



A SPLASH OF NEW ON
Las Olas Blvd.

PREMIER OFFICE LOCATION | SOPHISTICATED RETAIL
VIBRANT LIFESTYLE

Owned & Managed by



LAS OLAS SQUARE

LAS OLAS SQUARE

INVITES YOU TO LOOK TOWARDS A NEW MODEL OF WORK/LIFE BALANCE RIGHT IN THE CENTER OF FORT LAUDERDALE.



THE SQUARE IS THE SHAPE OF *Functionality.*



THE SQUARE IS THE SHAPE OF *Elevation.*

#ItsCoolToBeSquare



Las Olas Square

A mixed-use complex located on prestigious Las Olas Boulevard in the epicenter of Downtown Fort Lauderdale, where old world charm meets a contemporary and upscale shopping and dining district. Las Olas Square offers modern, creative high-end office and retail space that hosts Del Frisco's Grille, Truist Bank and Carrot Express.

515 SunTrust Center at LAS OLAS SQUARE
 Holland & Knight
 Wicker Smith
 Berkowitz Pollack Brent
 Billing, Cochran, Lykes, Mauro & Ramsey
 Raymond James
 BDO

THE SQUARE IS THE SHAPE OF *Distinction.*

#RealSplashOnLasOlas

SunTrust Center at Las Olas Square

Centrally located at the corner of Las Olas Boulevard and Federal Highway (US-1), this Class A office tower boasts the Best Walk Score in Downtown Fort Lauderdale with numerous high-end, popular restaurants and upscale retail located just steps away. SunTrust Center at Las Olas Square overlooks historic Las Olas Boulevard, offering views of Downtown Fort Lauderdale, the Atlantic Ocean and New River.

LAS OLAS SQUARE

#ExperienceLasOlasSquare

GET OUT OF THE SAME CIRCLE
Be in the Square.

SPECTACULAR
Views.



LAS OLAS SQUARE HIGHLIGHTS

- Newest Office Building on Las Olas Boulevard
- Contemporary, Stylish Architecture
- Newly Created and Unparalleled Outdoor Tenant Areas with Wi-Fi
- Walk Score: 96 Best in Downtown Fort Lauderdale
- Efficient 14,000 SF and 18,000 SF Floor Plates
- Floor-To-Ceiling Windows

AMENITIES

- On-Site Restaurants
- On-Site Banking
- Parking Garaged Attached

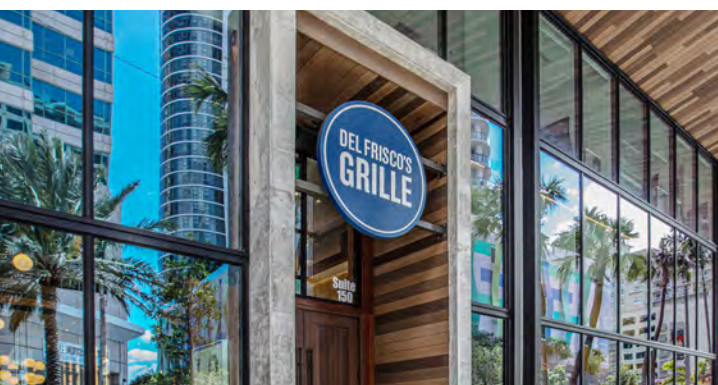
LAS OLAS SQUARE HIGHLIGHTS

- Most Desirable Office Location In South Florida
- Modern Common Area Finishes
- On-Site Management
- Unparalleled Views
- The Plaza at Las Olas Square
- On-Site Conference Rooms

THE PLAZA AT LAS OLAS SQUARE

Providing a shady refuge for tenants to take a break from their day, get outside and enjoy the charms that Downtown Fort Lauderdale offers,

this urban courtyard is *The go-to* destination for all of Las Olas - and provides a spot within the heart of Las Olas Square for tenants to make business deals or just have lunch or dinner.



THE SQUARE IS THE SHAPE OF
Innovation.



A COMPLETE TRANSFORMATION

LAS OLAS SQUARE HAS BEEN COMPLETELY RE-IMAGINED, AND PLACED IN A CLASS OF ITS OWN. COME EXPERIENCE WHAT'S NEW IN THE SQUARE.



MILLION DOLLAR RENOVATIONS

Completely re-designed to fit today's modern business, Las Olas Square has been re-imagined and enhanced.

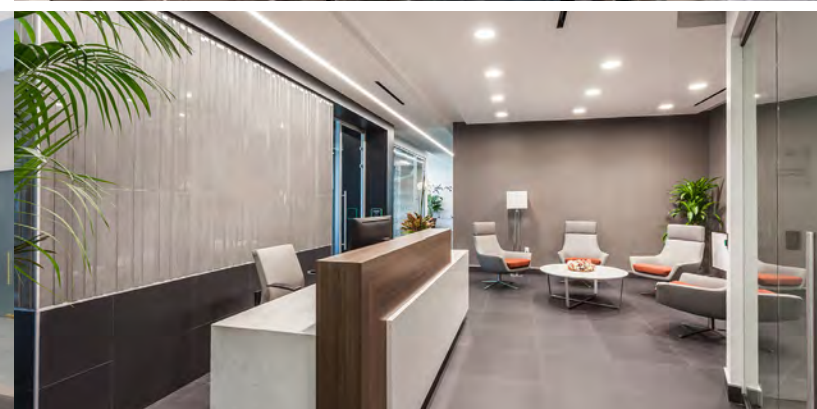
- Best in class lobby, common areas and restrooms
- Renovated and Modern Elevator Landings
- Designer Furniture and Art
- Creatively Designed Conference Areas
- Multiple Outdoor Tenant Spaces with Wi-Fi
- State-Of-The-Art Garage Updates and Lighting



WORLD-CLASS OFFICE SPACES

Consciously designed, providing an efficient layout that allows professionals to conduct daily business operations seamlessly.

- Intelligent Lighting System (Motion Activated)
- Modern and Efficient Office Layouts
- Expansive Floor-To-Ceiling Windows
- Minimalist Interior Design Throughout





DEL FRISCO'S
GRILLE

Suite
150

DEL FRISCO'S GRILLE

AN UPSCALE BAR & GRILL
FEATURING MODERN
AMERICAN CUISINE, LOCATED
AT LAS OLAS SQUARE.



SPACES

FASCINATING WORKSPACES AND
INNOVATIVE OFFICE INTERIORS AT
THE HEART OF THE ICONIC LAS OLAS
BOULEVARD IN LAS OLAS SQUARE.



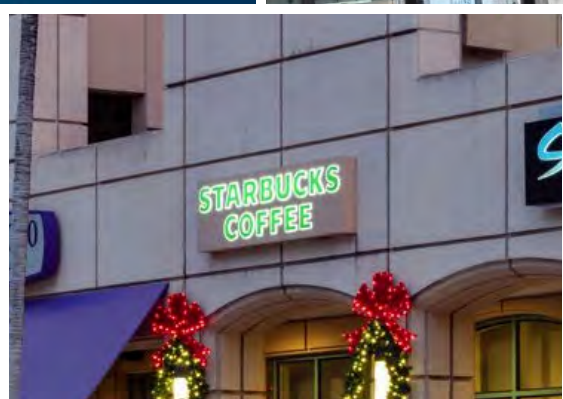
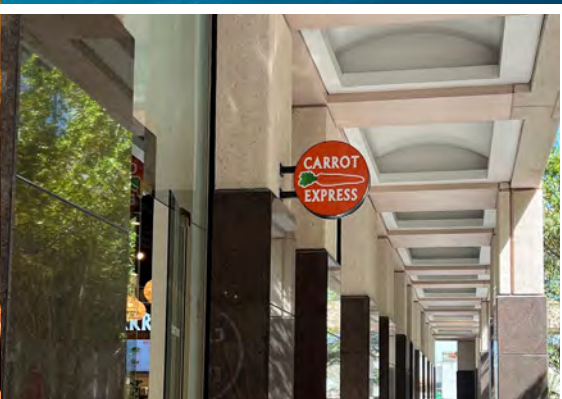
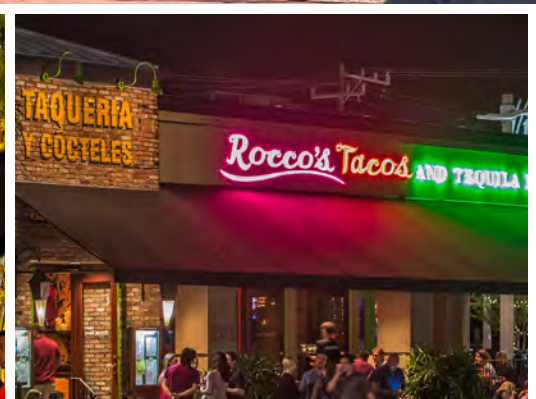
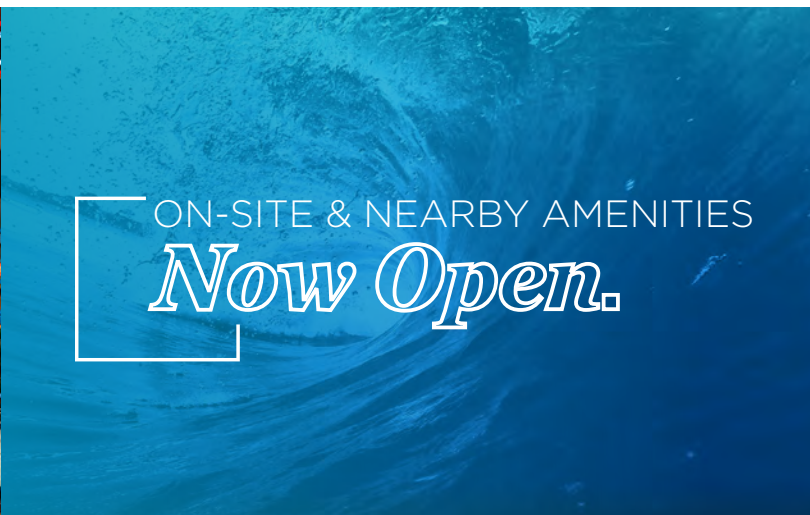


LAS OLAS *Life Style.*

From young professionals to active empty-nesters and everyone in between, the Las Olas Lifestyle is all about having a walkable address while being surrounded by culture, fine dining, luxury... and the water. A "car-optional" environment is embedded in the DNA of this community where walking, biking and street scooters are the main means of getting around.

Las Olas Square provides easy access by foot to restaurants, retail, coffee shops, nightlife, entertainment venues and the charm of Downtown Fort Lauderdale, making it a wonderful place for people to live, work and play.

Why not have your business address in the heart of this Las Olas Lifestyle? Why not mix business with pleasure at Las Olas Square?





LAS OLAS SQUARE IS LOCATED IN THE EPICENTER OF HISTORIC LAS OLAS BOULEVARD WHERE OLD WORLD CHARM MEETS NEW WORLD MODERN.

This location is often referred to as “main and main,” linking Las Olas Boulevard’s business district to the retail/restaurant district. Las Olas Square received a Walk Score of 96 which is the equivalent of a “Walker’s Paradise.” Not only is Las Olas Square in the middle of the action on Las Olas, but it is also conveniently located within minutes of the Fort Lauderdale/Hollywood International Airport and in close proximity to I-95 and I-595, allowing for convenient access to the entire tri-county region.

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