

MULTI-MILLION DOLLAR RENOVATIONS COMPLETED



OFFICE SPACE FOR LEASE

SPEC SUITES AVAILABLE

ONE FINANCIAL PLAZA

100 SE 3rd Avenue, Ft. Lauderdale, FL



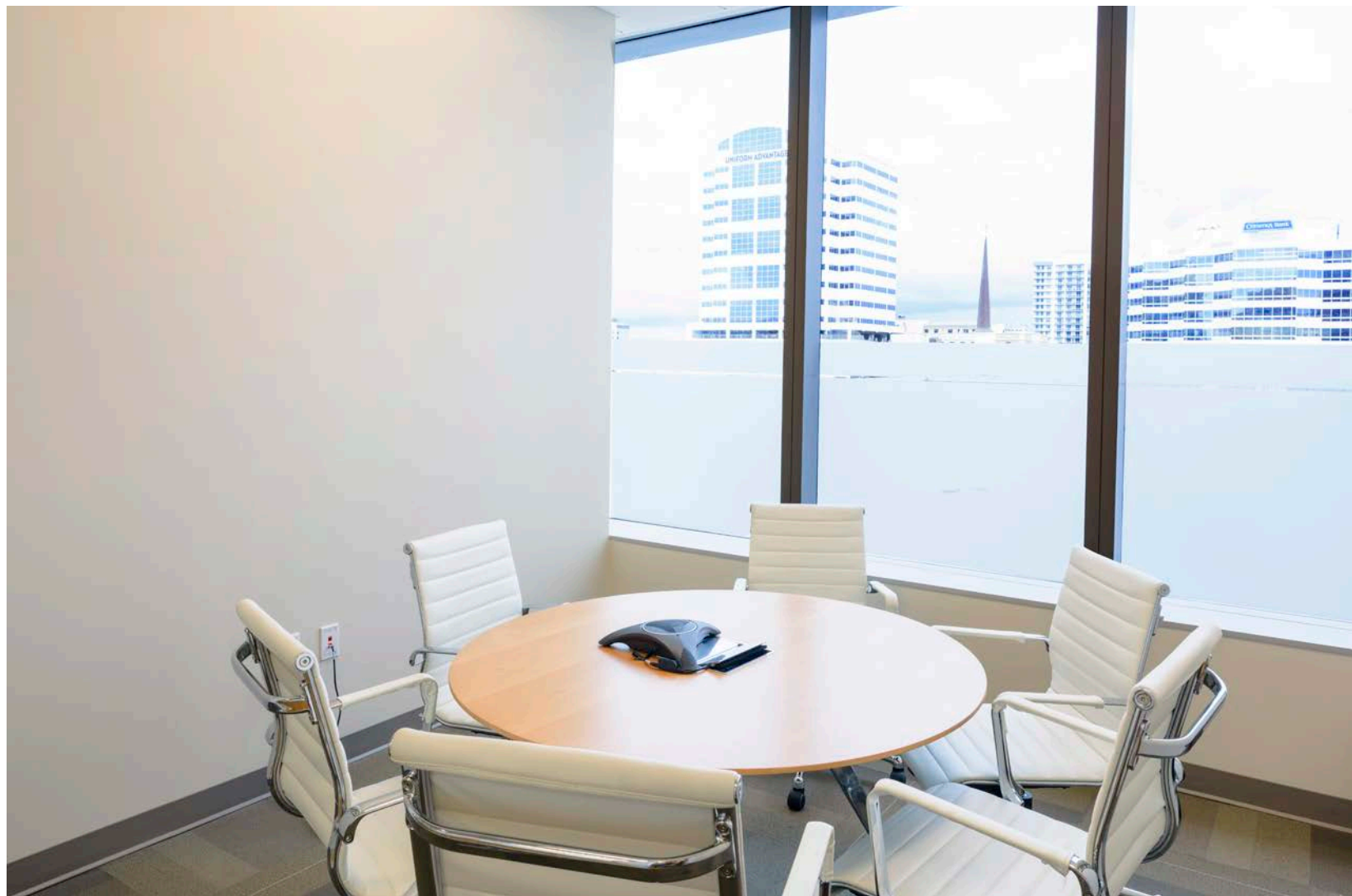
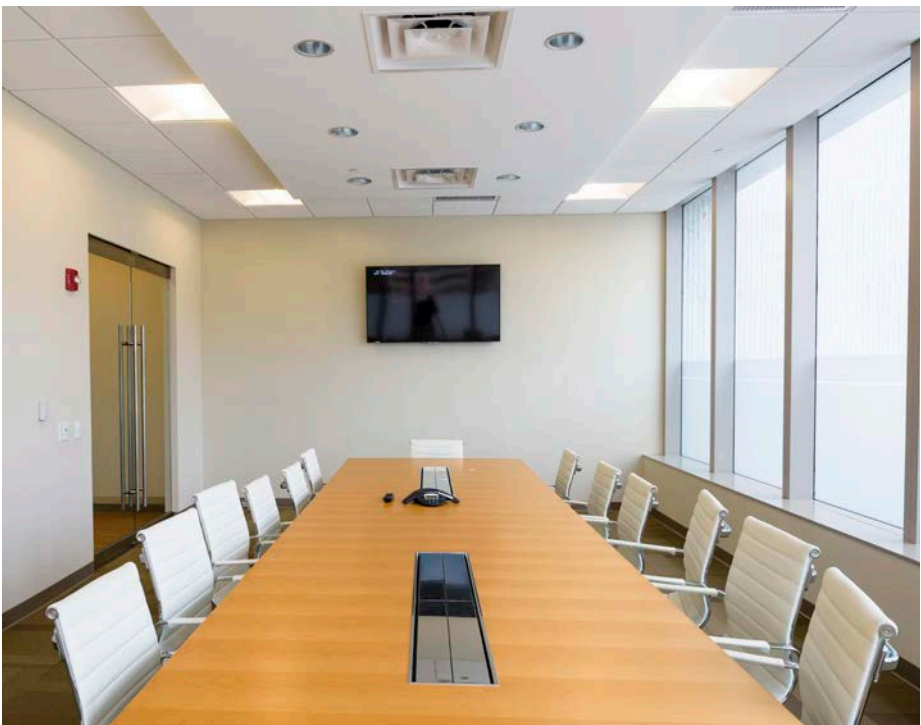


FEATURES	
TOTAL SQUARE FEET	298,046 sf
AVAILABLE	800 sf - 11,213 sf
AVERAGE FLOOR SIZE	11,000 sf
PARKING	2.5/1,000/sf
ASKING RATE	\$33.00 - \$35.00 NNN

- PROPERTY FEATURES**
- 28-story Class A office tower two blocks from Las Olas Blvd.
 - Attached parking garage with direct access to the building lobby and tenant floors
 - New high-speed elevators and hurricane impact glass
 - Tenant monument signage available on Broward Blvd.
 - High-end Spec suites available ranging from 900 sf to 2,000 sf
 - Tower Club (Club Corp) on the 28th floor with dramatic ocean views
 - Meeting rooms and event catering
 - Deli on 5th Floor serving breakfast & lunch
- MULTI-MILLION DOLLAR RENOVATION COMPLETED**
- Dramatically enhanced ground floor lobby with retail spaces
 - Multi-Tenant common area corridors and bathroom upgrades
 - Brand new fitness center and conferencing facilities



6TH FLOOR CONFERENCE CENTER





FITNESS CENTER



FITNESS CENTER



SPEC SUITE INTERIOR



TOWER CLUB



TOWER CLUB



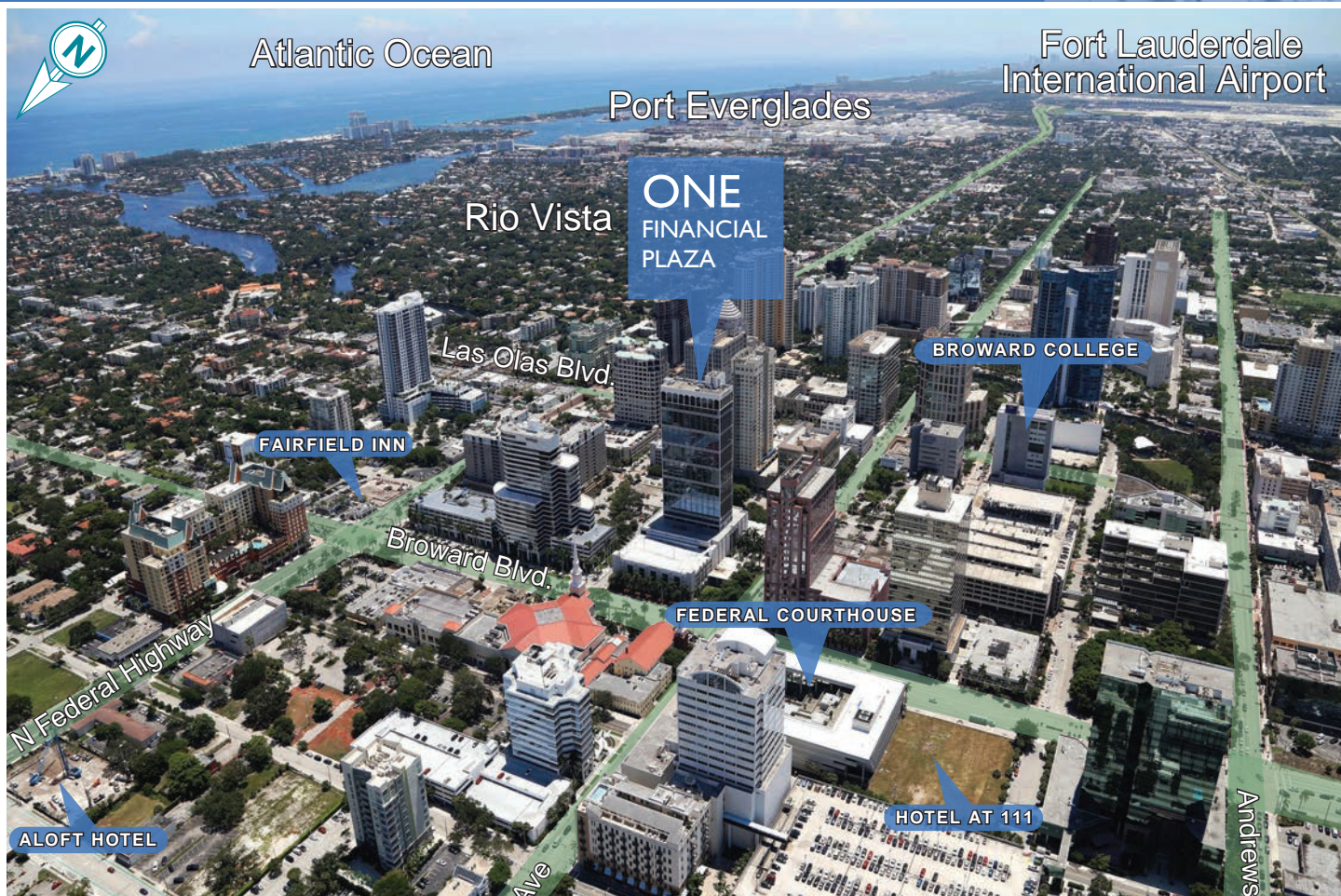
TOWER CLUB



TOWER CLUB

ONE FINANCIAL PLAZA

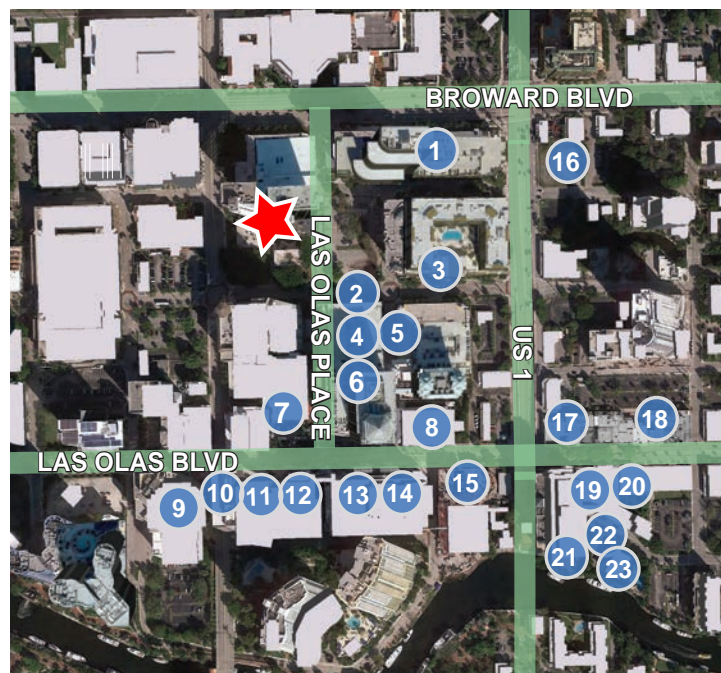
100 SE 3rd Avenue | Fort Lauderdale, Florida 33394



LOCATION ADVANTAGES

- Located 2 blocks from Las Olas Blvd.
- Excellent access to downtown amenities
- Excellent access to I-95, Turnpike & I-595 highways
- Minutes from Fort Lauderdale/Hollywood International Airport
- Wide array of world class dining options easily walkable to the Property including:

- | | |
|-----------------------------|----------------------------------|
| 1. Morton's The Steakhouse | 13. Timpano |
| 2. Offerdahl's Cafe Grill | 14. Lobster Bar Sea Grille |
| 3. Rice & Dough | 15. Starbucks |
| 4. Smoothie King | 16. ETARU |
| 5. SuViche | 17. Big City Tavern |
| 6. Subway | 18. American Social |
| 7. YOLO | 19. Wild Sea Oyster Bar & Grille |
| 8. Del Frisco's | 20. Gran Forno Bakery |
| 9. Sky Thai Sushi | 21. The Cheesecake Factory |
| 10. Beehive Kitchen | 22. Indigo Restaurant |
| 11. Starbucks | 23. Boathouse At The Riverside |
| 12. Royal Pig Pub & Kitchen | |



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