



Rental rate

\$30.00 - \$31.50 psf NNN

Operating expenses

\$16.75 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:

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Suite Availabilities

- **Suite 604** - 2,331 SF
- **Suite 609** - 1,380 SF
- **Suite 610** - 2,791 SF
- **Suite 625** - 1,970 SF
- **Suite 902** - 4,039 SF
- **Suite 1010** - 16,696 SF
- **Suite 1200** - 17,621 SF
Spec Suites: +/- 2,185 SF - 3,029 SF
- **Suite 1320** - 7,234 SF
- **Suite 1400** - 10,264 SF
- **Suite 1508** - 1,858 SF
- **Suite 1600** - 13,511 SF



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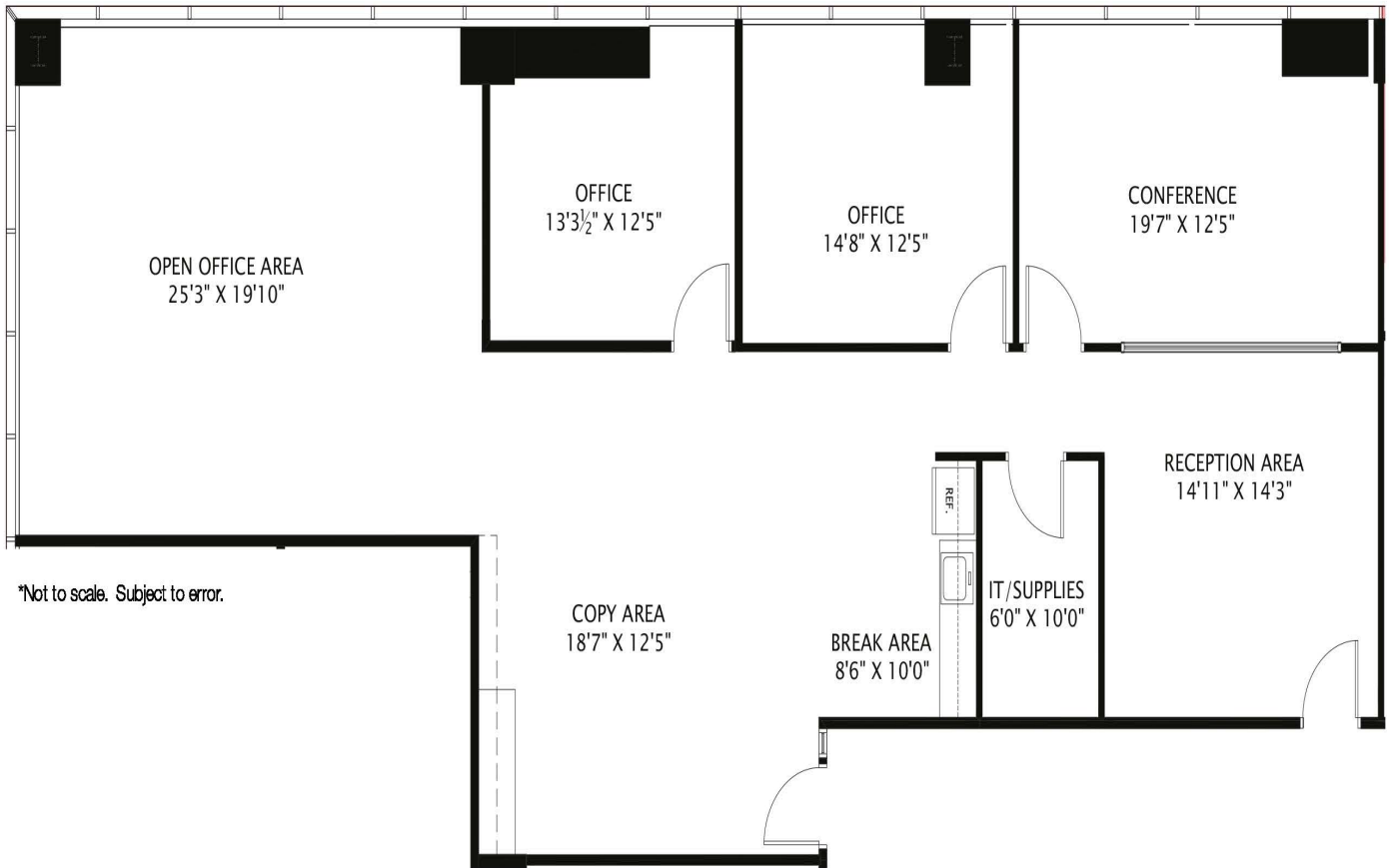
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1 East Broward

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Suite 604 – 2,331 SF



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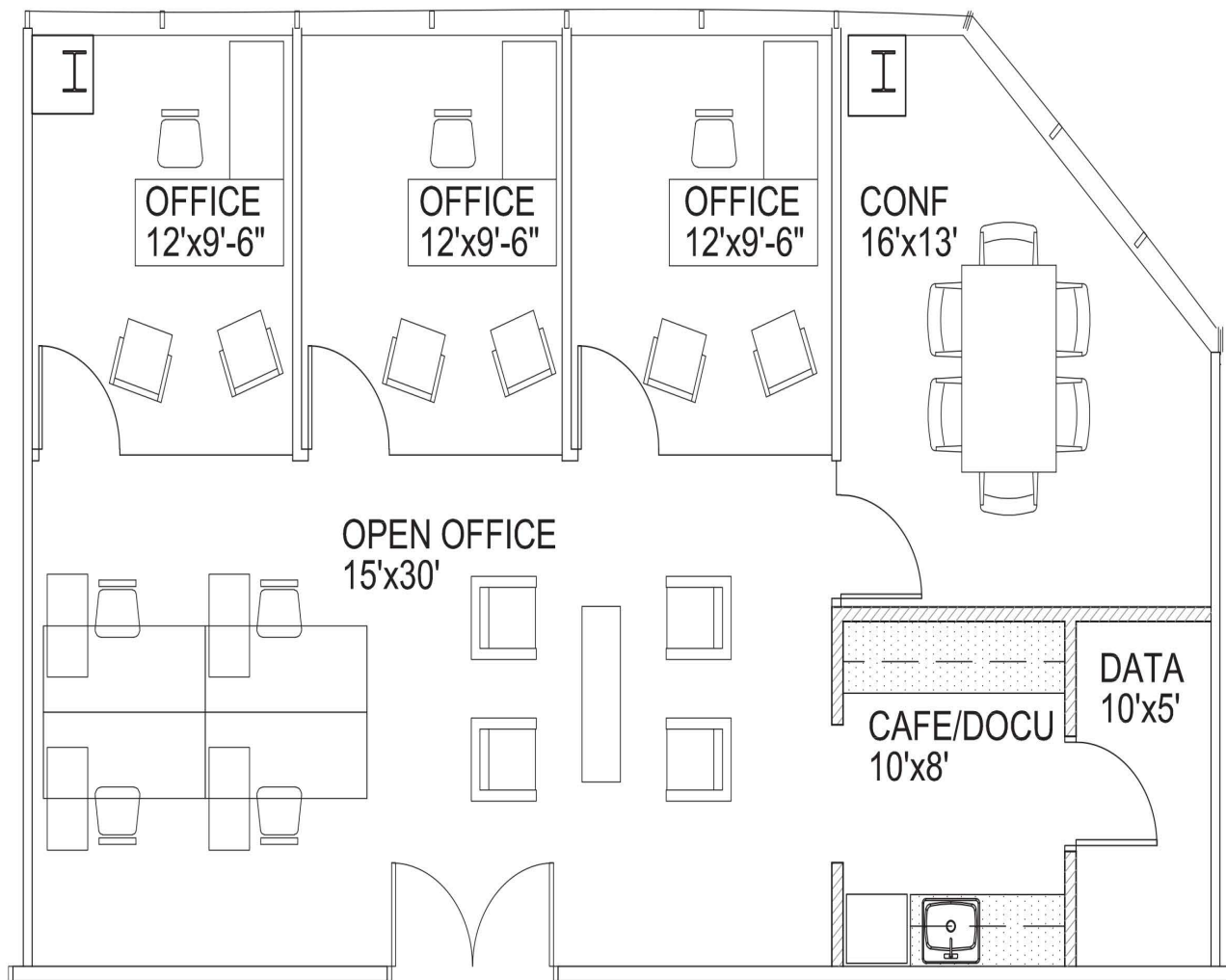
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Suite 609 – 1,380 SF

Available 11/01/2023

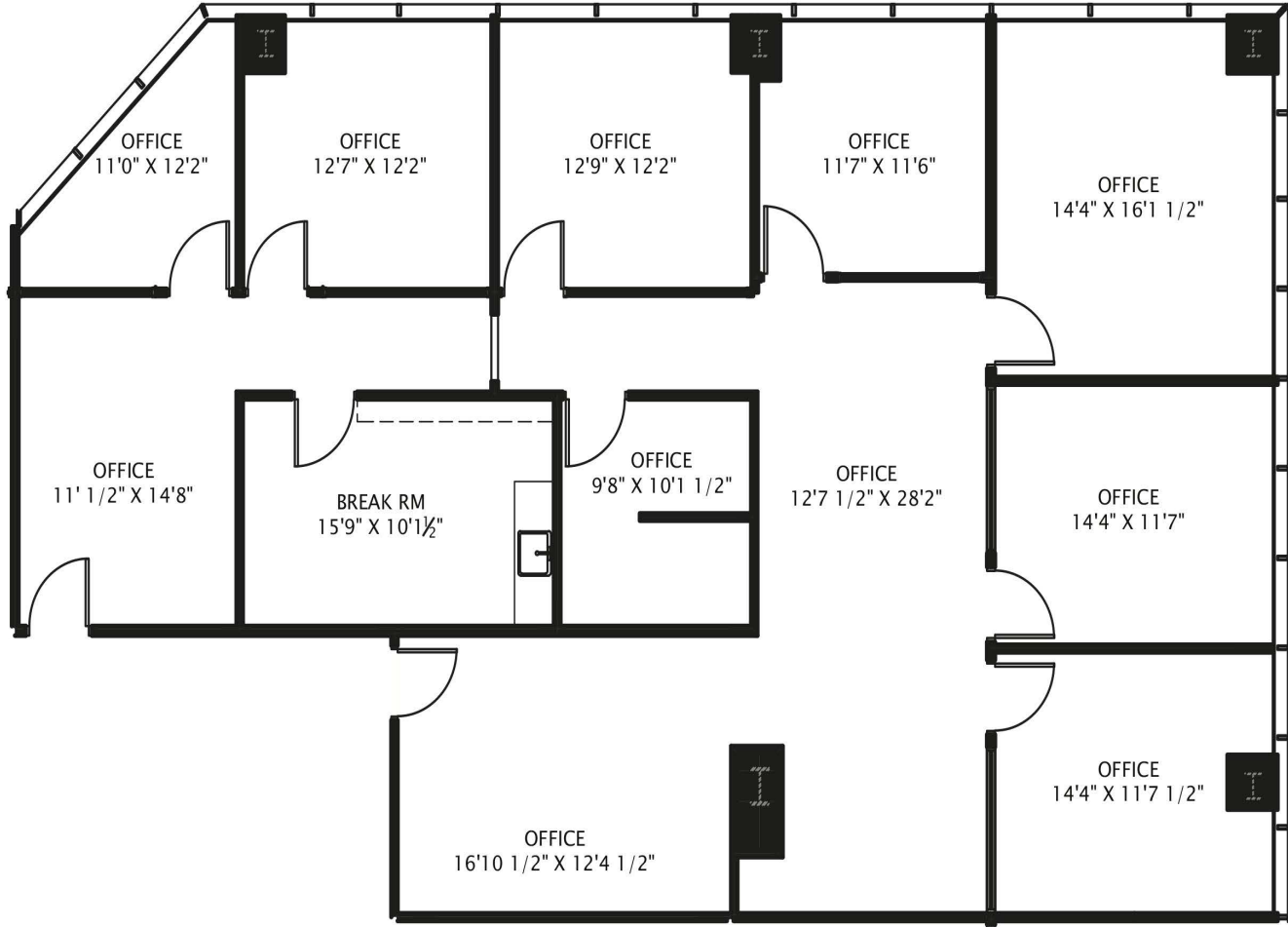


*Not to scale. Subject to error.

1 East Broward

Suite 610 – 2,791 SF

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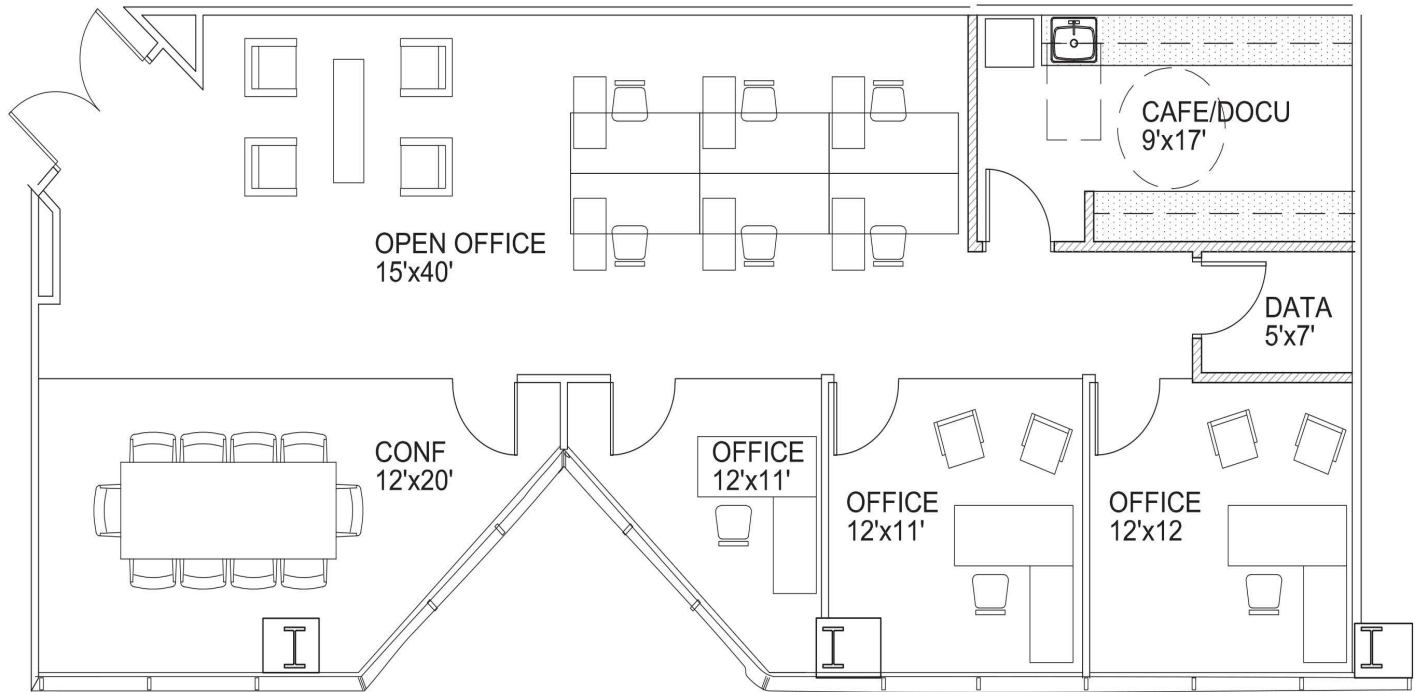
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Suite 625 – 1,970 SF

Available 11/01/2023



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10th Floor – 16,696 SF

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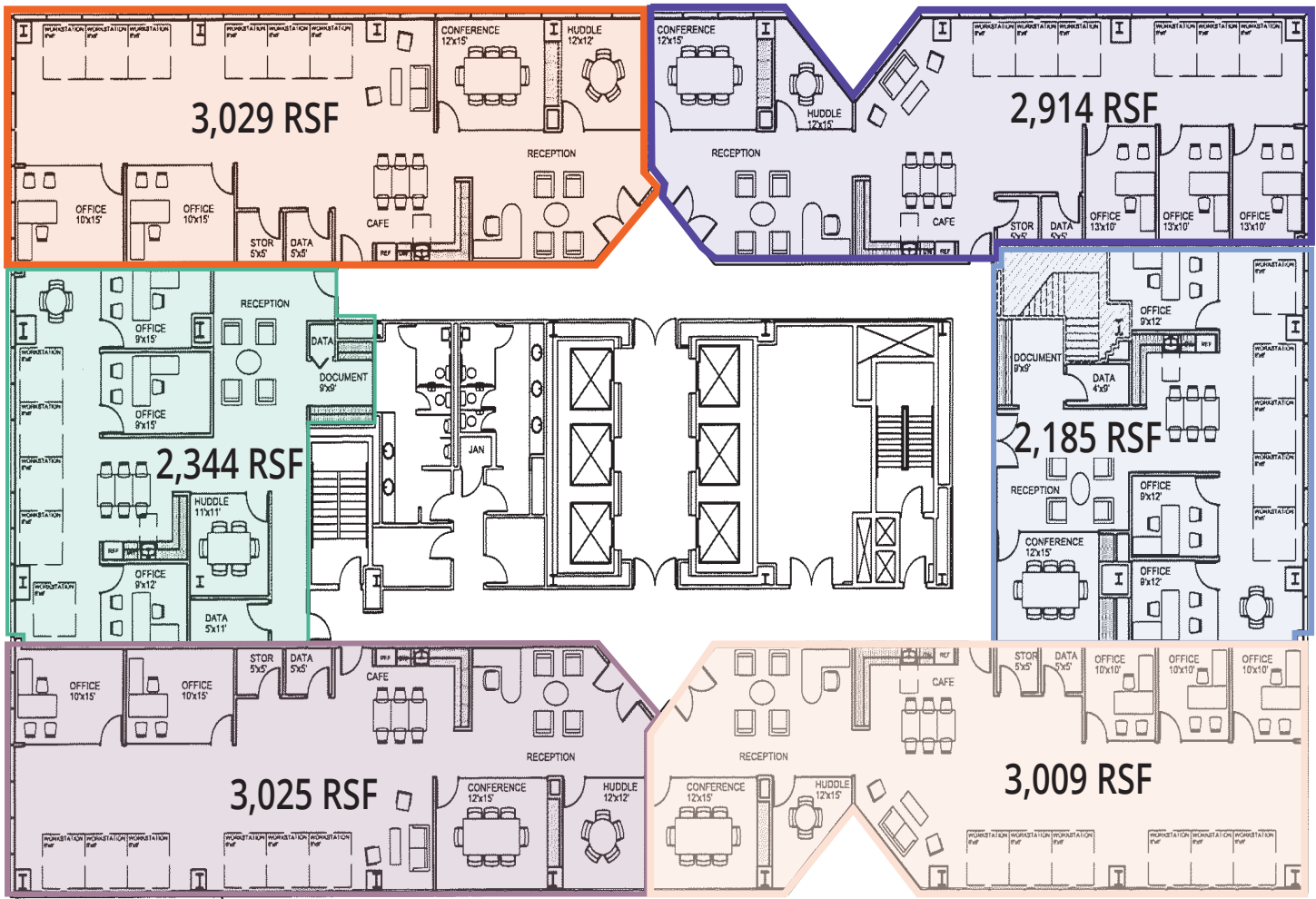
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12th Floor -
+/- 2,185 SF - 3,029 SF

Move-in Ready Spec Suites Under Construction



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1 East Broward

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Suite 1320 -
+/- 7,234 SF



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14th Floor
- +/- 10,264 SF
2nd-Gen Space



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14th Floor Proposed Spec Suites



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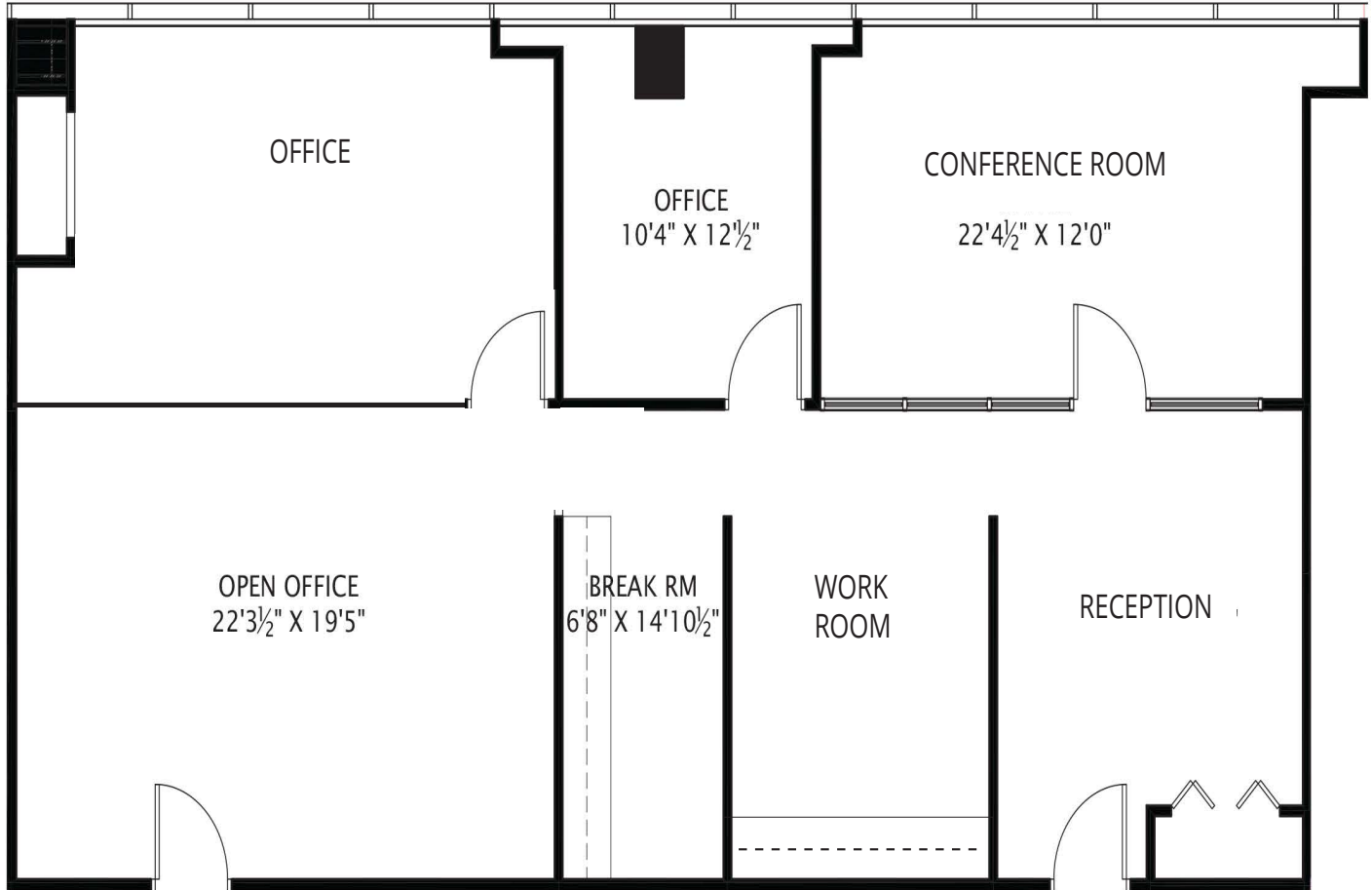
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1 East Broward

Suite 1508 – 1,858 SF

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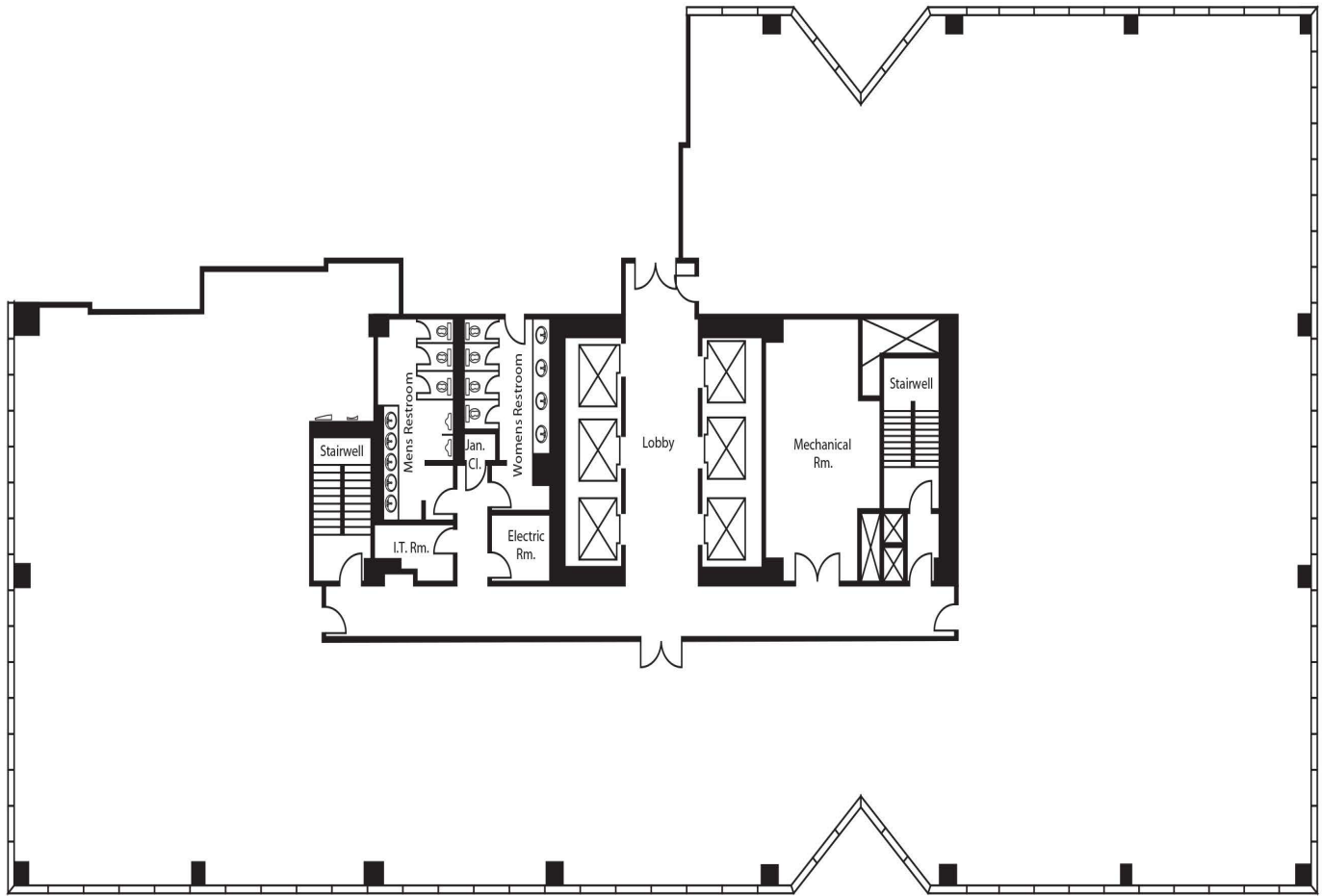
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Suite 1600 – 13,511 SF

First Generation Space



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