

401
LAS OLAS

A Bold New Era for
an *Iconic Landmark.*



401 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FL 33301

 LONE STAR FUNDS

 S2
SQUARECAPITAL

 HRE HIGHLINE
REAL ESTATE
CAPITAL

 B L A N C A

Newly Imagined Amenity Space & Spec Suites

Coming 3rd quarter 2026

- New Lobby & Reception Area

Inviting and sophisticated aesthetic, 24-hour security and secure elevator access.

- Lounge & Terrace

An elegant tenant lounge offering comfortable seating, warm lighting, and versatile spaces for relaxing, working, or meeting.

- State-of-the-Art Gym

Fully equipped gym designed to support a healthy lifestyle and inspire daily movement.

- Conference Center

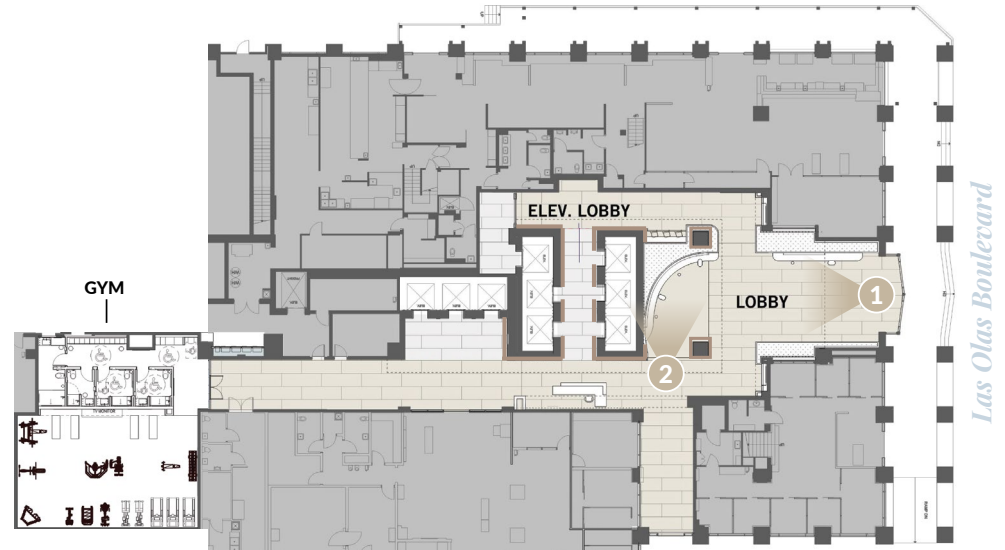
A modern conference center designed to accommodate up to 65 people, featuring state-of-the-art audiovisual technology and high-speed connectivity, ideal for meetings, presentations, and corporate events.

- 14th Floor Spec Suites

Move-in-ready office suites with modern finishes and efficient layouts, conveniently located on the same floor as the tenant lounge and conference center.

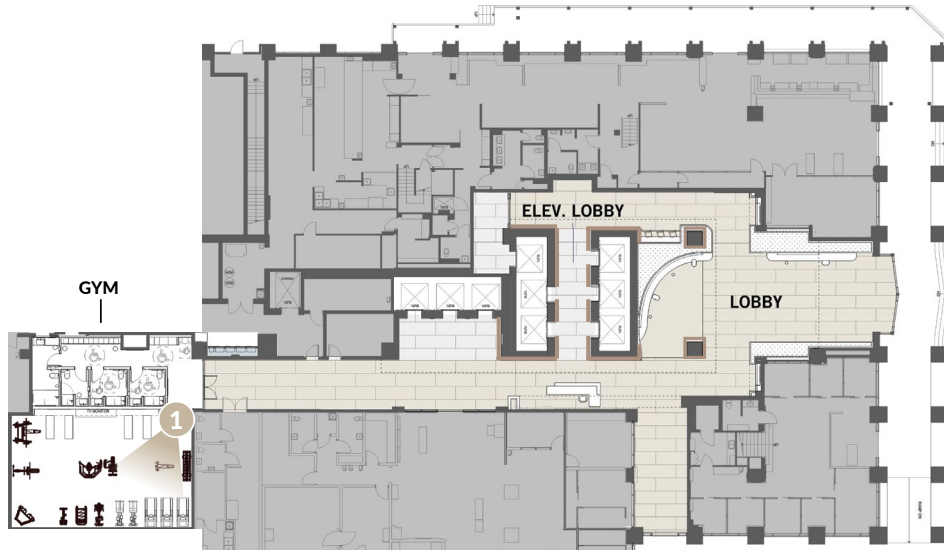


Sophisticated & Modern Aesthetic, *You've Arrived.*



SE 4th Ave Las Olas Place

Here's to your health, for a *Balanced Work-life.*



SE 4th Ave Las Olas Place

Las Olas Boulevard





The Lounge & Conference Center, A place to Congregate, *A Place to Collaborate.*



14th Floor

SE 4th Ave Las Olas Place

Las Olas Boulevard



1



2

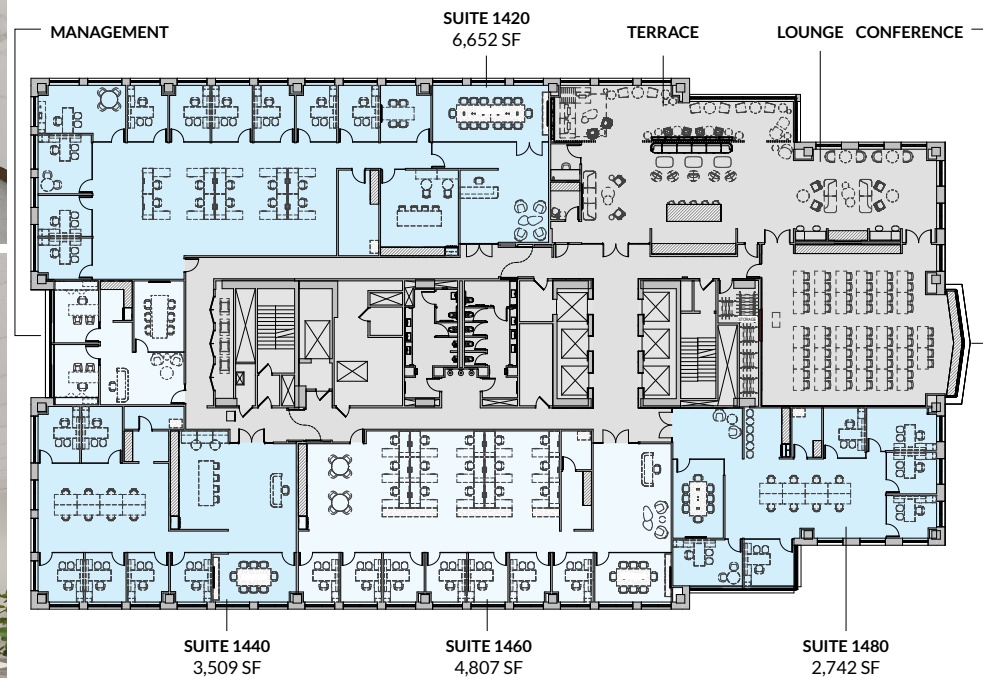


New Move-In Ready Office Suites *Coming September 2026.*

Modern, move-in-ready spec suites featuring contemporary finishes, efficient layouts, and flexible workspace designs that allow tenants to start working immediately with minimal setup. *Conveniently located* on the same floor as the tenant lounge and conference center.

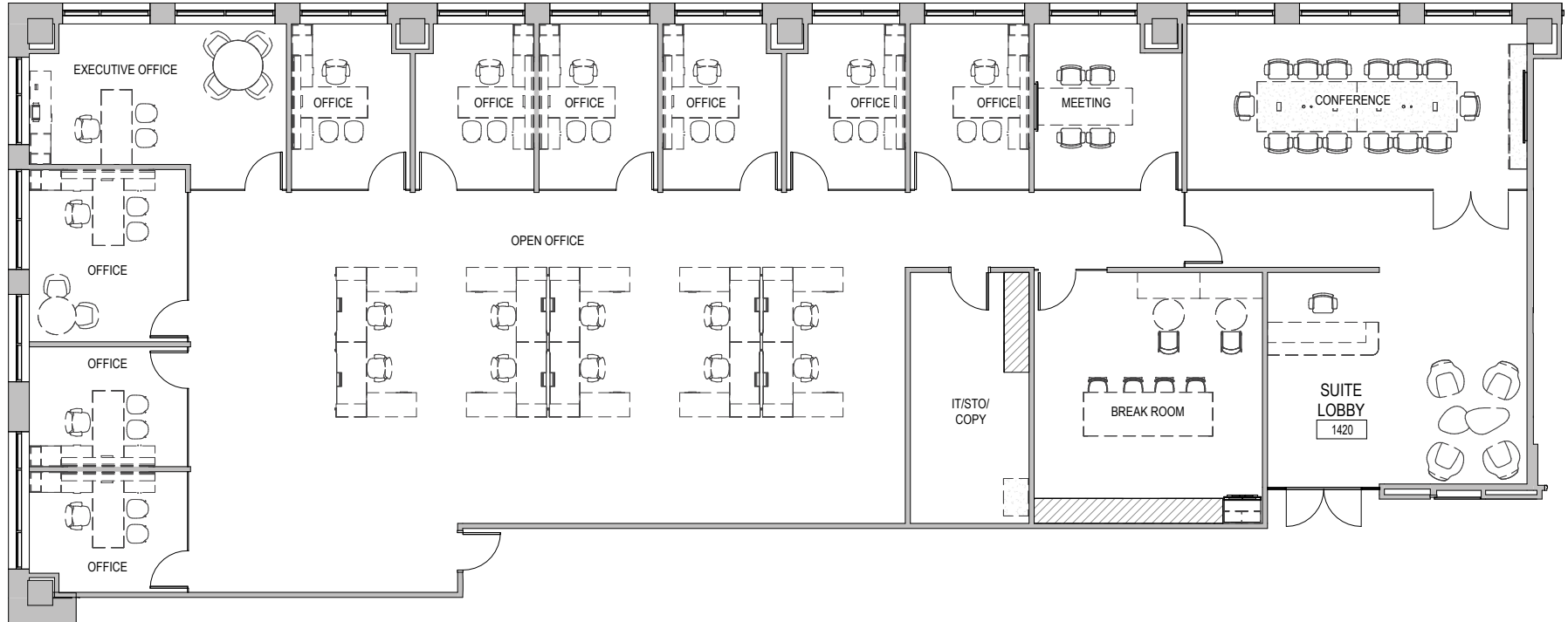


14th Floor, Amenities & *Spec Suites.*

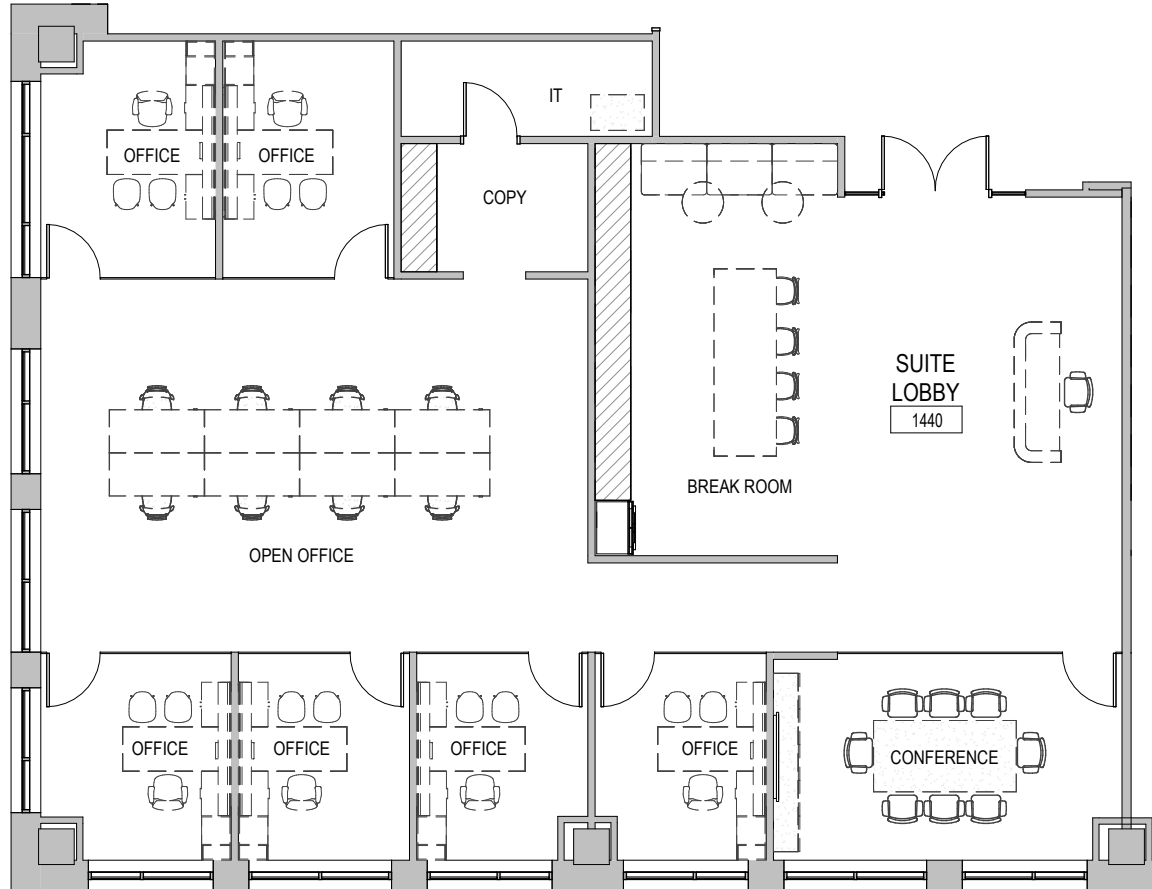


14th Floor

SUITE 1420
6,652 RSF

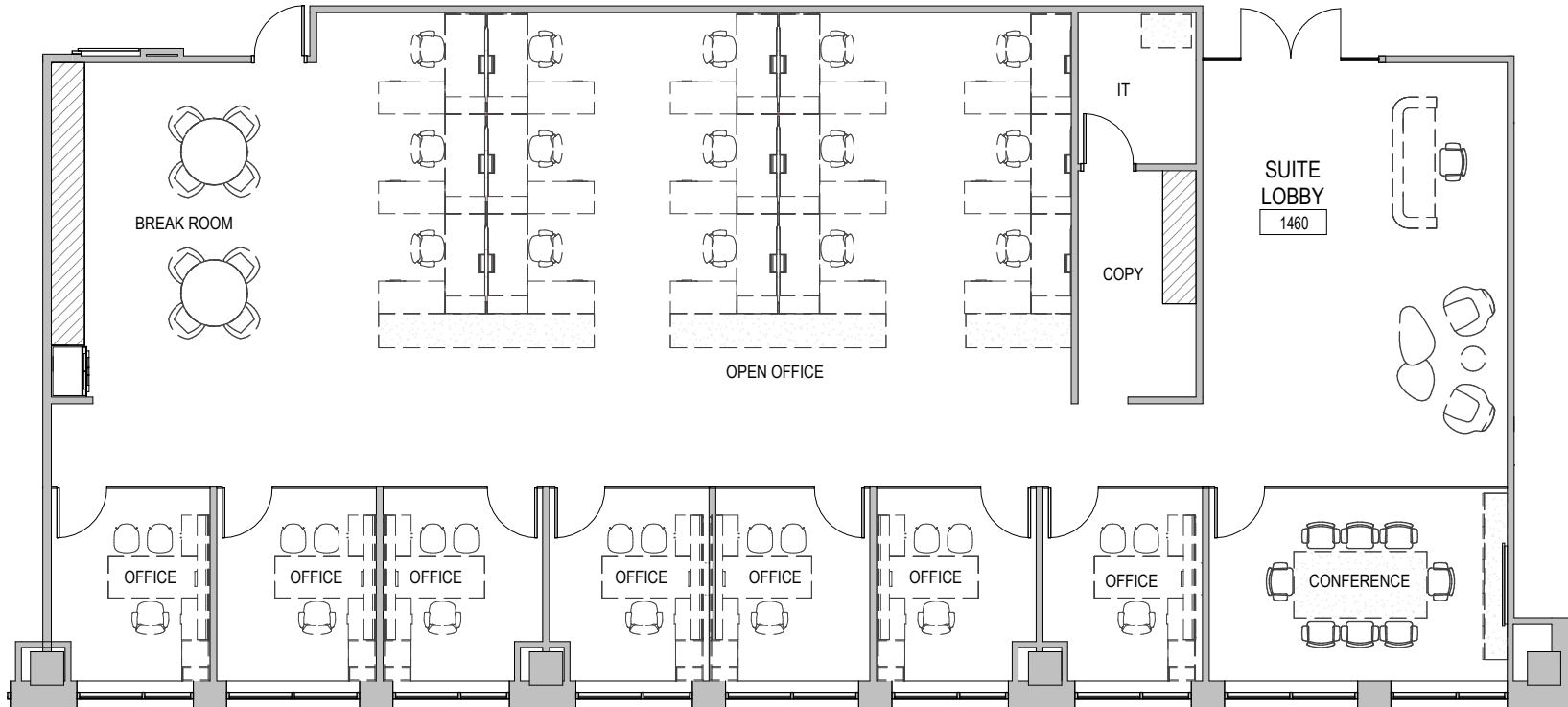


14th Floor
SUITE 1440
3,509 RSF

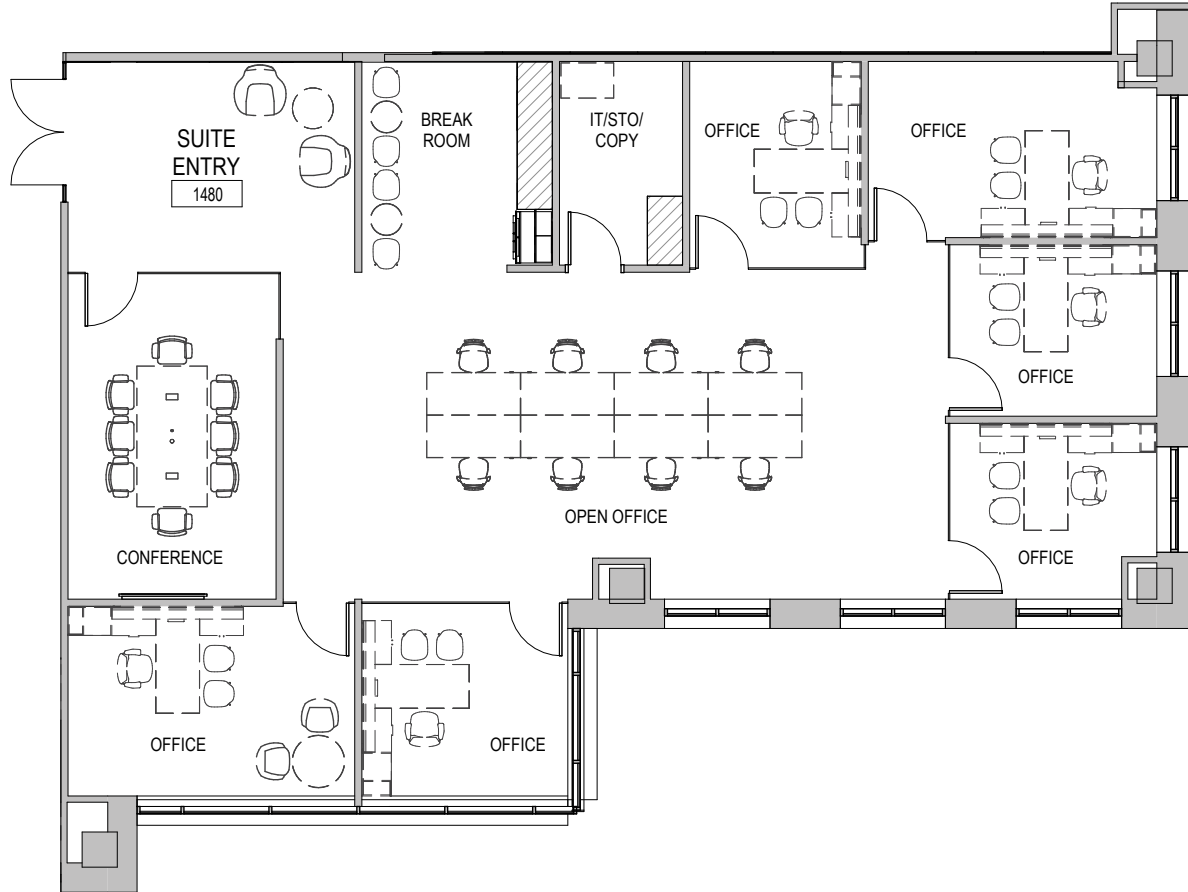


14th Floor

SUITE 1460
4,807 RSF



14th Floor
SUITE 1480
2,742 RSF



In the Heart of the Action, *Above the Competition.*

Vibrant, walkable, and full of energy—Downtown Fort Lauderdale is where business, culture, and lifestyle come together. Nestled between the sparkling waters of the New River and the world-famous Las Olas Boulevard, this dynamic district offers a seamless blend of office, entertainment, residences, hotels, dining, and recreation.

From upscale restaurants and boutique shopping to art galleries and waterfront parks, everything you need is just steps away. With convenient immediate access to multiple housing options and residential neighborhoods, major business hubs, and Fort Lauderdale's pristine beaches, 401 Las Olas places you in the center of it all.





Downtown Fort Lauderdale *by the Numbers.*

7.1M SF

current office

4M SF

current retail

10.5K

residential units proposed
& under construction

5.8K

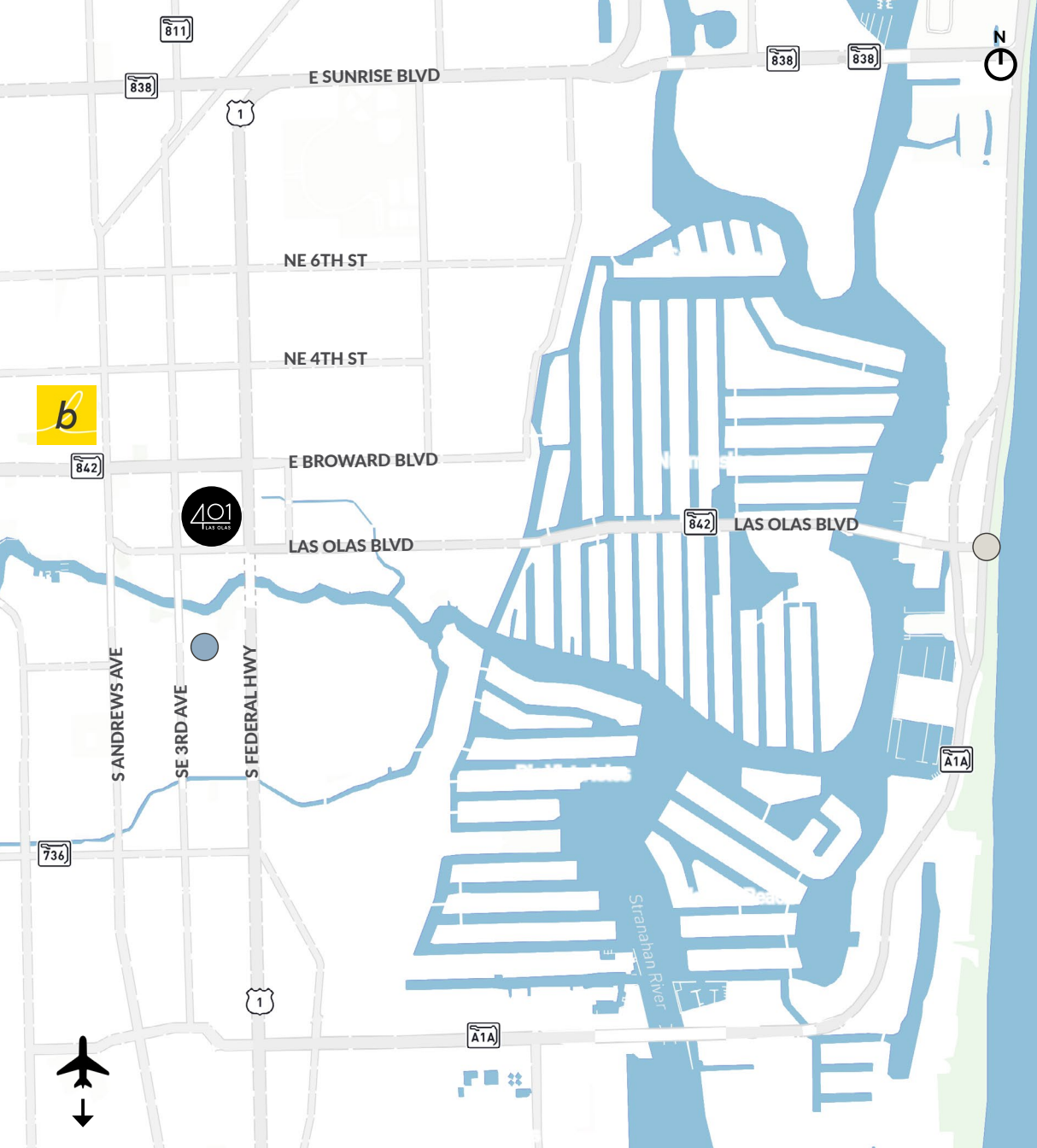
businesses

5M

annual visitors



More than just a destination—
*it's a vibrant business and
cultural hub.*



401 Las Olas is Your Gateway to the *Best Downtown Fort Lauderdale Has to Offer.*

- b** *Brightline Station
Car 5 min. | Bike 5 min. | Walk 15 min.
- Fort Lauderdale Beach
Car 7 min. | Bike 15 min.
- ✈ Fort Lauderdale-Hollywood International Airport
Car 14 min.
- Broward County Courthouse
Car 4 min. | Bike 4 min. | Walk 12 min.

*Brightline is a high-speed train servicing:

Miami (38 min.) – Aventura (14 min.) – **Fort Lauderdale** – Boca Raton (16 min.) – West Palm Beach (36 min.) – Orlando (2 hours 55 min.)
(Future Tampa station)

Dining

- On-site at 401 Las Olas:
 - Fleming's
 - RICE Mediterranean Kitchen
 - COYO Taco
 - Playa Bowls
 - Wiseguy Pizza
 - Crema Gourmet
 - Skinny Louie
- Moxie's Fort Lauderdale
- Salt7
- Wild Sea Las Olas
- YOLO
- Carrot Express
- Timber
- Sixty Vines
- American Social
- El Camino Mexican Restaurant
- The Cheesecake Factory
- OL'DAYS
- PLANTA Queen
- Bombay Darbar
- Fogo de Chao
- Lobster Bar Sea & Grille
- Pura Vida
- Bodega
- Baires Grill

Coffee/Bakery Shops

- Pan'e Dolci Italian Bakery
- Capital One Cafe
- Cafe Europa
- New River Cafe & Bakery
- Cafe Bastille
- Java & Jam
- Starbucks
- Gran Forno Bakery

Pharmacy/Urgent Care

Residential

- Las Olas River House
- Camden Las Olas
- Veneto Las Olas
- Amaray Las Olas
- The Waverly Las Olas
- Las Olas by the River
- Las Olas Grand
- The Water Garden Condos
- Flow Fort Lauderdale

Hotels

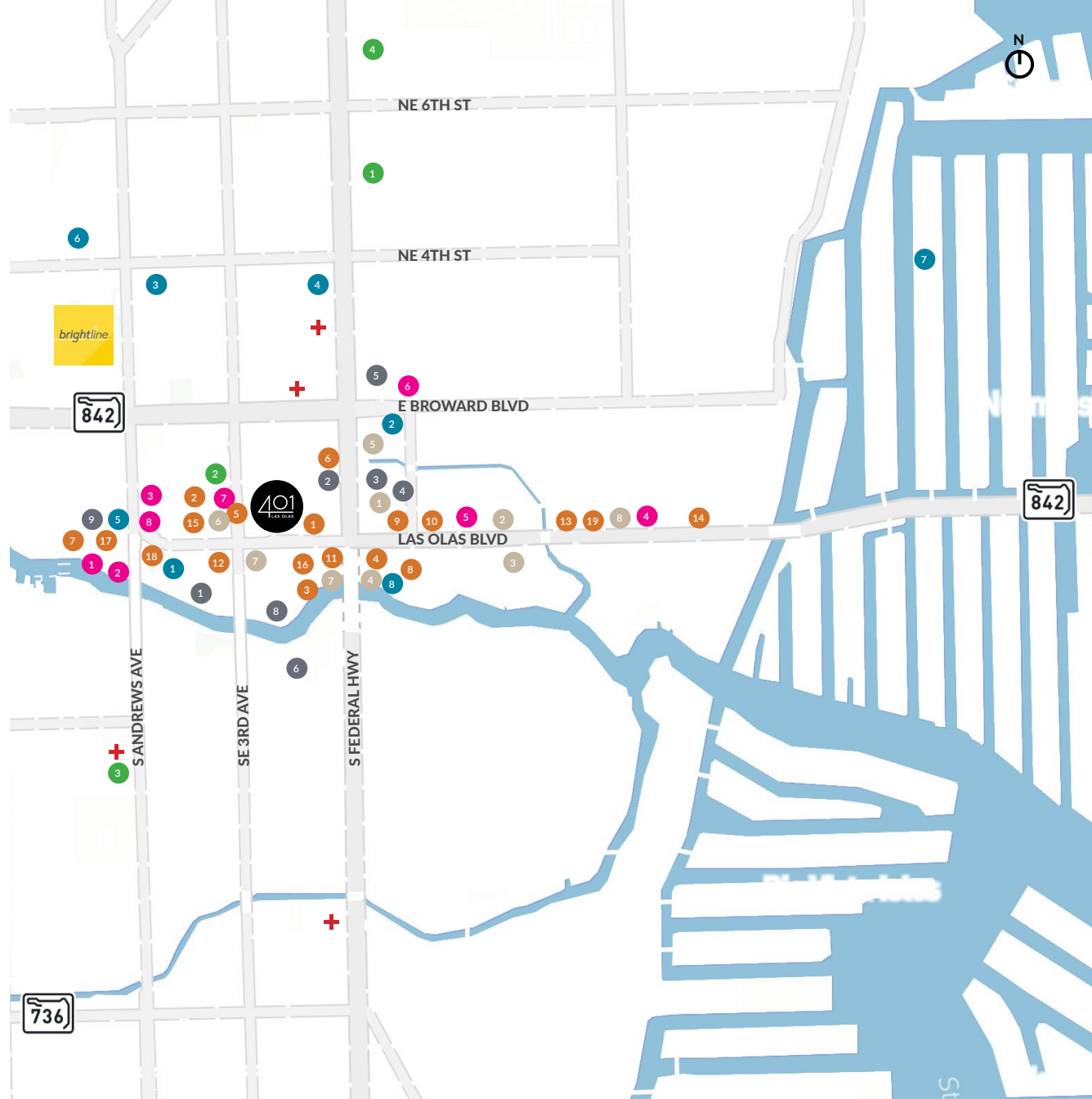
- Hyatt Centric Las Olas
- Fairfield Inn & Suites
- Hampton Inn
- The Dalmar
- Flow Fort Lauderdale
- Tru by Hilton
- Villa Venezia
- Riverside Hotel

Grocery

- The Fresh Market
- Publix Supermarket
- Publix Supermarket
- Winn-Dixie

Entertainment/Nightlife

- The Wharf Fort Lauderdale
- Swizzle Rum Bar
- Tin Roof
- Rocco's Tacos & Tequila Bar
- Sidecar
- The Wilder
- O Lounge
- Rooftop@1WLO





Fleming's



FTL International Boat Show



Las Olas Triathlon



Fort Lauderdale Pride Festival



Las Olas Oceanside Farmer's Market



Broward Center for the Performing Arts



Las Olas Wine & Food Festival



Las Olas Art Fair

All the Extras to Make the Workday *Smother*.

401 Las Olas offers more than just office space—it's the most amenitized building in Downtown and it delivers a *seamless workday experience* with premium amenities designed for productivity and convenience.

On-site Amenities Include:

- Community conference room
- Full-service fitness center with locker rooms
- EV charging stations
- Bike racks
- Barry's Boot Camp (Coming Soon)

On-site Restaurants Include:

1. Fleming's
2. Crema Gourmet
3. RICE Mediterranean Kitchen
4. Coyo Taco
5. Wiseguy Pizza
6. Playa Bowls
7. Skinny Louie (Coming Soon)
8. Joe & The Juice (Coming Soon)

On-site Retail Includes:

- Bank of America
- The UPS Store



EV Charging Stations



Fitness Center



Conference Room



Full-Service Banking



Restaurant Row: *A Culinary Destination at Your Doorstep.*

Restaurant Row, located on the ground floor on the west side of the building, brings a diverse selection of top-tier restaurants and retailers *right to your doorstep.*

Whether it's a power lunch, a quick coffee break, or happy hour with colleagues, you'll have exceptional dining options right at your fingertips. Experience the ultimate convenience of having seven different on-site restaurant options, great food, vibrant flavors, and a lively atmosphere just steps from your office.



Fleming's



Crema Gourmet



WiseGuy Pizza



Rice Mediterranean Kitchen



Playa Bowls



Coyo Taco



Joe and The Juice

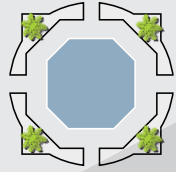


Skinny Louie



SE 4TH AVE

Restaurant Row



401
LAS OLAS



E LAS OLAS BLVD

SE 2ND ST

SE 5TH AVE

BUILDING SIZE

430,337 RSF

STORIES/HEIGHT

23 stories

Class

A+

TYPICAL FLOORPLATE

25,006 RSF

CEILING HEIGHTS

13' slab to slab height

9' finished office ceilings

HIGH SPEED ELEVATORS

6 Passenger Tower Elevators

With 1 being VIP/Caged/Private Access

SECURITY

24/7 attended lobby

PROPERTY MANAGEMENT

On-site — Square2 Management

PARKING

3/1,000

5-Level Garage with Covered,

Reserved & Secure VIP Parking

WINDOWS

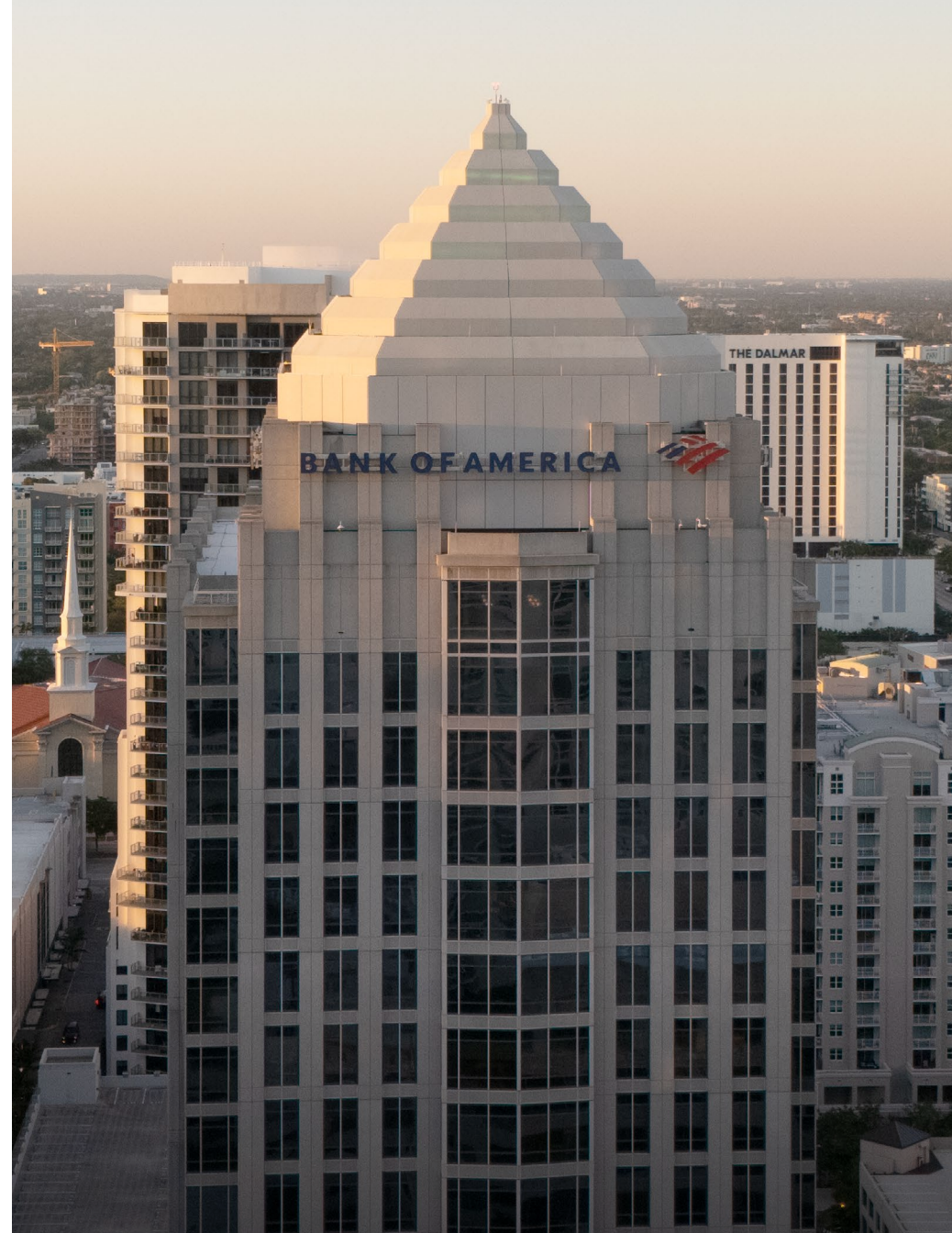
Hurricane impact windows throughout

SUSTAINABILITY

LEED GOLD CERTIFIED

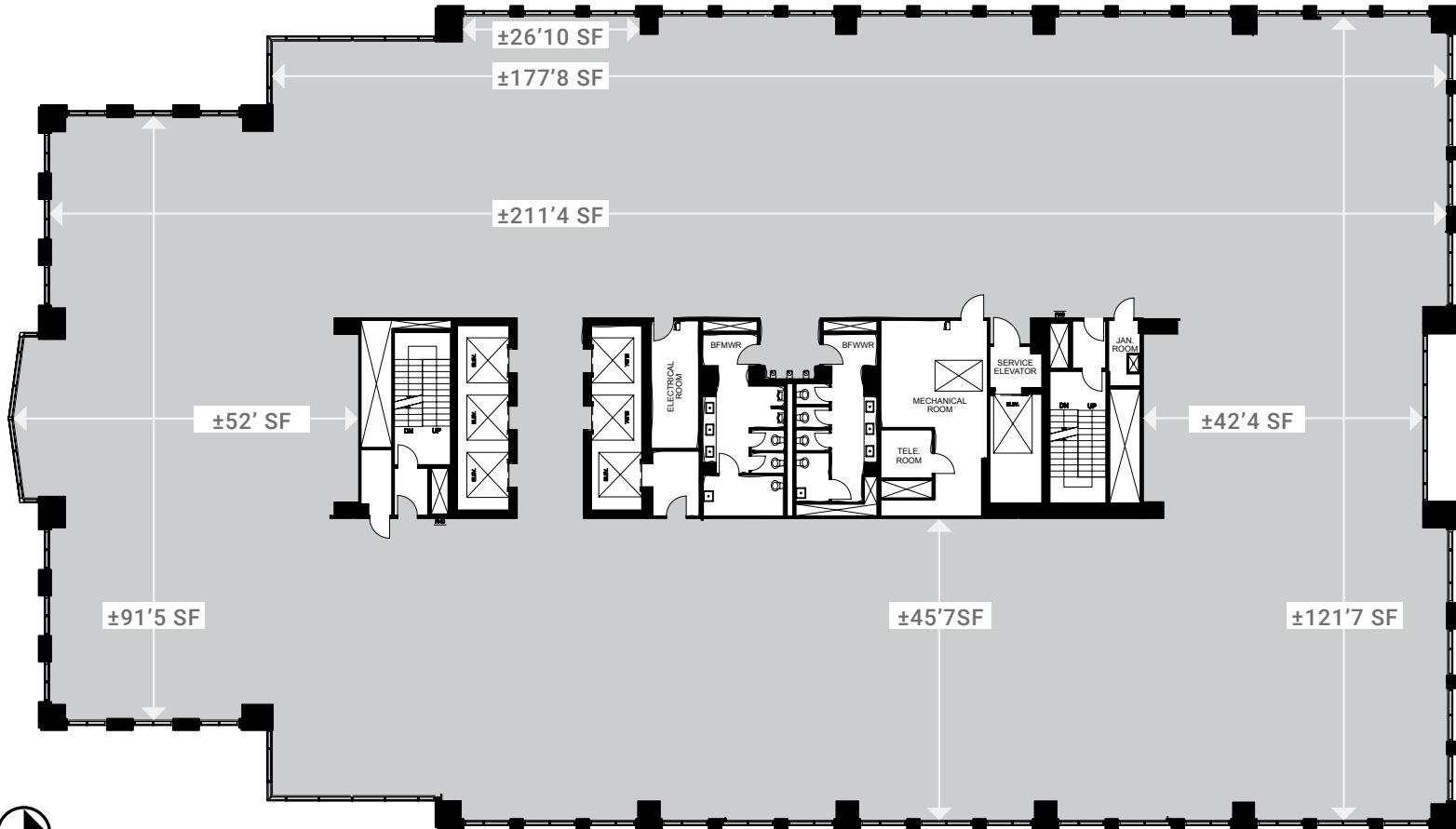
HVAC

Central chilled water system with individual Tenant floor air handlers. Excellent indoor air quality is maintained with elevated amounts of fresh outdoor air that is filtered with Marv 13 filters, cooled, dehumidified, and delivered to fan coils on each office floor for additional cooling with optimal zonal control.



Typical Floorplate

25,006 SF



A Bold New Era of *Leadership*.

401 Las Olas is owned and managed by a partnership of Lone Star Funds, Square2 Capital, and Highline Real Estate Capital—firms with extensive experience in acquiring, operating, and managing Class A office properties.

At a time when many office building owners face financial challenges, this partnership provides a stable foundation for the long-term success of 401 Las Olas. Tenants and their representatives can be confident in our commitment to maintaining and enhancing the building's quality, amenities, and overall workplace experience. Strong ownership plays a key role in ensuring a well-managed and enduring office environment.



Lone Star Funds

Lone Star is a leading private equity firm advising funds that invest globally in corporate equity, credit, real estate and other financial assets. Since the establishment of its first fund in 1995, Lone Star has organized 25 private equity funds with aggregate capital commitments totaling approximately \$95 billion. The firm organizes its funds in three series: the Opportunity Fund series; the Commercial Real Estate Fund series; and the U.S. Residential Mortgage Fund series. Lone Star invests on behalf of its limited partners, which include institutional investors such as pension funds and sovereign wealth funds, as well as foundations and endowments that support medical research, higher education, and other philanthropic causes. For more information regarding Lone Star Funds, go to www.lonestarfunds.com.



Square2 Capital

SQUARE2 Capital is a Miami-based, vertically integrated real estate investment firm specializing in office and mixed-use properties, with a strong focus on Florida's major markets. With over 40 years of experience, our leadership brings deep industry expertise and a hands-on, strategic approach to every property. We believe in transformation—not just through repositioning assets but by creating environments where businesses and communities thrive. Our in-house team oversees every aspect of the investment lifecycle, from acquisitions and asset management to property management and construction oversight, ensuring seamless execution. By blending thoughtful design, operational excellence, and curated amenities, we turn properties into vibrant, engaging spaces that attract and retain top-tier tenants while enhancing the energy and appeal of the surrounding business districts.



Highline Real Estate Capital

Highline Real Estate Capital is a South Florida-based real estate investment firm whose principals have a 30-year track record of investing in and operating premier office properties across Florida. Highline specializes in creating distinctive workplace environments that enhance productivity, enable our customers to attract top talent, and deliver lasting value for both tenants and investors. With a hands-on approach and a deep understanding of our target markets, Highline seeks to transform office spaces into dynamic, high-performance business destinations.

An aerial photograph of the Las Vegas skyline at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, a modern glass skyscraper is partially visible. To the right, a prominent white skyscraper with a tiered top is illuminated. In the background, other high-rise buildings and a distant view of the city and ocean are visible.

401 Las Olas offers a premier workspace that seamlessly blends timeless design with a prime location, creating an inspiring environment where *ambitious companies and their teams thrive.*



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