

AVISON
YOUNG

Legal Centre

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OFFICE CONDO FOR LEASE

½ Mile
to Las Olas Boulevard

Walking Distance
to Broward County
Courthouse

Adjacent
to Ft. Lauderdale's new
U.S. Courthouse



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A Recognized Professional Address

The Legal Centre offers a well-established office environment in downtown Fort Lauderdale, ideally suited for law firms and other professional service users. Its prominent presence and professional setting create an inviting environment for employees and clients alike.

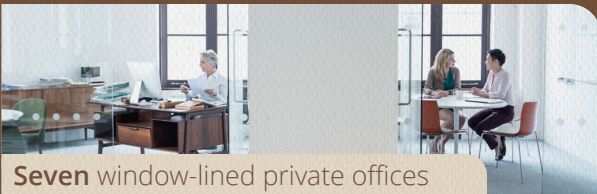
Suite 500

4,683 SF

\$40.00/SF
MODIFIED GROSS



High-end, **law firm-ready** buildout



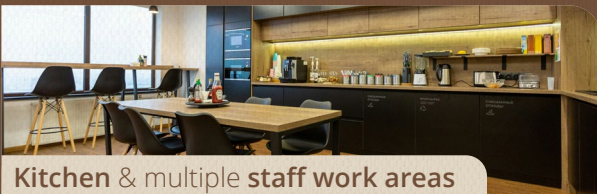
Seven window-lined private offices



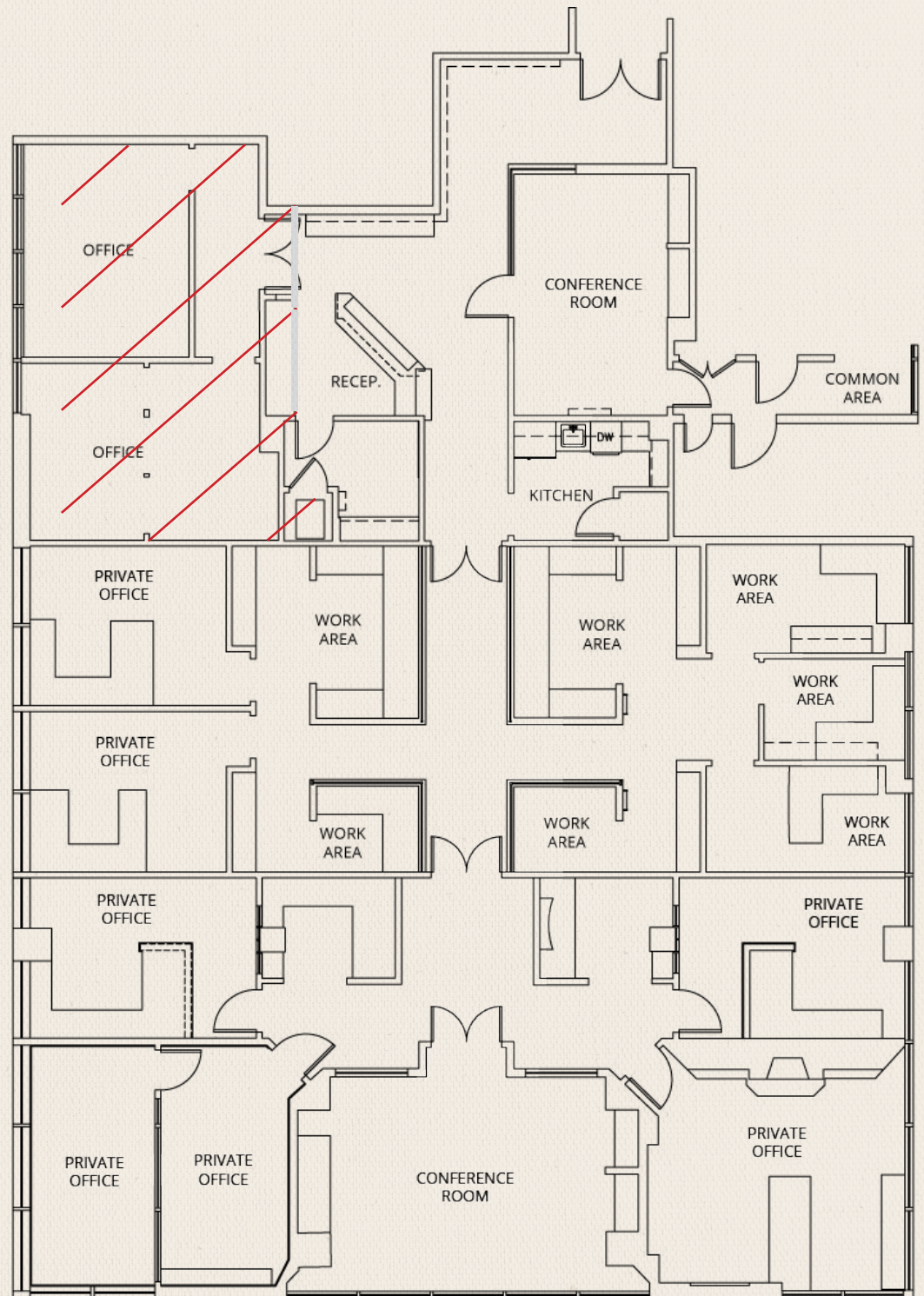
Two conference rooms



Dedicated **reception** area



Kitchen & multiple **staff work areas**





Surrounding Area

Dining

Moxies
YOLO
Morton's Steakhouse
MIAM Cafe
Bellagamba's
Boathouse at The Riverside
Starbucks

Hospitality

Hyatt
Riverside Hotel

Financial Services

Chase
Bank of America
Truist

Amenities & Services

Brightline
CVS
Broward County Judicial Complex
*New Ft. Lauderdale U.S. Courthouse
Planet Fitness
Publix

**Under Construction*

Convenient Access

±5 Minutes
to SR 84

±8 Minutes
to I-95 & I-595

±10 Minutes
to FLL Airport