

200

EAST BROWARD



200 East Broward Boulevard | Fort Lauderdale, FL

Highlights

- 225,761 square foot, 21-story iconic office tower
- Attached 8-story parking
- Impeccably renovated lobbies and common areas
- Outstanding location in Fort Lauderdale's CBD

Available Spaces

- Suite 1640 1,299 sf
- Suite 900 5,297 sf
- Suite 200 8,275 sf
- Suite 100 5,386 sf

NOTES

- Suite 900 can be combined with contiguous suite 930 for a total of 6,654 rsf
- Suites 100 and 200 can be combined for 13,661 sf



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ICONIC | DISTINCTIVE | PREEMINENT

200 East Broward's iconic 21 story, rose granite and limestone tower has defined the downtown Fort Lauderdale skyline since its completion in 1992. The Class A office tower is prominently located in the heart of Fort Lauderdale's Central Business District, which has emerged as a dynamic live-work-play environment.

The Energy Star-rated project comprises a 225,761 square foot office building with an attached 8-story covered garage. The office space boasts spectacular, expansive views of the Intracoastal Waterway, the Atlantic Ocean, or Fort Lauderdale's cityscape. 200 East Broward has undergone an impressive renovation and modernization program, resulting in impressive entry that highlights the sophisticated, contemporary common areas.

The building has been meticulously maintained and is in excellent physical condition, with \$4.8 million of capital invested since 2008. Amenities include full-service banking, café dining, car wash and courtesy shuttle services, a conference center, 24/7 on-site concierge service and convenient proximity to fine dining, shops, museums, public transportation and the Fort Lauderdale International Airport.

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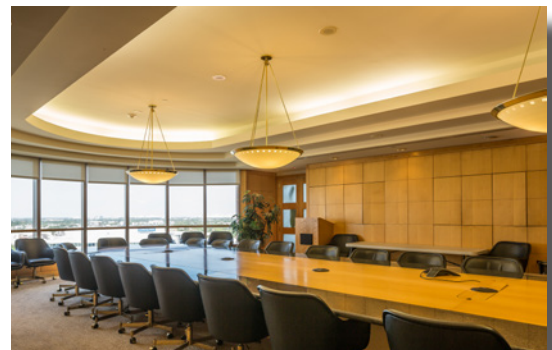
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ELEGANCE | INNOVATION | ARRIVAL

200 East Broward's recently renovated lobby sets the tone for tenants and their guests.

- › Premier Class A Office Space
- › Renovated Common Areas
- › On-Site Conference Facility
- › 24/7 Concierge Service
- › Private Shuttle to Courthouse, Airport and Las Olas
- › On-Site Banking and Café
- › Walking Distance to Las Olas Restaurants and Shopping



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LOCATION | PROXIMITY | PROMINENCE



200 East Broward enjoys an unmatched location at the epicenter of Downtown Fort Lauderdale, within easy reach of all Las Olas has to offer.

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