

OFFICE SPACE FOR LEASE

200 *East* *Las Olas*

📍 Fort Lauderdale, FL 33301

Rental Rate

\$50.00
psf NNN

\$20.25
Opex psf



Heart of
Downtown Views



Onsite
Management



Onsite
Security



Structured
Parking



Conferece
Center



Onsite
Restaurant



Greg Martin

Principal, Managing Director

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Downtown's Premier Office Tower

200 East Las Olas is a premier Class A office tower in downtown's financial district, offering high visibility on Las Olas Boulevard and Third Avenue. Surrounded by top-tier dining, entertainment, and residential options - including the new Hyatt Centric - it remains one of South Florida's most coveted addresses.

Following a ±\$6 million renovation, the tower has been fully modernized, featuring an upgraded lobby, refreshed common areas, enhanced elevators, and a new conference room. Elegant marble flooring, refined lighting, and sleek furnishings create a sophisticated atmosphere, while LED up-lighting makes it a standout on the skyline. Proudly LEED® Platinum Certified, it offers both luxury and sustainability in the heart of downtown.

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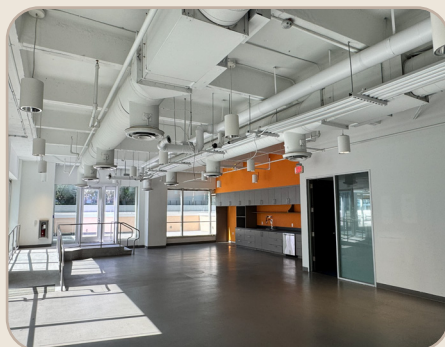
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Availability

Suite 900
32,937 SF

 [View Suite Video](#)



Suite 1010
6,560 SF

First Generation

Suite 1200
12,123 SF

Available 1/7/27

12th Floor
21,441 SF

Available 1/7/27 | Full Floor Availability

Suite 1550
2,093 SF

Available 1/5/27

Suite 1560
2,049 SF

 [View Suite Video](#)



Suite 1630
1,731 SF

Available within 30 Days

Suite 1660
2,352 SF

Available 1/1/27

Suite 1700
14,153 SF

 [View Suite Video](#)



Can be combined

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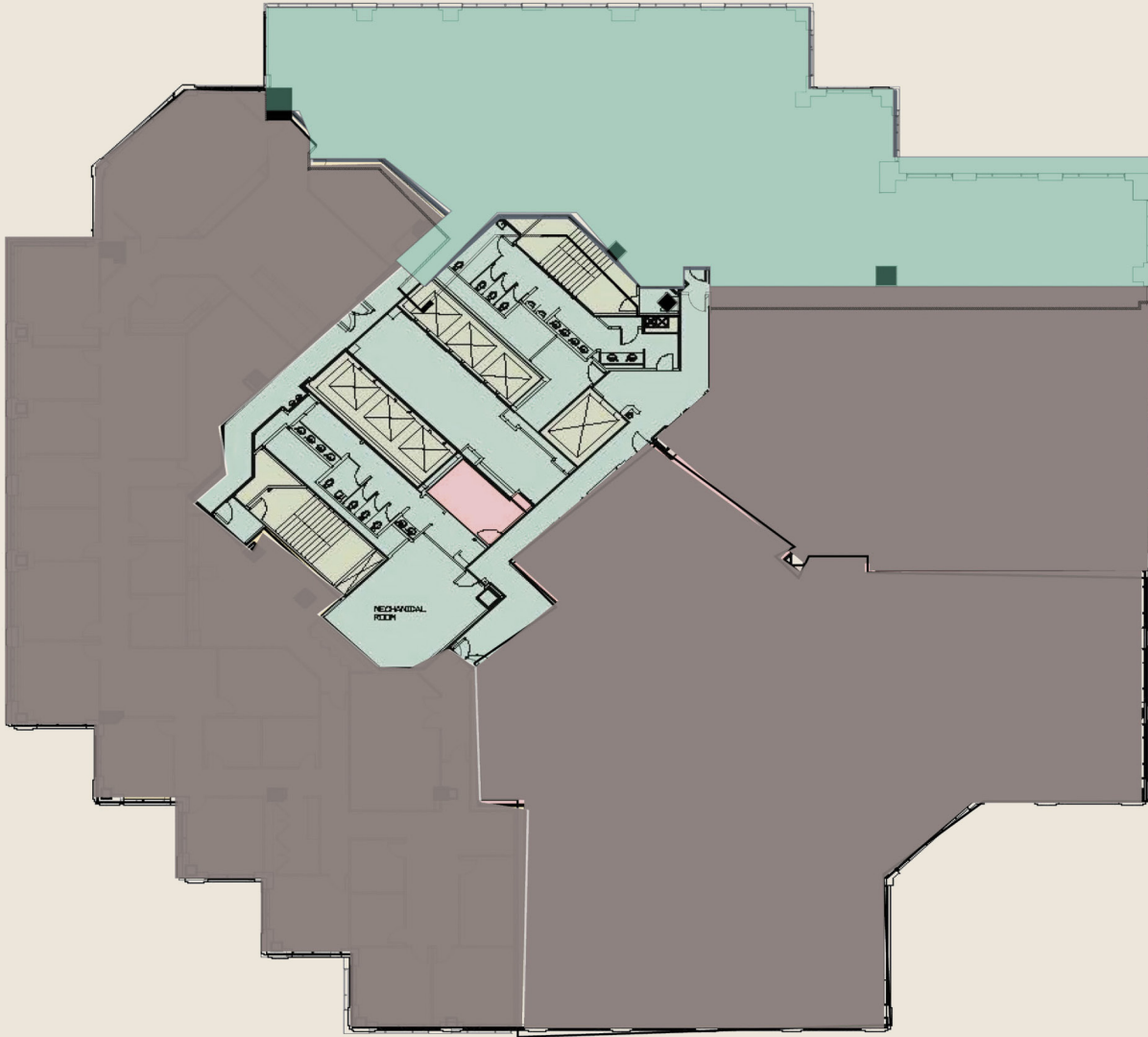
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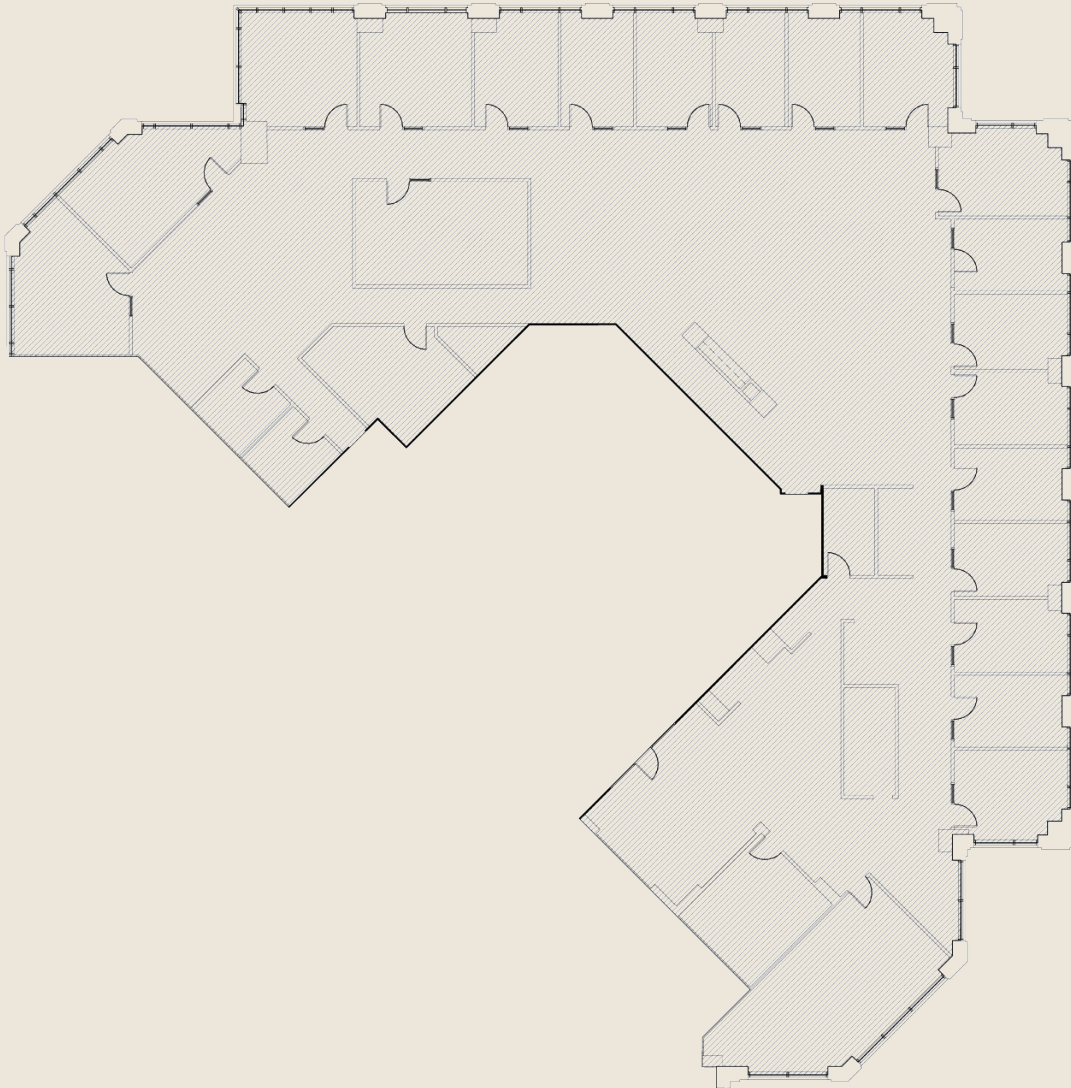
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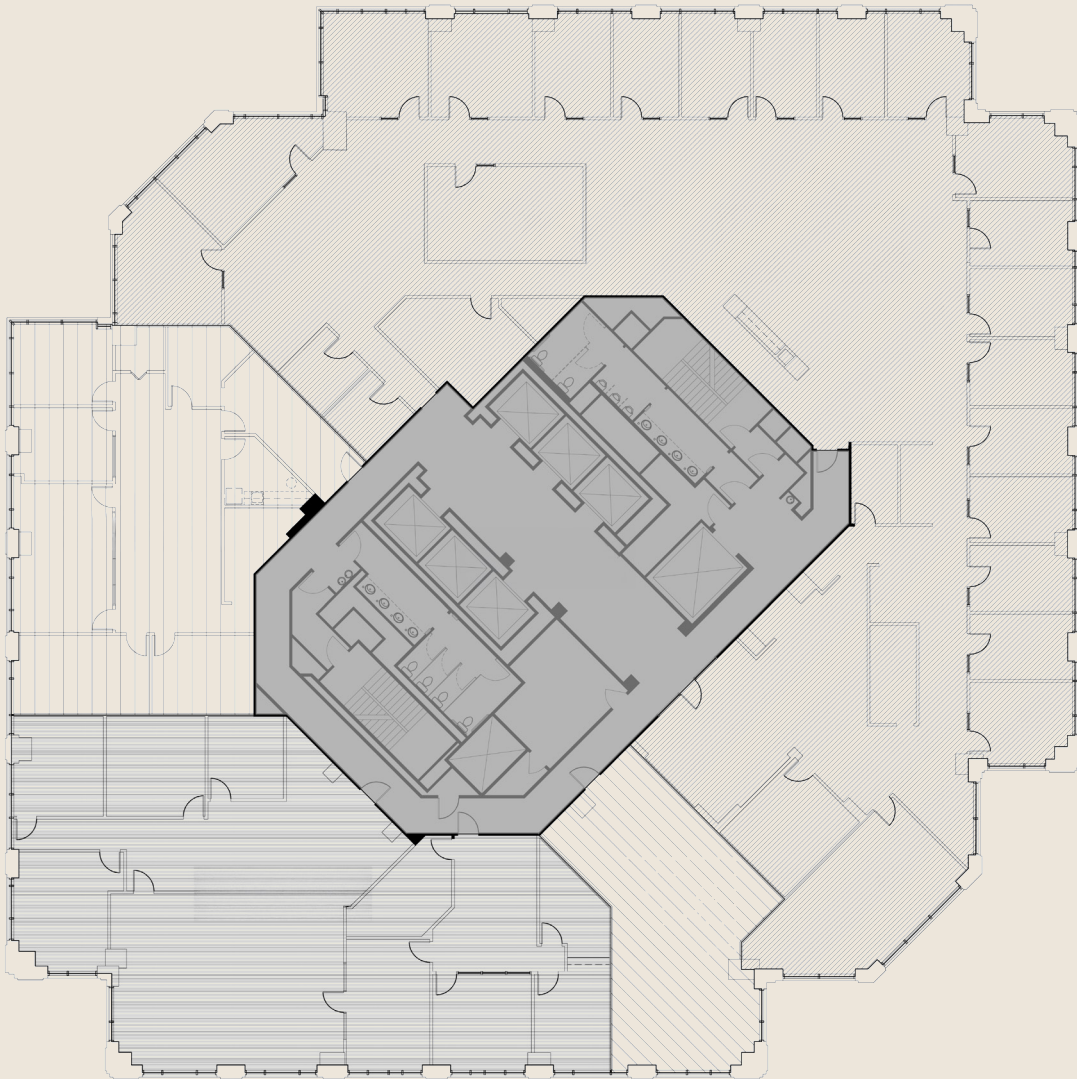
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12th Floor
21,441 SF

Available 1/7/27 | Full Floor Availability



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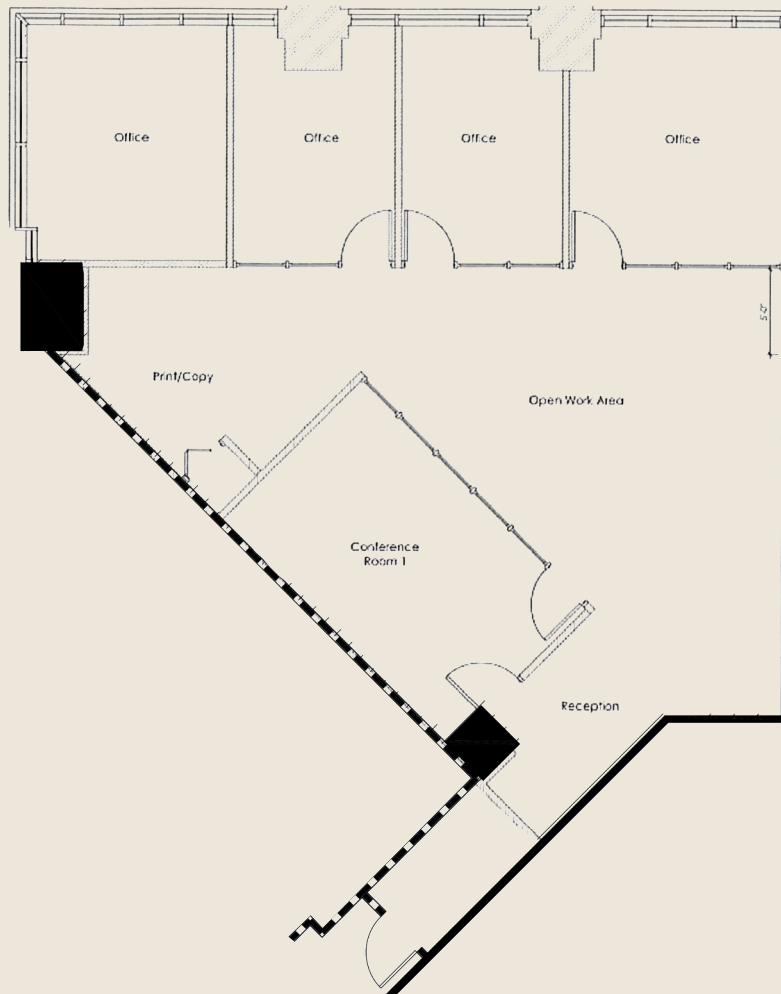
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Suite 1550
2,093 SF
Available 1/5/27



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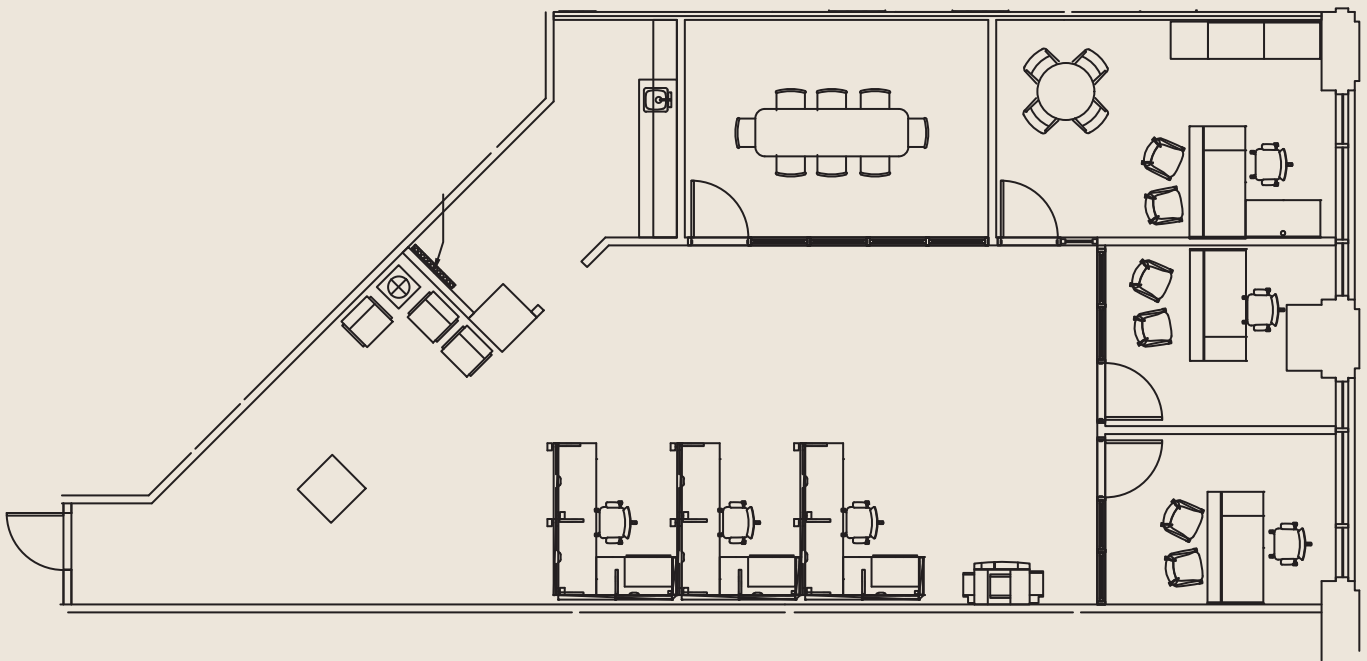
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Suite 1560
2,049 SF



View Suite Video



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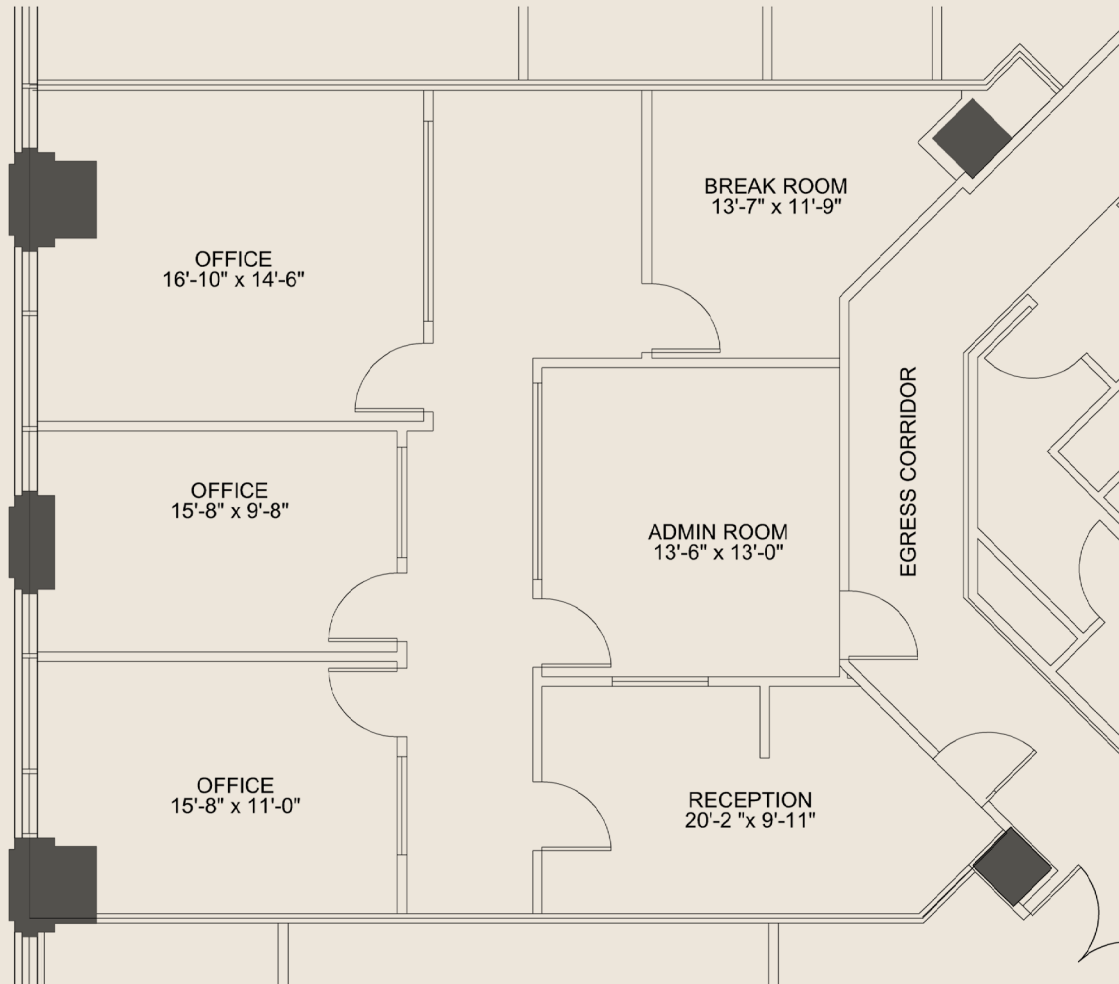
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Suite 1630
1,731 SF
Available within 30 Days



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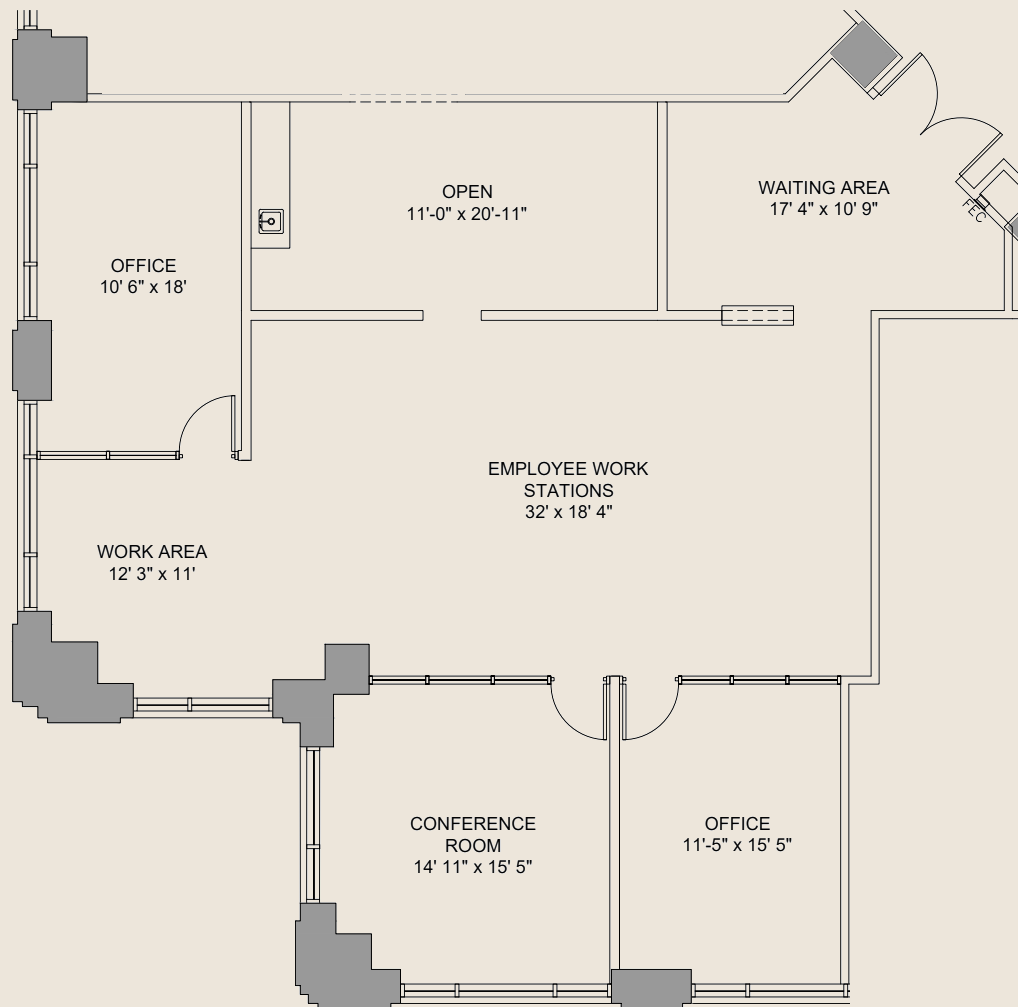
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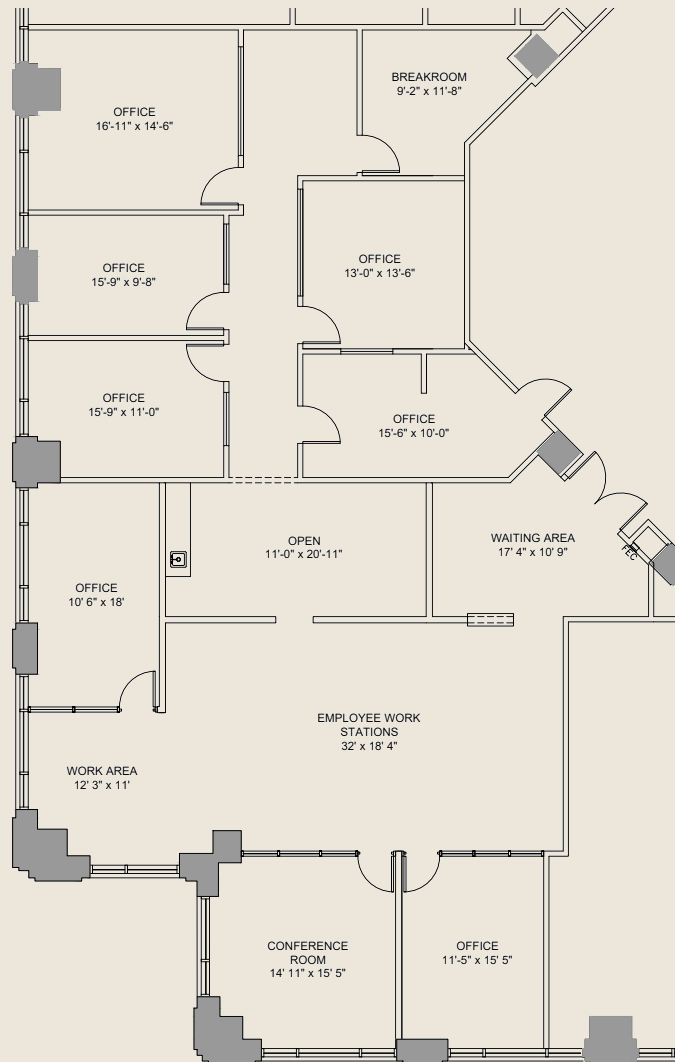
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**AVISON
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Suite 1630 & 1660

4,083 SF

Combined Suites



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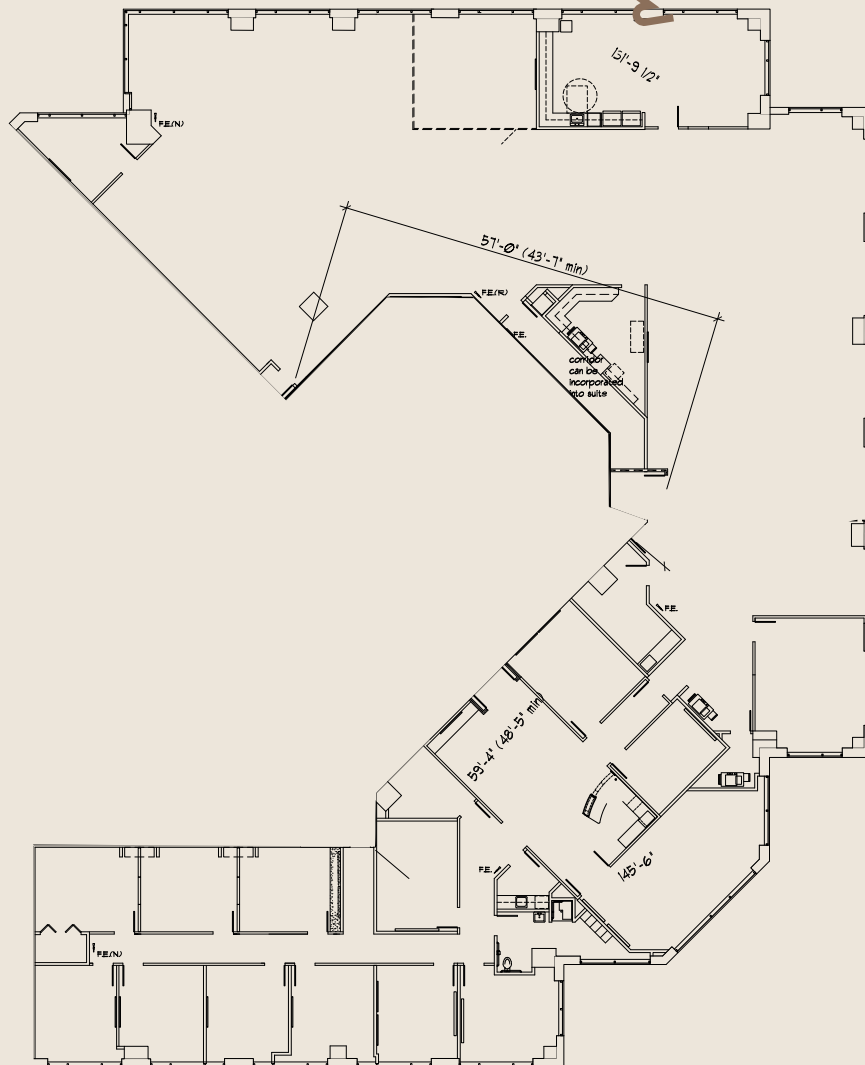
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Suite 1700
14,153 SF



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Can be subdivided

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Property Location



Financial

- Fifth Third Bank (Onsite)
- Bank of America
- Truist
- Wells Fargo
- Capital One Cafe
- Citizens

Restaurants

- YOLO
- American Social
- Big City Tavern
- Lobster Bar
- Del Friscos
- Flemmings
- OL' Days
- Moxies
- Timpano
- Fogo de Chao

Miscellaneous

- Hyatt Centric - Las Olas
- Huizenga Park
- Riverside Hotel

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