



1 East Broward Boulevard, Fort Lauderdale, FL 33301
www.1EastBroward.com | 561 471 8000 | www.mhcreal.com



LUXURIOUS & EXCLUSIVE CLASS-A OFFICE TOWER

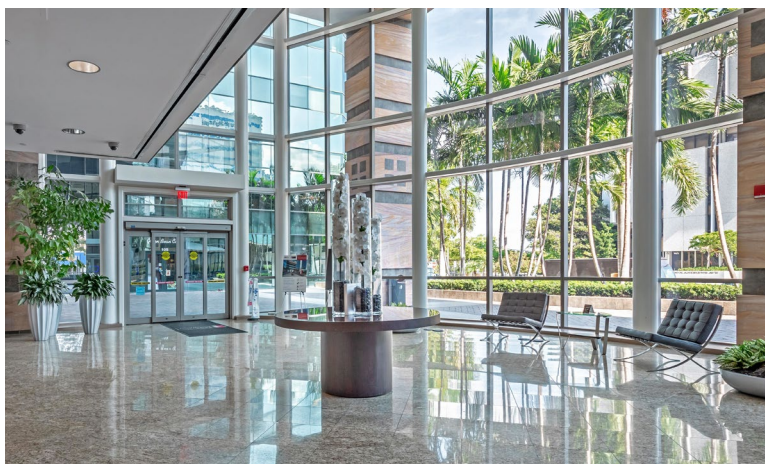
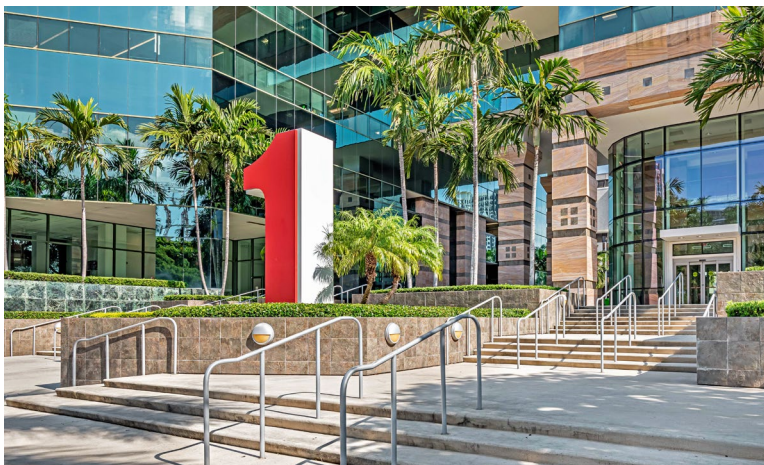
in the heart of Downtown Fort Lauderdale's Central Business District

±1,380-17,621 SF CLASS-A OFFICE SPACE FOR LEASE

First-Class Office Space with Exceptional Amenities in an Unbeatable Location

Number One for a reason, 1 East Broward truly is the #1 choice for professionals seeking Class-A office space for lease in downtown Fort Lauderdale.

This 19-story, 350,000 SF office building is well-located at the corner of Broward Boulevard and Andrews Avenue. It offers utmost convenience, with fantastic highway access and incredible walkability to the area's best in entertainment, culture, shopping and dining.



Key Features:



**Premier downtown
location close to
Flagler/FAT Village**



**Parking garage with
connected sky-walk**



**Fantastic amenities
including on-site
fitness center and cafe**



**Steps from Brightline
and Courthouse**

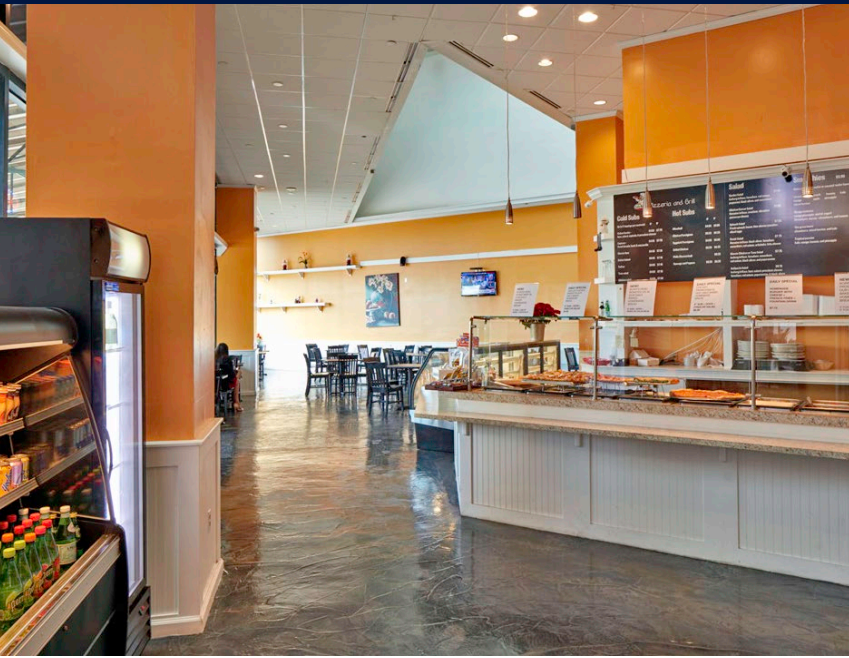


**Walk Score® 87
Very Walkable**



**5.5 miles from Fort
Lauderdale-Hollywood
International Airport**

UPGRADE YOUR WORK-LIFE BALANCE



First-Class Amenities

Why just work when you can thrive?

1 East Broward offers more than just a workspace, with premier lifestyle amenities and conveniences.

◆ On-Site Conveniences

Enjoy a ground floor restaurant, drive-up ATM, car detail service, and professional property management team.

◆ Exclusive Fitness Center

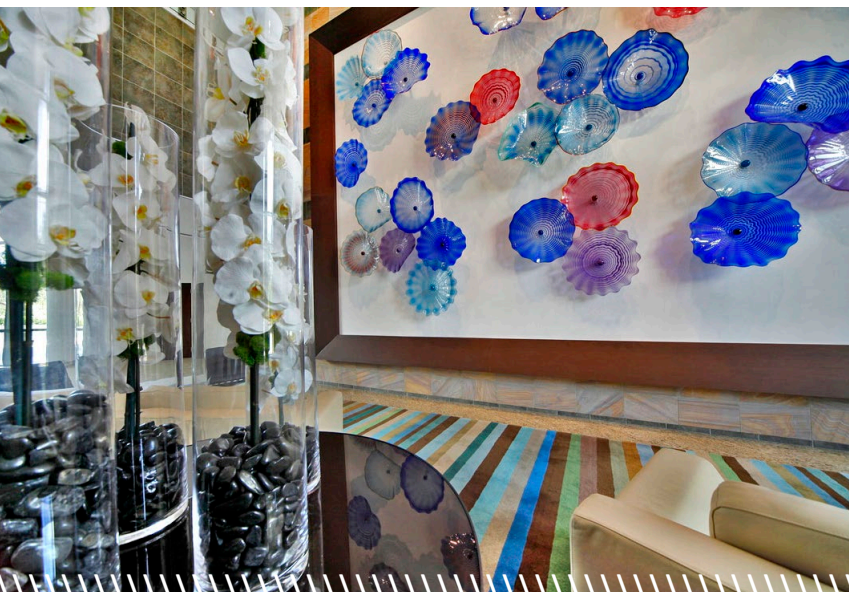
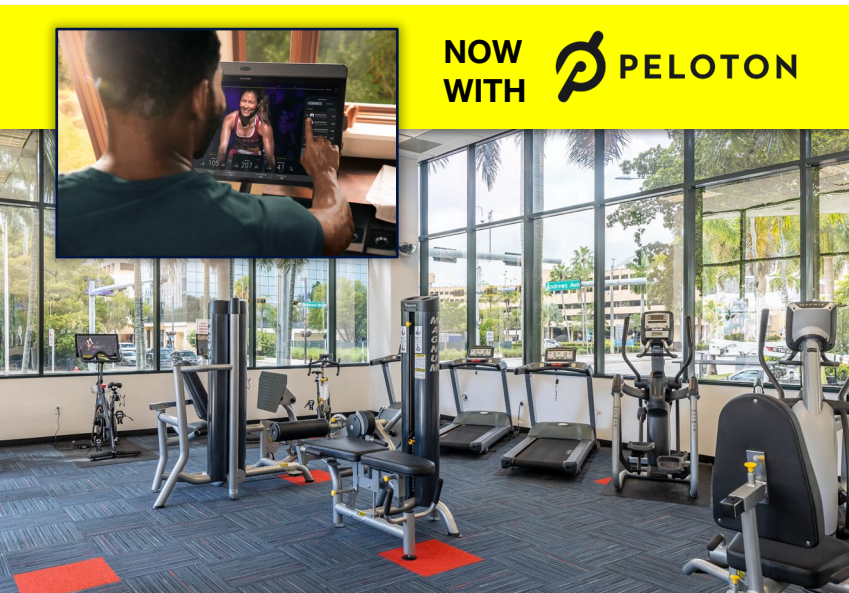
State-of-the-art fitness center with views of Broward Boulevard, complete with cardio and strength training equipment, two Peloton Bikes, as well as men's and women's locker rooms with spa-quality finishes and showers

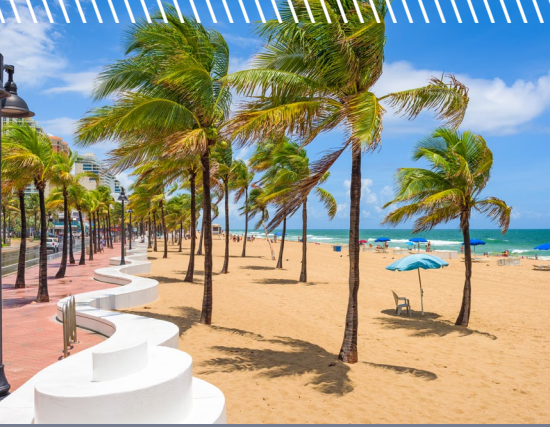
◆ Luxurious Lobby

Grand lobby with soaring ceilings allowing abundant light, high-end marble accents, plush lounge seating, and a striking Chihuly-style glass art installation

◆ Abundant Parking

You'll always find a spot, staying dry and cool in the attached parking garage with connected, air-conditioned sky-walk





UNBEATABLE LOCATION CLOSE TO EVERYTHING



5.5 Miles to Airport

300 daily departures to more than 75 destinations



3 Miles to Port

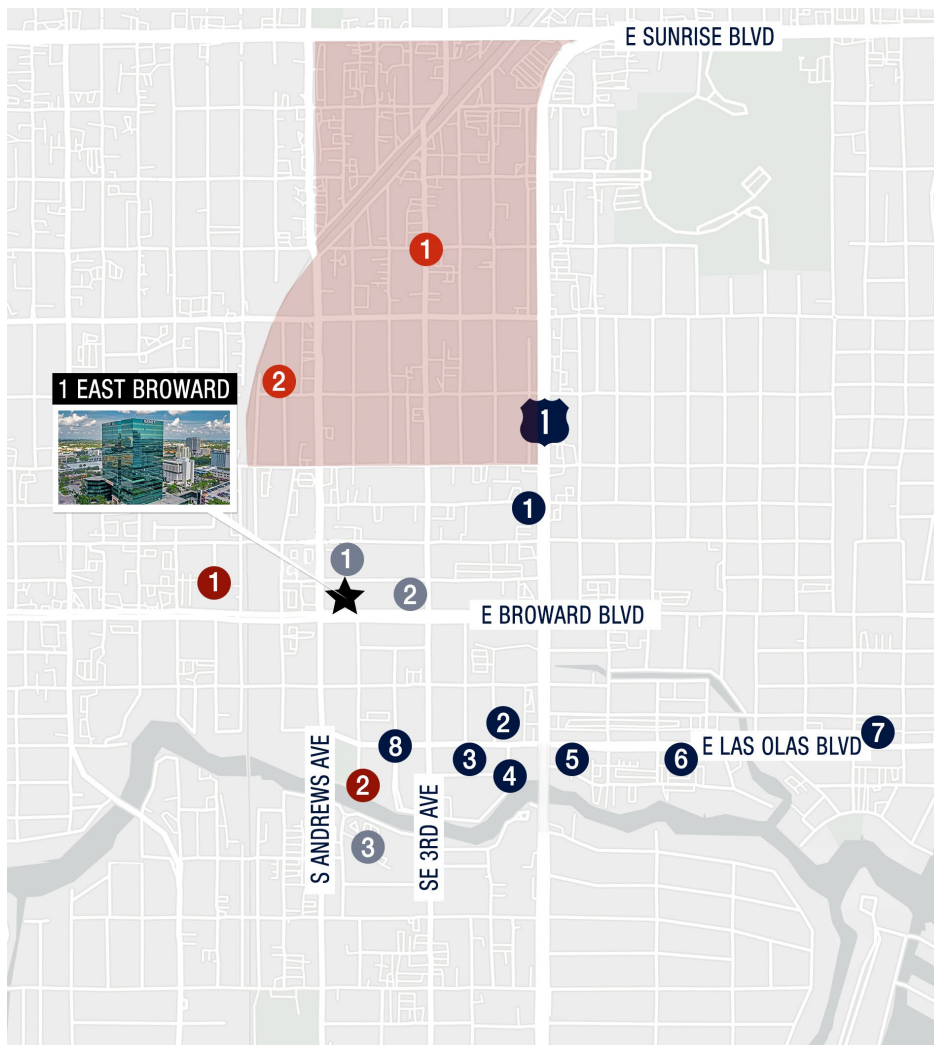
One of the busiest cruise ports in the world



2 Miles to I-95

and minutes from 595 the Florida Turnpike

WORK & PLAY It's Easy at 1 East Broward



Some nearby amenities include...

Restaurant/Retail/Hotel

1. The Dalmar
2. Del Frisco's Grille
3. Lobster Bar Sea Grille
4. SALT7
5. Riverside Hotel
6. Caffe Europa
7. Rocco's Tacos
8. Publix Greenwise Market

Governmental Buildings

1. City Hall
2. Federal Courthouse
3. Broward County Clerk of Courts

Arts/Culture

1. Flagler Village District
2. FAT Village

Transportation

1. Brightline
2. Riverwalk Water Trolley



THE URBAN CENTER OF BROWARD COUNTY

A metropolis of tastes, with something for everyone



As the closest office building to this station, tenants and guests can enjoy the high-speed rail system for transit to Miami (30 minutes) and West Palm Beach (30 minutes), with an Orlando station set to open (2.5 hours).



This recently transformed neighborhood is famous for its budding art districts, luxury residential developments and restaurants, providing an ideal place to live, work and play.



This arts community is home to a variety of restaurants, bars, art galleries, murals and more. The four-block district hosts monthly art walks and special events.



Riverwalk is a linear park along the lush tropical waterfront comprised of exercise stations, public art, water trolley and more. Several events and festivals are hosted throughout the year.



Renowned Las Olas Boulevard offers eclectic and unique fashion boutiques, art galleries, restaurants & bars, sidewalk cafes and so much more.



It's all happening here.

±1,380-17,621 SF
Class-A Office Space
For Lease

Property Features:

- Prime location within the Central Business District
- Class-A 19-story building with attached parking garage
- Closest office building to Brightline Fort Lauderdale
- Exclusive on-site services, conveniences and amenities
- Close to courthouses, restaurants, shopping and more
- On-site property management



**CLICK HERE
FOR 3D TOURS**

- Move-In Ready Suites
- Variety of Floorplans
- Full Floor Opportunity



**1 EAST
BROWARD**



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Codman, Inc.**

Commercial Real Estate Services, Worldwide.

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For More Information:

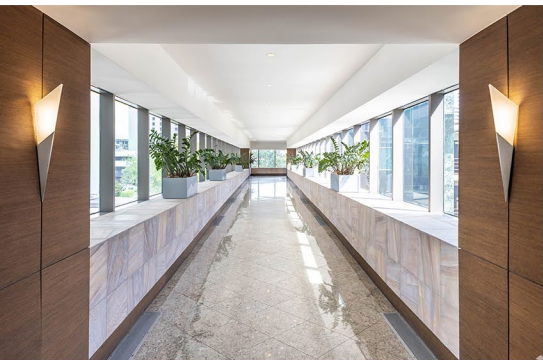
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