

300 Las Olas Place

CLASS A OFFICE SPACE AVAILABLE



300 SE Second Street, Fort Lauderdale, Florida 33301

- 8th Floor: 10,000 RSF Plug + Play Space Available
 - Existing Build-out is at very high level + in Excellent Condition
- \$42.00 to \$44.00/RSF True Gross Rate Includes:
 - Full Service Operating Expenses- NO Pass-Throughs!
 - Extended Building Hours:
 - 7 a.m. to 7 p.m. Monday – Friday
 - 8 a.m. to 5 p.m. Saturday
- Tenant Parking in 350 Las Olas parking garage: 2/1000 RSF leased.
- Additional Parking Available in nearby Private + Municipal Garages
- Generous Tenant Improvement Allowance
- Onsite High-Quality Workstations can be included
- Generator Backup for entire building @ approx 50% load.



For More Information Please Contact:

Michael S. Talmadge
mtalmadge@echelonre.com
727.214.4650

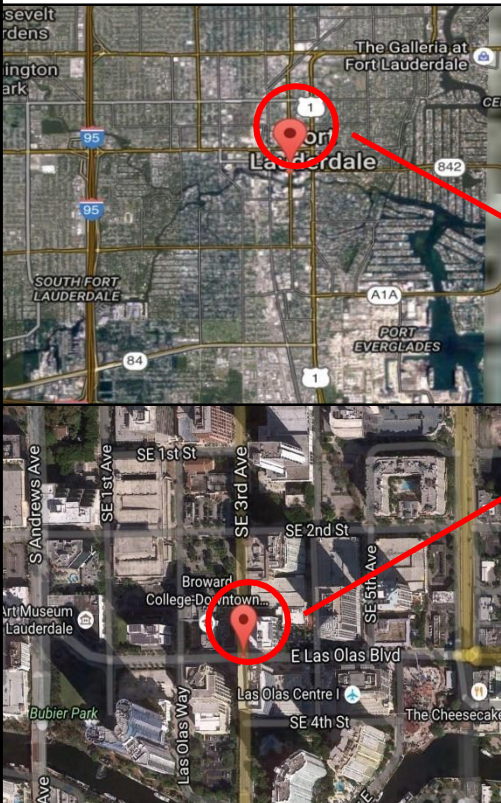


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Estimated Common
Area Corridor

10,000 RSF Plug & Play Available



Suite 800: Up to 10,000 RSF Available



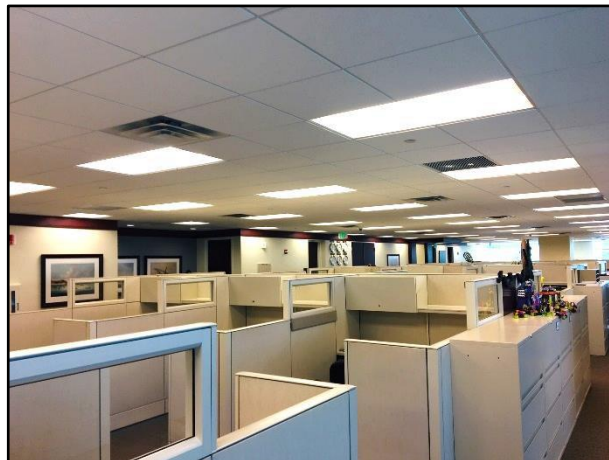
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ECHELON

Echelon Real Estate Services, LLC
Licensed Real Estate Broker



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