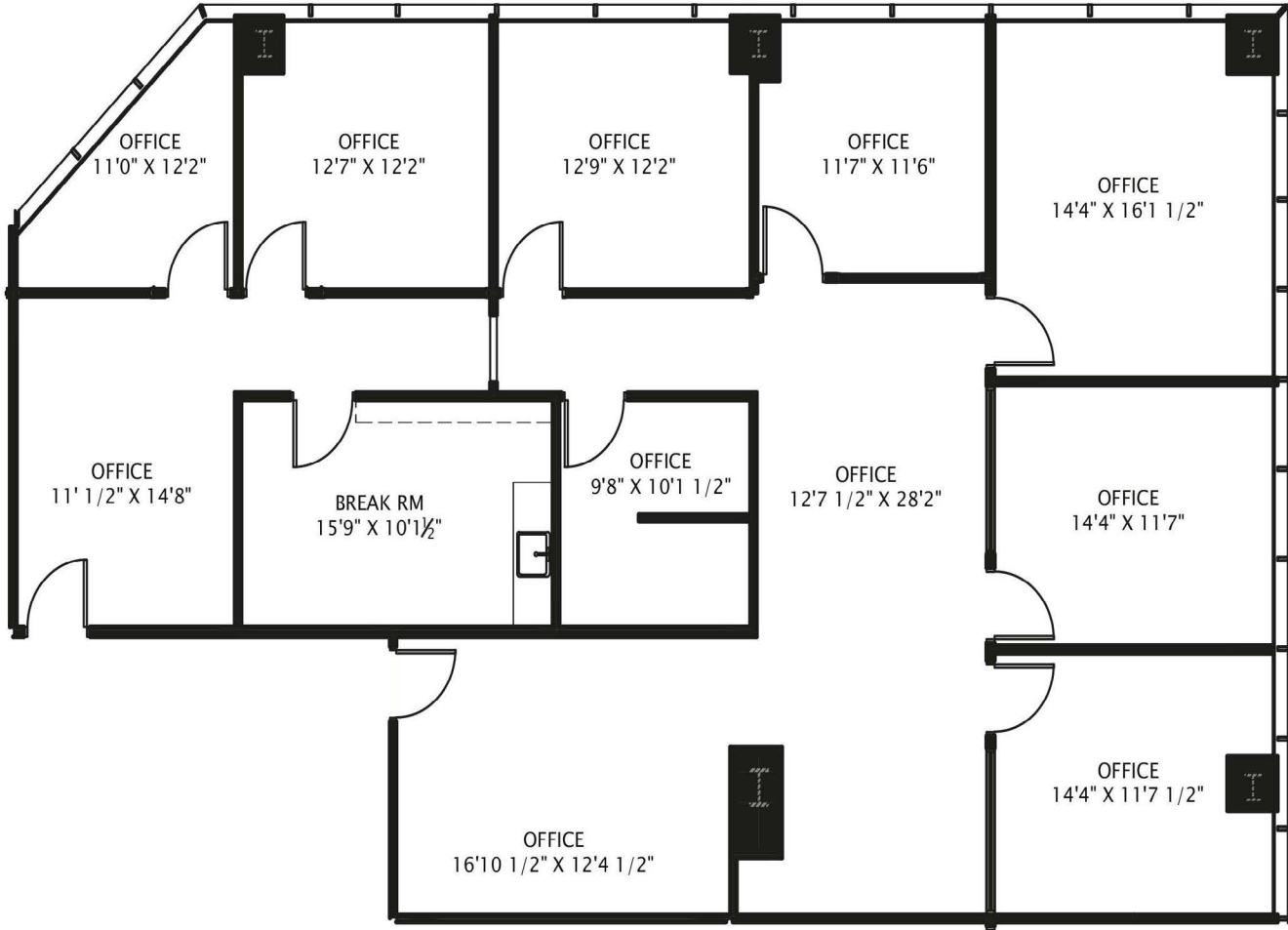
Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

Suite 610 – 2,791 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301

[View suite video](#)



*Not to scale. Subject to error.



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

1 E Broward Blvd | Ft. Lauderdale, FL 33301

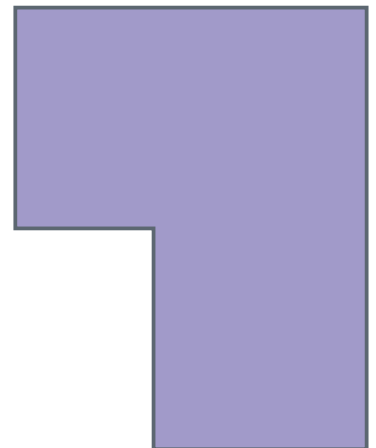
Suite 620 – 2,446 SF

[View suite video](#)



OFFICE
11'5" X 13'1 1/2"

*Not to scale. Subject to error.



Suite 620
2,446 RSF



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

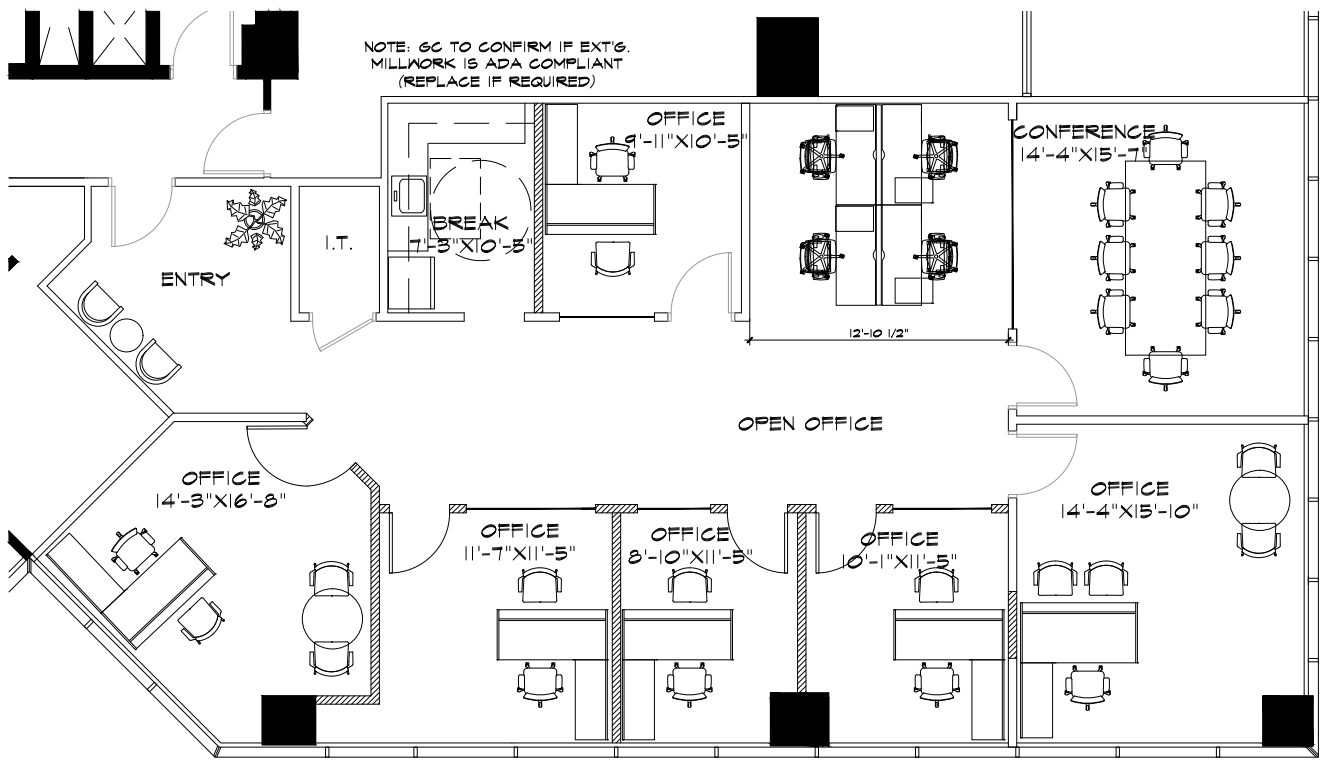
Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

Suite 805 – 2,258 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301

[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

Suite 810 – 3,606 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301

[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

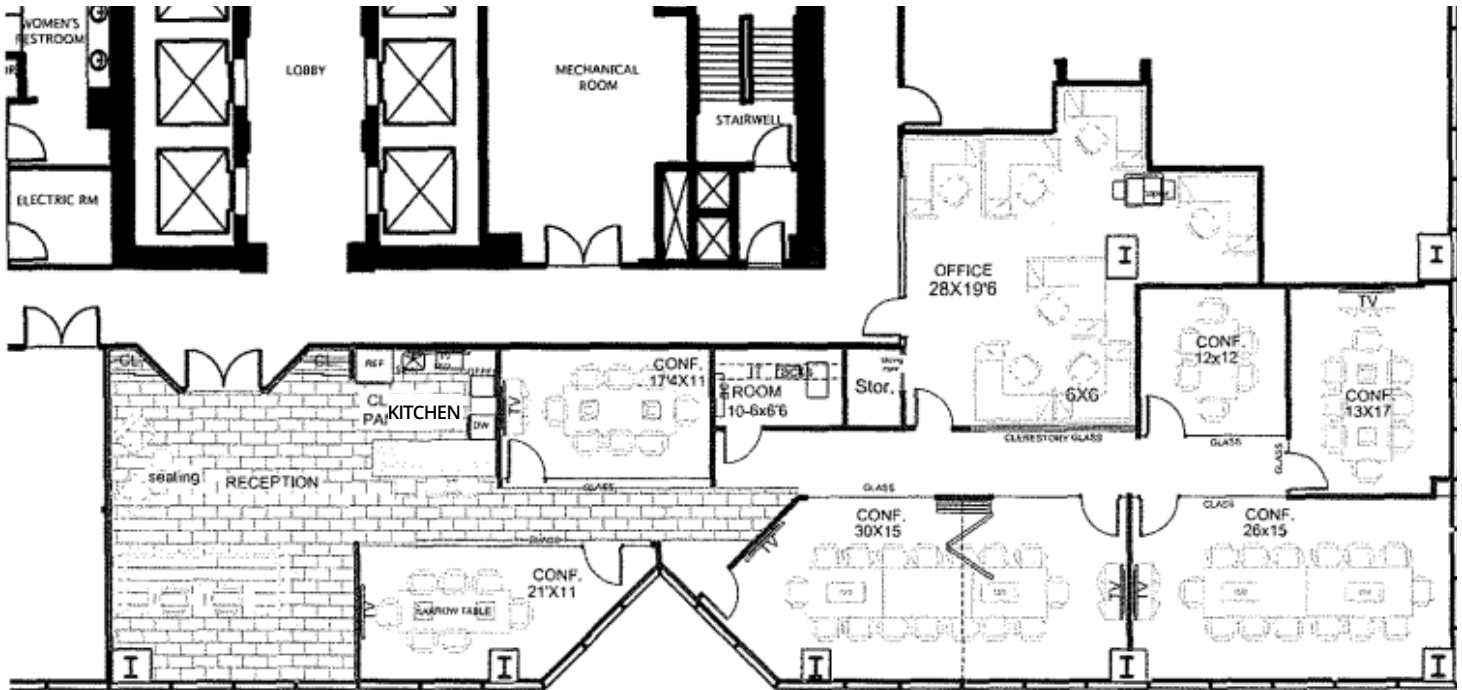
Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

Suite 902 – 4,039 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301

[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

10th Floor – 16,696 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301

[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

1 E Broward Blvd | Ft. Lauderdale, FL 33301

12th Floor –
+/- 2,185 SF - 3,029 SF

Move-in Ready Spec Suites

Suite 1225
3,029 RSF
[View suite video](#)

Suite 1200
2,914 RSF
[View suite video](#)

Suite 1220
2,344 RSF
[View suite video](#)

Suite 1205
2,185 RSF
[View suite video](#)

Suite 1215 | **Leased**
3,025 RSF

Suite 1210
3,009 RSF
[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

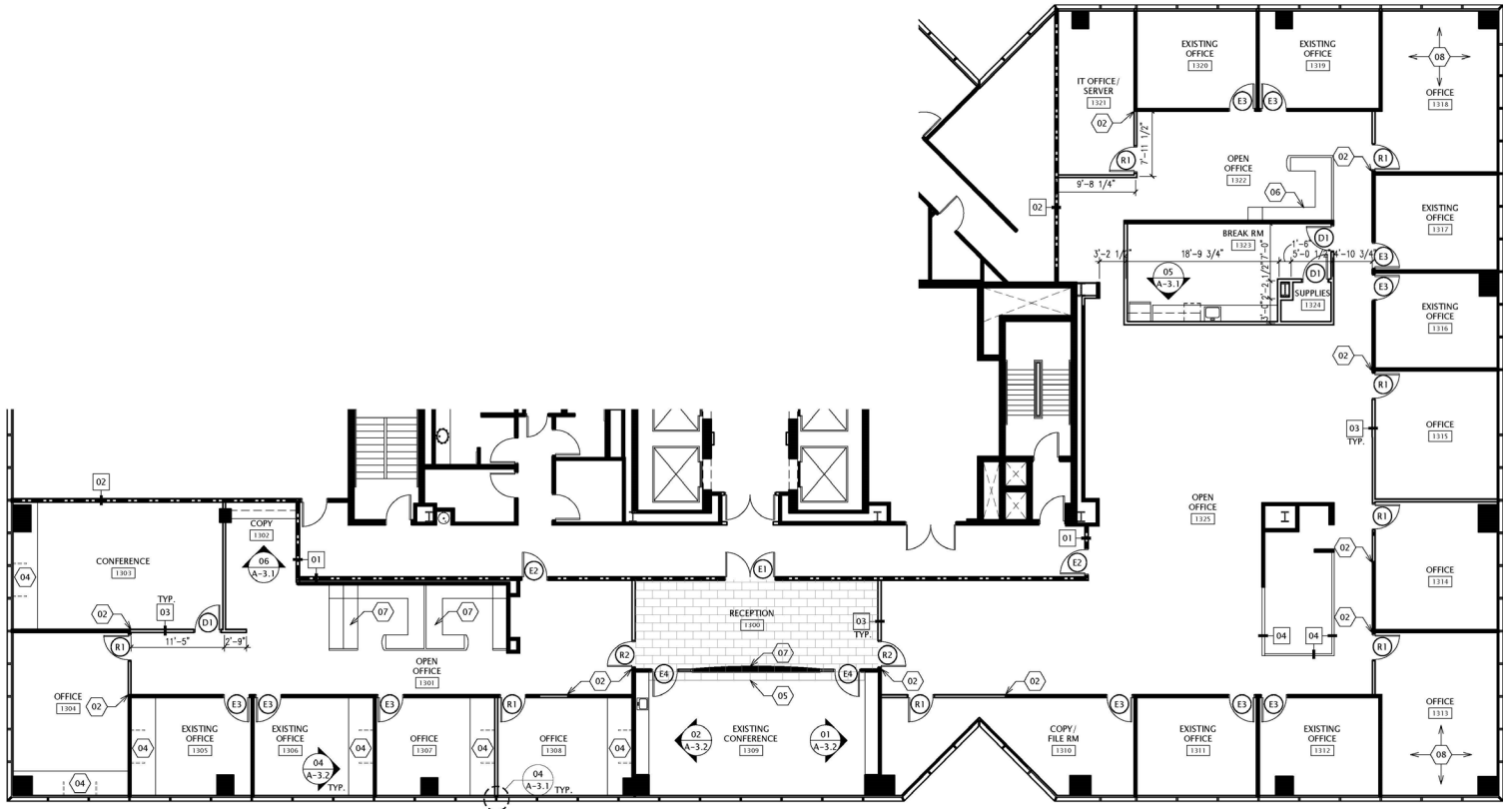
Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

1 E Broward Blvd | Ft. Lauderdale, FL 33301

Suite 1300 –
10,625 SF

Available 5/1/2025



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

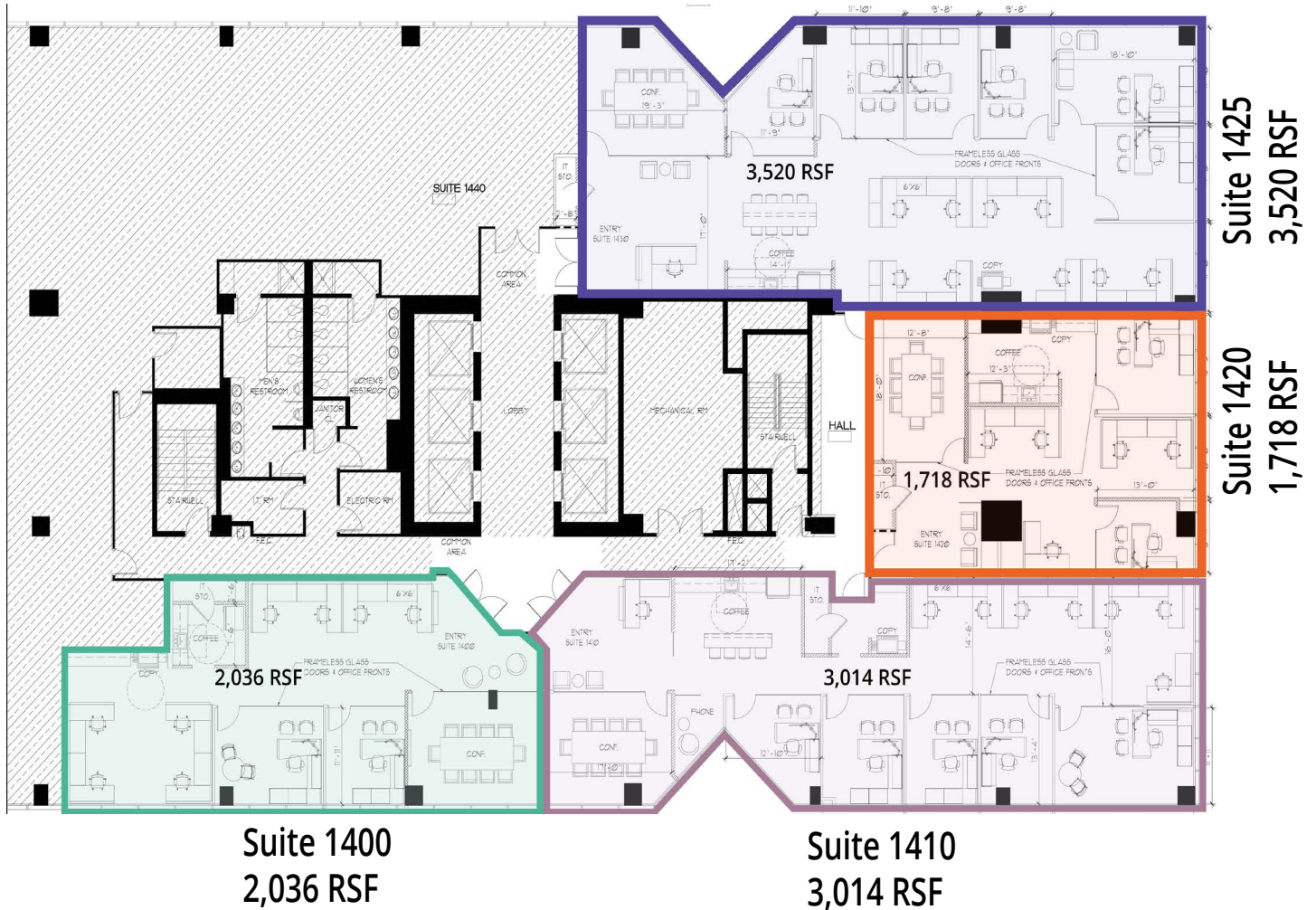
Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

1 E Broward Blvd | Ft. Lauderdale, FL 33301

14th Floor Proposed Spec Suites



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

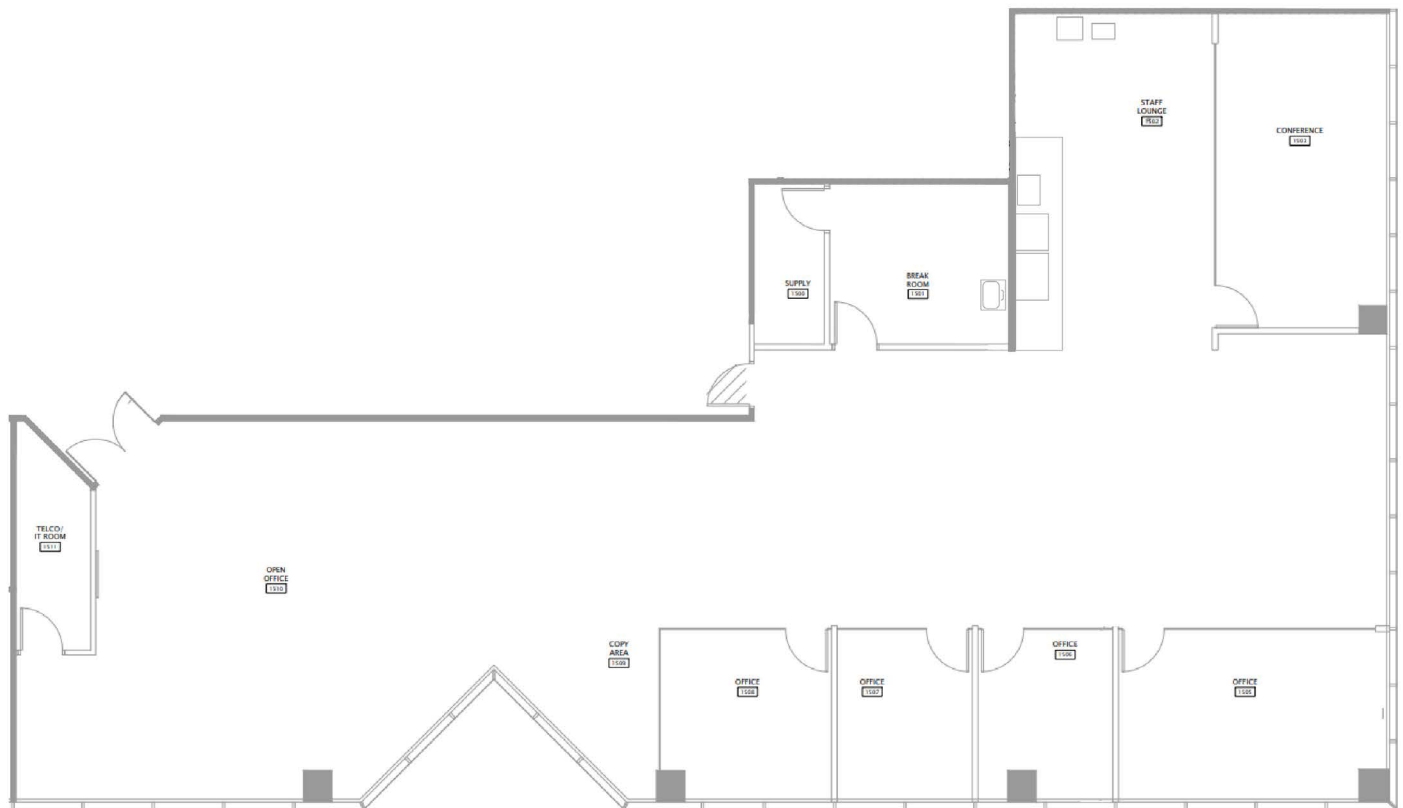
Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

1 E Broward Blvd | Ft. Lauderdale, FL 33301

Suite 1500 – 4,339 SF



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

Suite 1501 – 3,831 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301

[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

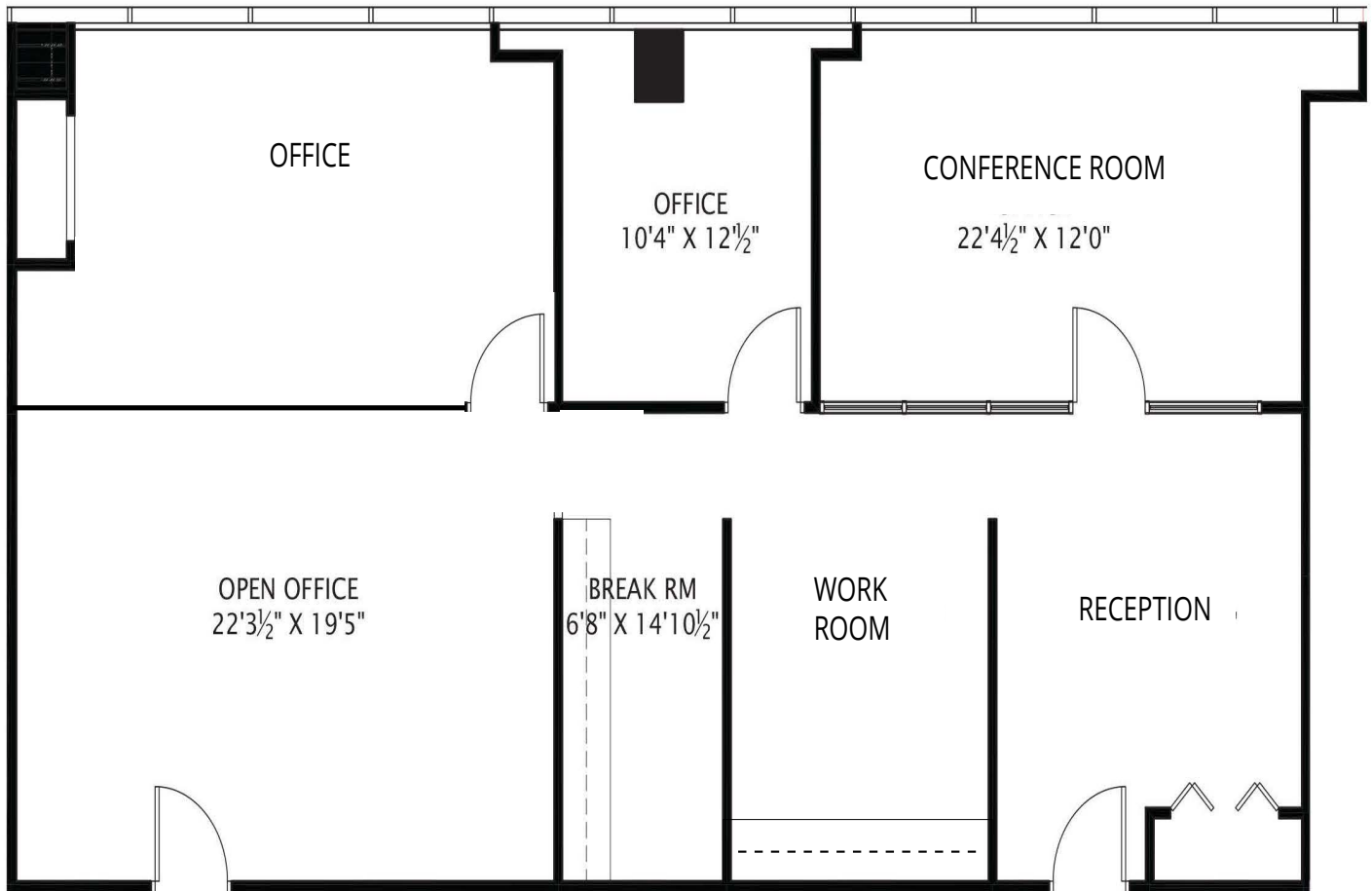
Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

Suite 1508 – 1,858 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301

[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

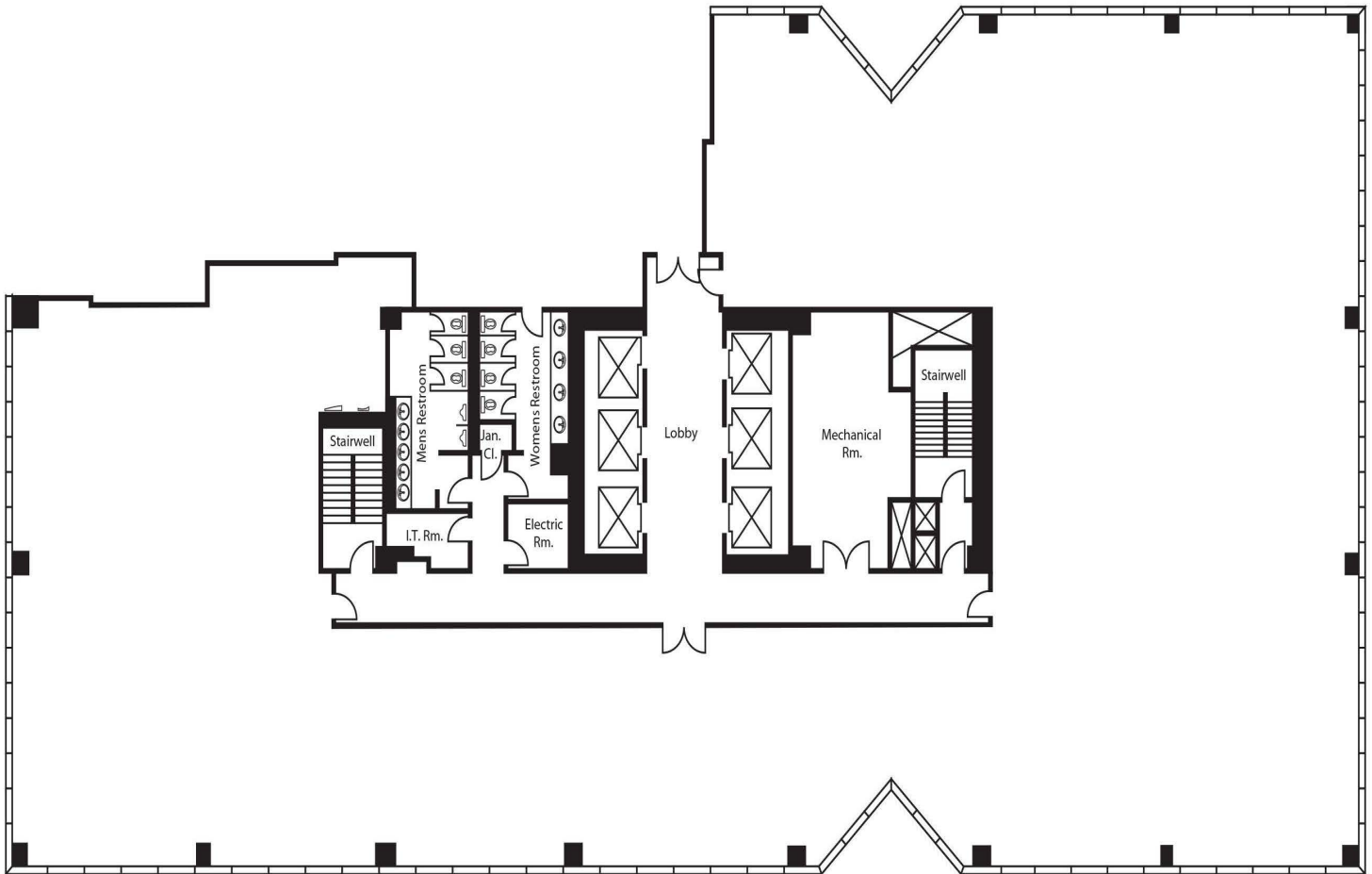
1 East Broward

1 E Broward Blvd | Ft. Lauderdale, FL 33301

Suite 1600 – 13,511 SF

First Generation Space

[View suite video](#)



*Not to scale. Subject to error.

*Can assemble entire 16th Floor



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

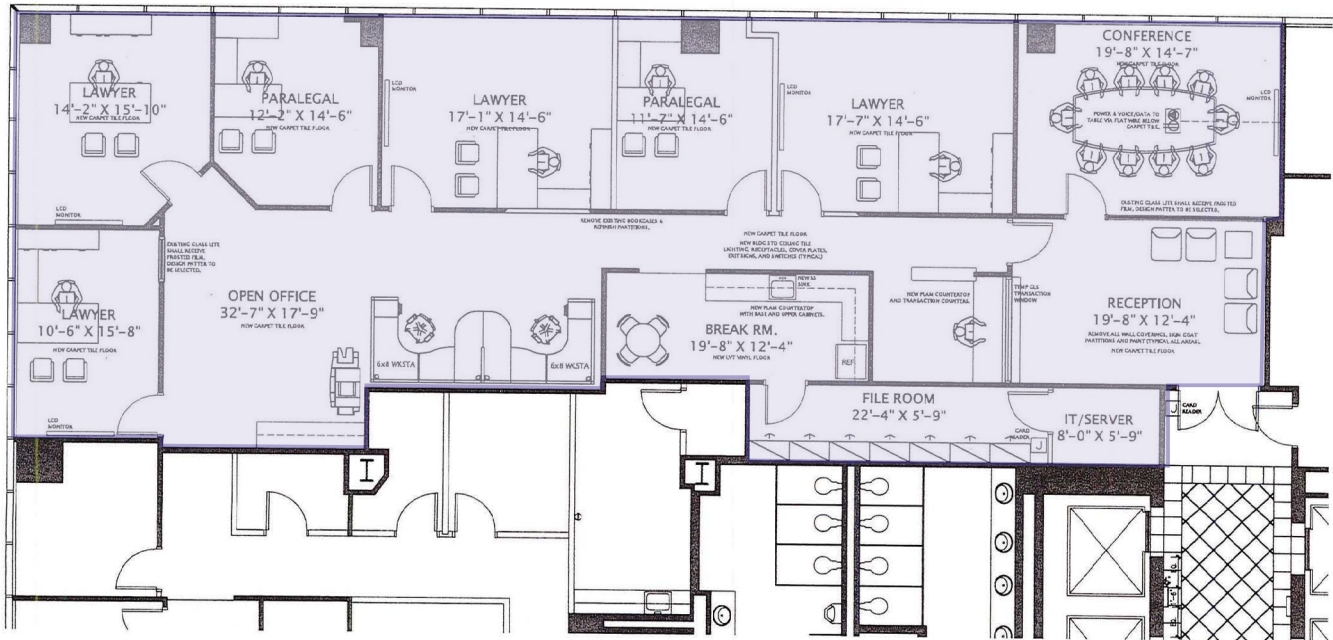
Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

Suite 1605 – 3,575 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301

[View suite video](#)



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com

1 East Broward

Suite 1700 – 14,458 SF

1 E Broward Blvd | Ft. Lauderdale, FL 33301



Greg Martin
Principal, Managing Director -
Fort Lauderdale & Boca Raton
954 903 1815
greg.martin@avisonyoung.com

Justin Cope, SIOR
Principal
954 903 3701
justin.cope@avisonyoung.com

Lisa Blumer, CCIM
Principal
954 903 3703
lisa.blumer@avisonyoung.com