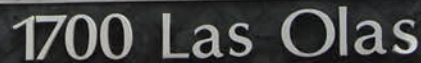


The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red border.A large white sign with the address "1700 LAS OLAS" in black capital letters is positioned in the foreground on the left side of the image.A smaller white sign with the address "1700 Las Olas" in black serif font is mounted on a grey stone wall in the foreground on the right side of the image.

For Lease | Office

Asking Lease Rate:

\$34.50

PSF NNN

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1700 E Las Olas Boulevard Fort Lauderdale, FL 33301

1700 Las Olas provides a waterfront setting directly on Las Olas Boulevard. The boutique, three-story office building features picturesque views, covered parking and is within walking distance to the shops and restaurants of Las Olas Boulevard, one of South Florida's most popular thoroughfares for dining, shopping, nightlife and special events.

Property Highlights

- Between Downtown Fort Lauderdale and Fort Lauderdale Beach
- Only a few minutes north of Fort Lauderdale-Hollywood International Airport (FLL)
- Quick access to I-95, I-595, US 1 and State Road A1A
- Newly renovated common areas, suite entry doors, dock and seawall
- Energy efficient lighting
- Covered parking available
- Parking ratio of 2.65:1,000 SF
- 24-hour access control system
- FedEx drop box on-site

Accelerating success.

For Lease

1700 LAS OLAS

Building Information and Costs

Address	1700 East Las Olas Boulevard Fort Lauderdale, FL 33301
Location	The property is located at the corner of SE 17th Avenue and Las Olas Boulevard, within Fort Lauderdale's Central Business District
Zoning	RMM-25, Fort Lauderdale
Asking Rate	\$34.50 PSF NNN
Estimated 2026 OPEX	\$16.50 Full Service, net of in-suite janitorial
Parking	2.65:1,000 SF; There are 37 covered spaces available below the building

Available Suites

Suite 201	971 SF	Available August 1 st , 2026
Suite 202	1,927 SF	Available December 1 st , 2026

Additional Information

Fort Lauderdale is home to one of the world's premier recreational marine events, the Fort Lauderdale International Boat Show, attracting more than 110,000 visitors annually and appealing to become the largest boat show in the world and the largest single event in Florida.

Fort Lauderdale is also the nation's second-most popular destination for spring break, where an estimated 10,000-12,000 visitors come to enjoy the nightlife. Other major events attracting thousands of tourists each year include the Fort Lauderdale Air Show, Fort Lauderdale A1A Marathon, Fort Lauderdale International Film Festival, Fort Lauderdale Orchid Show, Las Olas Arts Festival, Tortuga Musical Festival and the Wine & Culinary Celebration, among many others.



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Colliers

200 E Broward Blvd
Suite 1150
Ft. Lauderdale, FL 33301

Las Olas office space at competitive rates.

Property Highlights



Last Remaining Two Suites at 971 SF & 1,927 SF



3-Story Building



LED Lighting



24-Hour, Key Card Access



Quick Walk to Amenities



10 Minutes to I-95



2.65:1,000 SF Parking

The Area

Downtown Fort Lauderdale has been transformed into a walkable, cosmopolitan, live-work-play environment. The dynamic CBD is the powerhouse of Broward County's economy, offering a wide array of opportunities for growing businesses, as well as easy access to retail and dining options for employees.

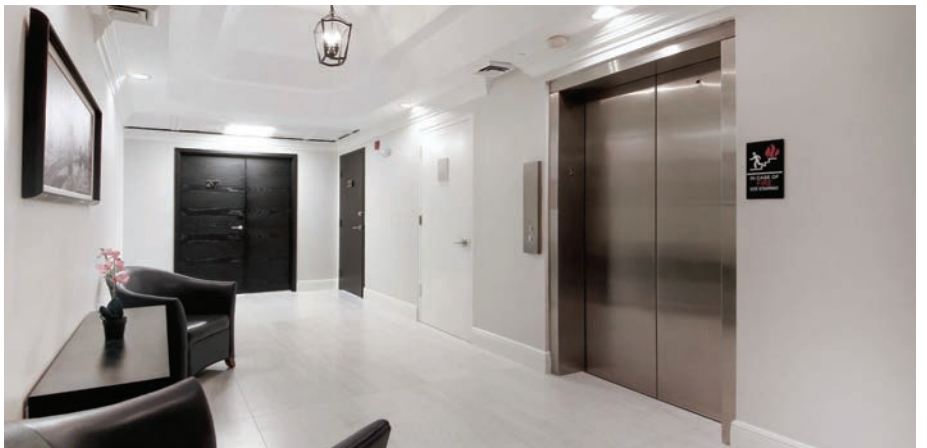
The Building

1700 Las Olas offers pristine office space in a beautifully maintained building. With hands-on ownership and diligent property management, the property offers a distinct presence in this market and offers tenants the opportunity to lease space in an environment that is focused on meeting their needs.

The Spaces

Offices are leasing quickly, with only two suites remaining:
Suite 201 at 971 SF
Suite 202 at 1,927 SF

1700 Las Olas | Gallery



Area Amenities Map



Boutique waterfront office building on Las Olas

Area Demographics (2025)



Population

3-Miles: 119,809



Projected Population

3-Miles (2030): 129,436



Households

3-Miles: 61,313



Average HH Income

3-Miles: \$147,804

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