

FOR SUBLEASE  
**7,427 RSF**



# LAS OLAS SQUARE

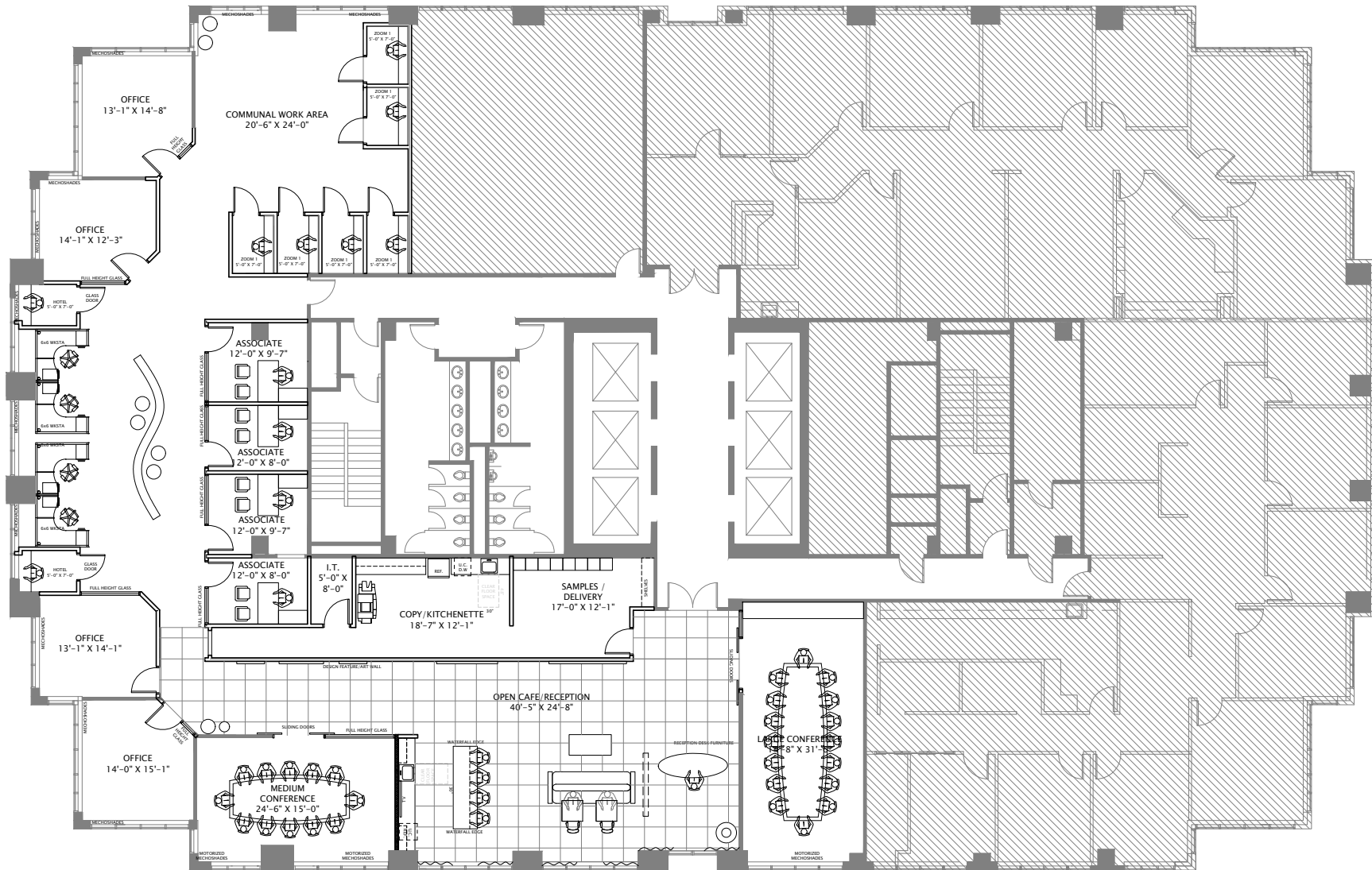
**515 EAST LAS OLAS BLVD., FORT LAUDERDALE, FL 33301**

# PROPERTY HIGHLIGHTS

- 7,427 RSF sublease on the 13th floor of Las Olas Blvd.'s premier office complex, Las Olas Square.
- Building amenities include: on-site security & concierge, on-site property management, building conference center with outdoor pavilion space, Carrot Express café on ground floor, on-site banking with Truist Bank, and white tablecloth steakhouse Del Frisco's.
- 2.5:1,000 parking ratio with visitor, unreserved, and reserved parking at market rates. Parking garage includes two EV parking stations and on-site car detailing. Garage access includes multiple points of ingress & egress from Las Olas Blvd., SE 5th Avenue, and SE 2nd Street.
- Newly built-out office space includes: double glass door entry off elevator lobby, reception & upgraded, communal hospitality space, two executive board rooms, four executive window-line offices with sidelights, four interior associate offices with glass finishes, open workspaces for up to fourteen workstations, eight hoteling rooms for personal video conferencing, and break/IT/storage room.
- All furniture, fixtures, equipment, and artwork may be available as part of sublease rate.
- Below market sublease rate of \$51.00/NNN per RSF.
- Estimated Operating Expenses of \$26.46 per RSF.
- Sublease term through May 31st, 2034.
- Monument signage along Las Olas Blvd. available\*

\*Subject to prime landlord's consent.





**VIRTUAL TOUR**

**FLOOR PLAN**  
**7,427 RSF**

# CONTACT INFORMATION

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