

*A View
Above the Rest*

500 BROWARD

FINANCIAL CENTRE

browardfinancialcentre.com

Signage Opportunity

CBRE



Elevated Presence. *Elevated Experience.*

500 Broward Financial Centre is a newly refreshed, 24 story Class A office tower offering 325,488 SF of luxury workspace, a premium arrival experience, and coveted proximity to Las Olas, Brightline, and the region's executive lifestyle.

Rising above Downtown Fort Lauderdale, the tower holds one of the most commanding positions in the skyline—one that delivers true, unobstructed ocean views no competing building can match. Paired with modernized interiors, upgraded amenities, and exceptional connectivity, its vertical prominence creates a work environment that feels open, inspiring, and distinctly elevated in the marketplace.



Designed for Distinction

500 Broward Financial Centre pairs hospitality grade finishes with tech forward operations to create a refined, efficient workplace. Smart building systems and thoughtful design support modern business needs, while ongoing sustainability initiatives reinforce a commitment to healthier, more responsible operations.

*24 Story
Class A
Office Tower*

*325,488 SF
of Premier
Workspace*

- + Unobstructed Ocean & Panoramic Downtown Views
- + **Newly Renovated** Exterior Entrance
- + **Newly Renovated** Interior Lobby
- + **Upgraded** Building Lighting & Branding Signage
- + Cold Plasma Ionization Clean Air System
- + **Secure, On Site** Concierge & Building Security
- + **Renovated** Parking Garage
- + Parking Ratio: 3.0/1,000 SF
- + Touchless, Mobile Synced Building Access

The building delivers a streamlined collection of on site amenities designed to enhance everyday productivity and convenience. Combined with walkable proximity to downtown Fort Lauderdale's retail and dining, the building creates a seamless blend of workplace comfort and urban convenience.



Tenant Exclusive
Fitness Center



On Site Morton's
Steakhouse



Tenant Lounge /
Amenity Town Hall



On Site
Banking Branch



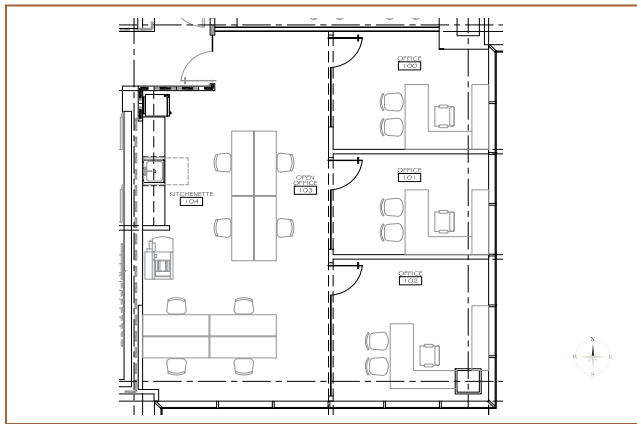
Large Conference &
Meeting Facilities



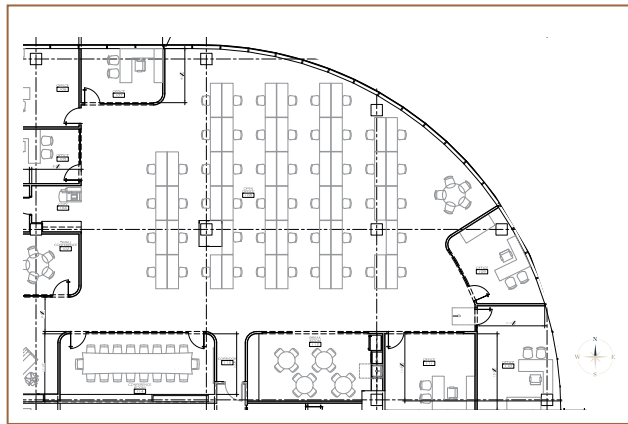
Car Wash
Service

Your Space Awaits

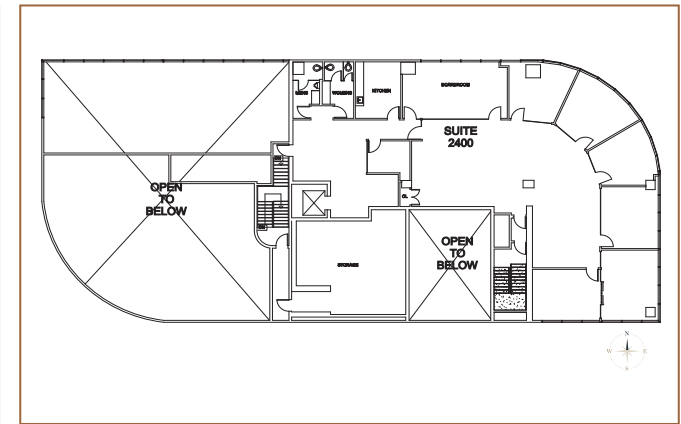
Flexible opportunities range from boutique suites to full floor statements
—move-in ready, spec, and 2nd-generation options available.



Suite 1110
1,360 SF
Spec Suite



Suite 1120
6,348 - SF
Spec Suite



Suite 2400
5,152 SF
Pent House

Availabilities

SUITES	SQ FT	TYPE
Suite 102	3,353 SF	Office/Retail
Suite 127	932 SF	Office/Retail
Suite 128	863 SF	Office/Retail
Suite 830	2,691 SF	2nd Generation
Suite 850	3,546 SF	Available 10/1/2026
Suite 1110	1,360 SF	Spec Suite
Suite 1120	6,348 SF	Spec Suite
Suite 1200	21,390 SF	Full Floor
Suite 1300	12,343 SF	2nd Generation
Suite 1710	5,599 SF	Available 10/1/2026
Suite 1800	6,566 SF	Available 10/1/2026
9th Floor	Office Edge short term options ranging 1,000 – 3,000 SF	
24th Floor	5,152 SF	Pent House

Rate **\$42.00 - \$46.00 NNN**
\$80.00 NNN Pent House

Opex **\$20.55**

Parking Ratio 3 Per 1,000
 \$100 for unreserved spot
 \$150 for reserved spot

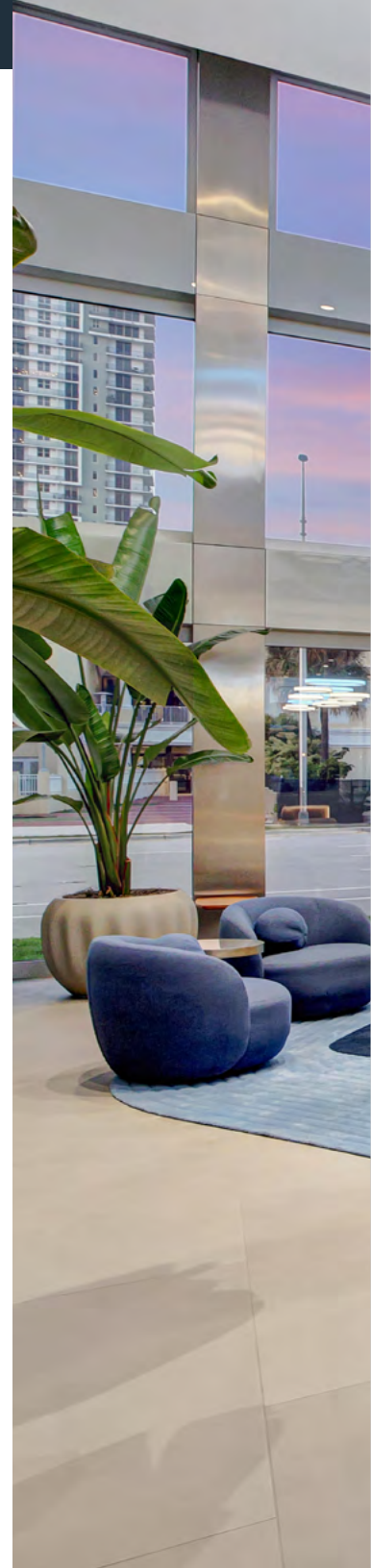


A Reimagined *Arrival*

The newly renovated entry sequence—featuring refreshed exterior facade elements and a completely redesigned interior lobby—creates a cohesive, contemporary welcome that leaves a lasting impression from the moment tenants and guests approach the building.

Brand Ready Moments

500 Broward Financial Centre offers a range of **premium signage options** that enhance tenant visibility and strengthen brand presence. Building signage, available for full floor tenant (blade signage along Broward Blvd) provides standout exposure to one of downtown's most active corridors, ensuring exceptional street level recognition. Additional opportunities—including monument, lobby, and customizable suite signage—create multiple touchpoints for a cohesive and highly visible brand experience throughout the property.





More Than An Office —*It's A Community.*

Our new Amenity Town hall promotes a relaxing ambiance; a space specifically designed for large gatherings and all-hands meetings within an upscale, comfortable seating environment. Exceptional skyline views, an integrated café area and a spacious conference room create a high touch, collegial setting for teams and clients.









Amenity Center - Hospitality Bar



Curated Lounge Environment



Downtown Address. *Instant Access.*



Located just one block north of Las Olas Boulevard, Broward Financial Centre sits at the epicenter of Fort Lauderdale's most dynamic commercial and cultural corridor. This landmark position places your team steps from renowned dining, boutique retail, hospitality destinations, and the city's most influential business addresses—creating a walkable, experience rich environment ideal for client engagement, executive meetings, and fostering team culture.



*2 Min Walk to
Las Olas*

500



At the Center of the City's Best Dining

Nestled in the heart of downtown Fort Lauderdale, Broward Financial Centre enjoys a prime location just moments from the dynamic Las Olas Boulevard district, celebrated for its walkability and abundant amenities. This central position offers immediate access to a diverse culinary landscape, including upscale dining experiences such as Morton's, directly at 500 E. Broward Blvd. With its pedestrian-friendly streets, inviting coffee shops, artisan bakeries, waterfront restaurants, and a thriving business and lifestyle environment, the area surrounding 500 Broward provides an ideal blend of convenience and vibrant energy, making it a perfect choice for companies seeking a highly walkable, amenity-rich urban setting.



El Camino



Moxies



YOLO



Louie Bossi's

Restaurants

- 1 Bellagamba's Fine Italian Restaurant
- 2 E41
- 3 Wiseguy Pizza
- 4 Rice Mediterranean Kitchen
- 5 Crema Gourmet
- 6 Playa Bowls
- 7 Coyo Taco
- 8 YOLO Restaurant
- 9 Fleming's Prime
- 10 Carrot Express
- 11 Del Frisco's Grille
- 12 Java & Jam
- 13 Starbucks Coffee Company
- 14 Worthwyld
- 15 Sky Thai Sushi
- 16 Fogo de Chão Brazilian Steakhouse
- 17 Naked Farmer
- 18 Eddie V's Prime Seafood
- 19 IT! Italy Ristorante & Cafe & Bar
- 20 Big City Tavern
- 21 The Cheesecake Factory
- 22 Red Door Asian Bistro & Hibachi
- 23 Voodoo Bayou
- 24 Gran Forno Pronto
- 25 Tommy Bahama Marlin Bar
- 26 Sixty Vines Fort Lauderdale
- 27 El Camino Fort Lauderdale
- 28 Noodles Panini
- 29 Caffe Europa
- 30 Earls Kitchen + Bar

Hotels

- | | |
|--|--|
| 1 Riverside Hotel Fort Lauderdale | 5 Hampton Inn Ft. Lauderdale/Downtown/Las Olas |
| 2 Fairfield by Marriott Inn & Suites Fort Lauderdale Downtown/Las Olas | 6 Tru by Hilton Fort |
| 3 Hyatt Centric Las Olas Fort Lauderdale | 7 The Dalmar, Fort Lauderdale, a Tribute Portfolio Hotel |
| 4 Flow Fort Lauderdale Hotel | 8 Home2 Suites by Hilton Fort Lauderdale Downtown |



Effortless Regional Reach



The property's strategic location ensures fast, intuitive movement throughout South Florida. Just minutes from the Brightline Fort Lauderdale Station, tenants gain high speed, car optional connectivity to Miami, Aventura, Boca Raton, West Palm Beach, and Orlando—unlocking a broader regional talent and client pool without the drive. Onboard, travelers benefit from Wi Fi, spacious leather seating, and food and beverage service, enabling employees to stay connected and productive throughout the journey.

brightline





For national and international travel, Fort Lauderdale–Hollywood International Airport is only a short drive away, enabling streamlined business trips, same day client visits, and easy coordination for out of town teams. This combination of regional rail and fast airport access positions Broward Financial Centre as a premier hub for mobility and efficiency.

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F O R T L A U D E R D A L E , F L

CBRE

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