



Introducing the Renewed

ONE FINANCIAL PLAZA

PROPERTY FEATURES

- 28-story Class A office tower conveniently positioned two blocks from Las Olas
- Newly invested strong institutional ownership with Värde
- High-end spec suites or move-in ready space available 1,000- 11,000 sf
- Building signage available
- Attached parking garage
- New high-speed elevators and hurricane impact glass
- Tower Club (Club Corp) on the 28th floor with dramatic ocean and city views, private dining, meeting rooms, and event space
- Fifth floor cafe offering breakfast, lunch, and catering
- Drop off dry cleaning, laundry, shoe shine and shoe repair services
- Managed by CP Group
- WELL Health-Safety rated building

COMPLETED AND PLANNED CAPITAL IMPROVEMENTS

- Dramatically enhanced ground floor lobby with retail spaces
- Multi-Tenant common area corridors and bathroom upgrades
- Modern fitness center with locker rooms and Peloton bikes
- Multi-purpose conference center with video conferencing capabilities
- Planned exterior entrance and lobby renovation and refresh
- Planned conference center renovation and modernization

| FEATURES             |                       |
|----------------------|-----------------------|
| TOTAL SQUARE FEET    | 283,323               |
| CONTIGUOUS AVAILABLE | 1,000 sf - 22,426 sf  |
| PARKING              | 2.3/1,000/sf          |
| ASKING RATE          | \$40.00 - \$42.00 NNN |



PLANNED EXTERIOR ENTRANCE RENOVATION AND REFRESH



PLANNED LOBBY RENOVATION AND REFRESH





NEW SPEC SUITES AVAILABLE FROM  
1,212 - 3,543 SF



TOWER CLUB



# ONE FINANCIAL PLAZA

100 SE 3rd Avenue | Fort Lauderdale, Florida 33394

## LOCATION ADVANTAGES

- Located in the heart of Downtown Ft. Lauderdale, two blocks from Las Olas Blvd.
- Convenient access to I-95, Florida Turnpike & I-595 highways
- Minutes from Fort Lauderdale/Hollywood International Airport
- Surrounding arts and culture:
  - Broward Center for the Performing Arts
  - 12 international art galleries
  - 3 world class museums
- Noteworthy events held on Las Olas:
  - Las Olas Art Fair
  - Christmas on Las Olas
  - Las Olas Wine and Food Festival
  - Las Olas Lifestyle Expo
- Wide array of walkable world class dining options



For more information, please contact:

**TCRE**

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MANAGED BY

**CP** Group

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