JLL

1 East Broward

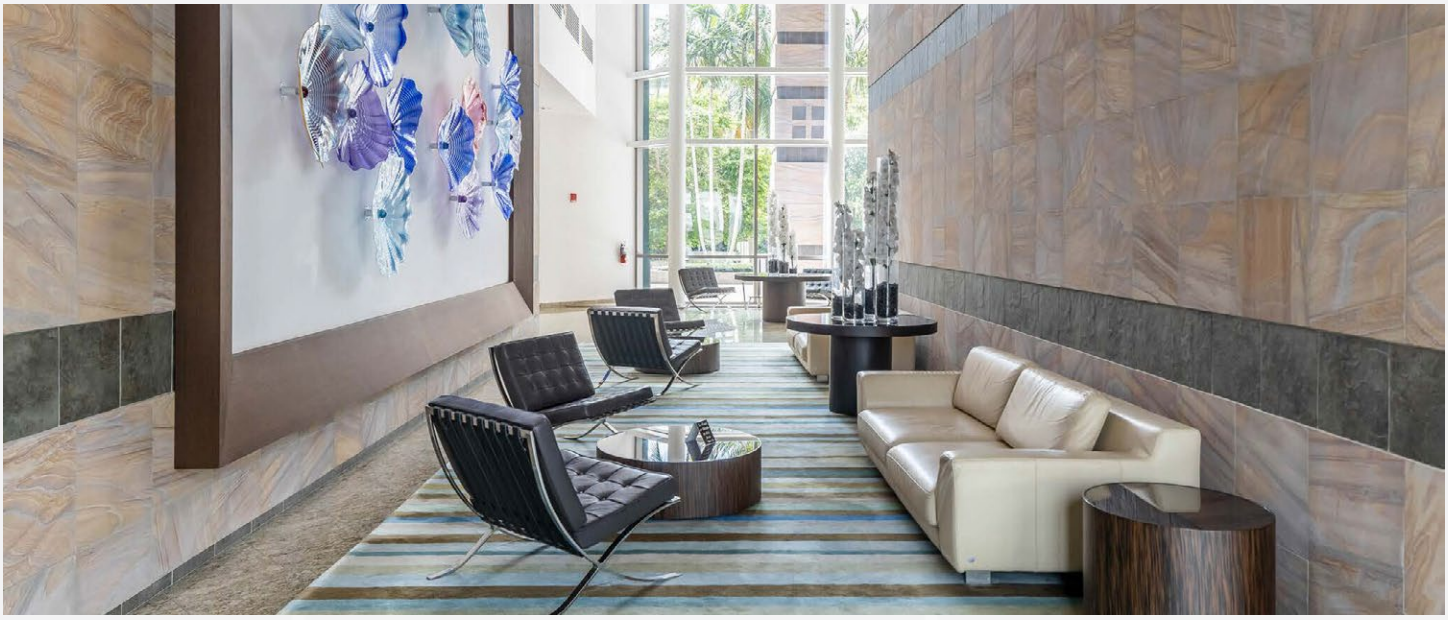
1 East Broward Boulevard, Fort Lauderdale, FL 33301
1EBroward.com



Move-in ready office space available in downtown Fort Lauderdale

1 East Broward

Experience the perfect blend of business and leisure in the heart of the city



Discover the pinnacle of office spaces at 1 East Broward! This stunning 19-story, Class A office building boasts an impressive 351,000 square feet of premium space. Nestled in a prime location, it's just a short stroll away from the vibrant Flagler Village's Arts & Technology village (FATVillage), the dynamic Music & Arts South of Sunrise (MASS), and the iconic Las Olas Boulevard.

1 East Broward offers the best in convenience and walkability with fantastic access to I-95, I-595 and the Hollywood/Fort Lauderdale International Airport. It's also the closest office building to the new Fort Lauderdale Brightline station.

JOIN OUR GROUP OF TENANTS

CITY OF FORT LAUDERDALE

Becker
Becker & Poliakoff

LEGALZOOM

CORE

SKB Stok Kon + Braverman Attorneys at Law

PRESIDIO

Greg Martin
Senior Managing Director
+1 954 242 2963
greg.martin1@jll.com

Justin Cope
Senior Managing Director
+1 561 632 7707
justin.cope@jll.com

Lisa Blumer
Senior Vice President
+1 813 417 3941
lisa.blumer@jll.com

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Indulge in exceptional amenities









Tenants can indulge in exceptional amenities such as a grand lobby adorned with floor-to-ceiling glass and premium marble finishes, offering breathtaking panoramic views. The exclusive, cuttingedge fitness center features 2 Peloton Bikes, and the building is secured 24/7. On-site services include a café/sundry shop, dry cleaning, car detailing, banking/ATM, and property management. Additionally, tenants benefit from ample parking in the garage, conveniently connected by a newly renovated, air-conditioned sky-walk.

On-Site Fitness Center • On-Site Café and Restaurant • 24/7 Security • Air-Conditioned SkyWalk • Ample Garage Parking

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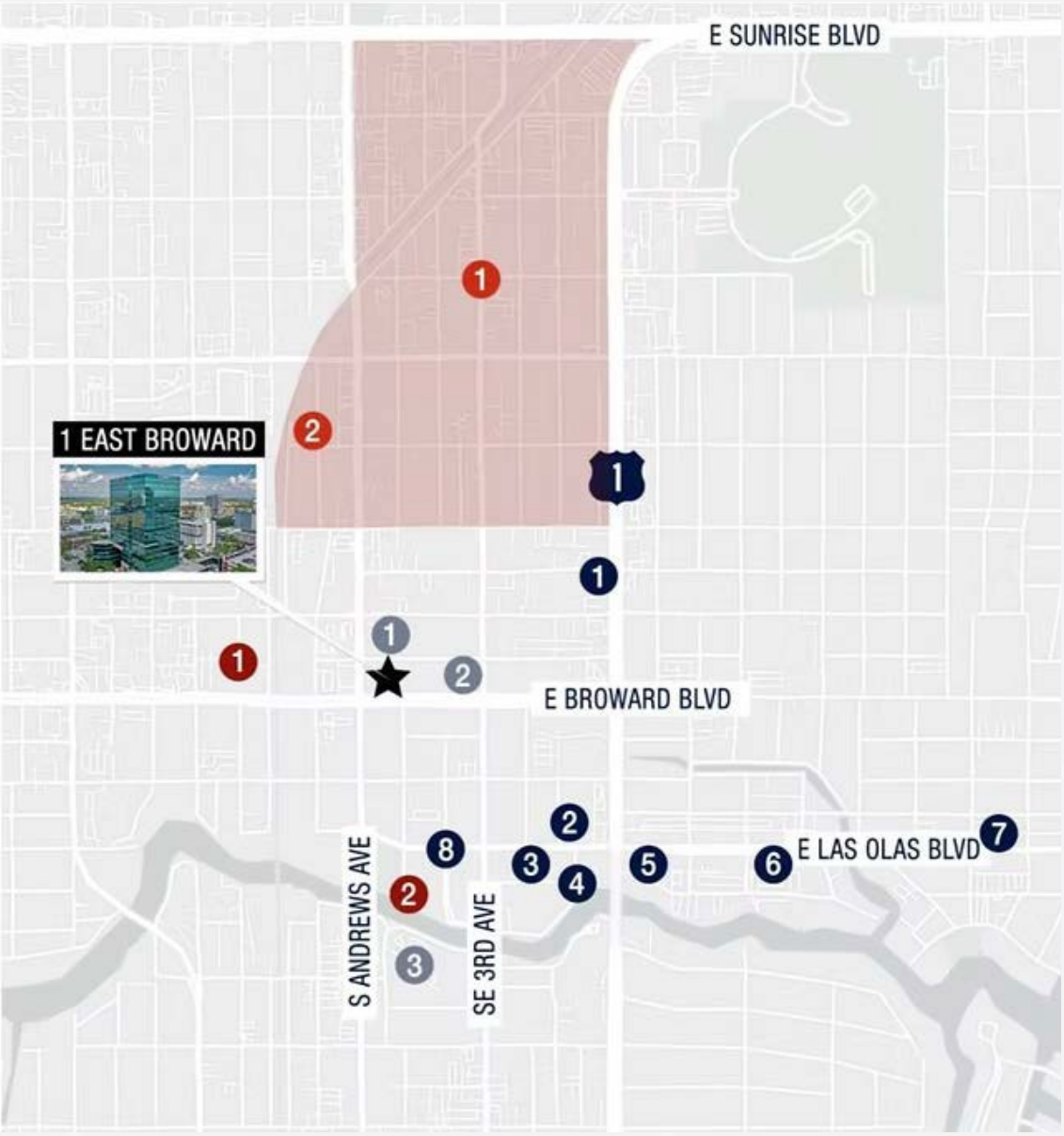
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Highly amenitized location in Downtown Fort Lauderdale



Restaurant/Retail/Hotel

1. The Dalmar
2. Del Frisco's Grille
3. Lobster Bar Sea Grille
4. SALT7
5. Riverside Hotel
6. Caffe Europa
7. Rocco's Tacos
8. Publix Greenwise Market

Governmental Buildings

1. City Hall
2. Federal Courthouse
3. Broward County Clerk of Courts

Arts/Culture

1. Flagler Village District
2. FAT Village

Transportation

1. Brightline
2. Riverwalk Water Trolley

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Check out our availabilities

Suite	Square Foot	Floor	Floor Plan
505	11,939	5th Floor	View
604	2,331	6th Floor	View
610	2,791	6th Floor	View
620	2,446	6th Floor	View
902	4,039	9th Floor	View
Full 10th Floor	16,696	10th Floor	View
Partial 12th Floor	5,369	12th Floor	View
1215	3,025	12th Floor	View
1220	2,344	12th Floor	View
1300	10,625	13th Floor	View
1501	3,831	15th Floor	View
1503	1,798	15th Floor	View
1508	1,858	15th Floor	View
1599	1,739	15th Floor	View
Full 16th Floor	17,086	16th Floor	View
1600	13,511	16th Floor	View
1605	3,575	16th Floor	View
Full 17th Floor	17,458	17th Floor	View

Rental Rate: **$35.00 PSF NNN** · Operating Expenses: **$17.90 PSF**

Floors 16 & 17: **$37.00 PSF NNN**

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