

# 300 Las Olas Place

## CLASS A OFFICE - SPACE AVAILABLE



**300 SE Second Street, Fort Lauderdale, Florida 33301**

- **Available: 8<sup>th</sup> Floor 20,000 RSF Plug + Play Space!**
- **\$46.00 to \$48.00/RSF True Gross Rate includes:  
Full Service Operating Expenses – No Pass-Throughs!**
- **Generous Tenant Improvement Allowance.**
- **Onsite High-Quality Workstations can be included.**
- **Generator Backup for entire building @ approx. 50% load.**
- **Tenant Parking in 350 Las Olas parking garage: 2/1,000 Leased.**
- **Additional Parking in nearby Private + Municipal Garages.**
- **Existing Build-outs are at a very high level + in Excellent Condition.**
- **Extended Building Hours:**
  - **7 a.m. to 7 p.m. Monday – Friday**
  - **8 a.m. to 5 p.m. Saturday**



**For More Information Please Contact:**

**Michael S. Talmadge**  
[mtalmadge@echelonre.com](mailto:mtalmadge@echelonre.com)  
**727.214.4650**

**ECHELON**

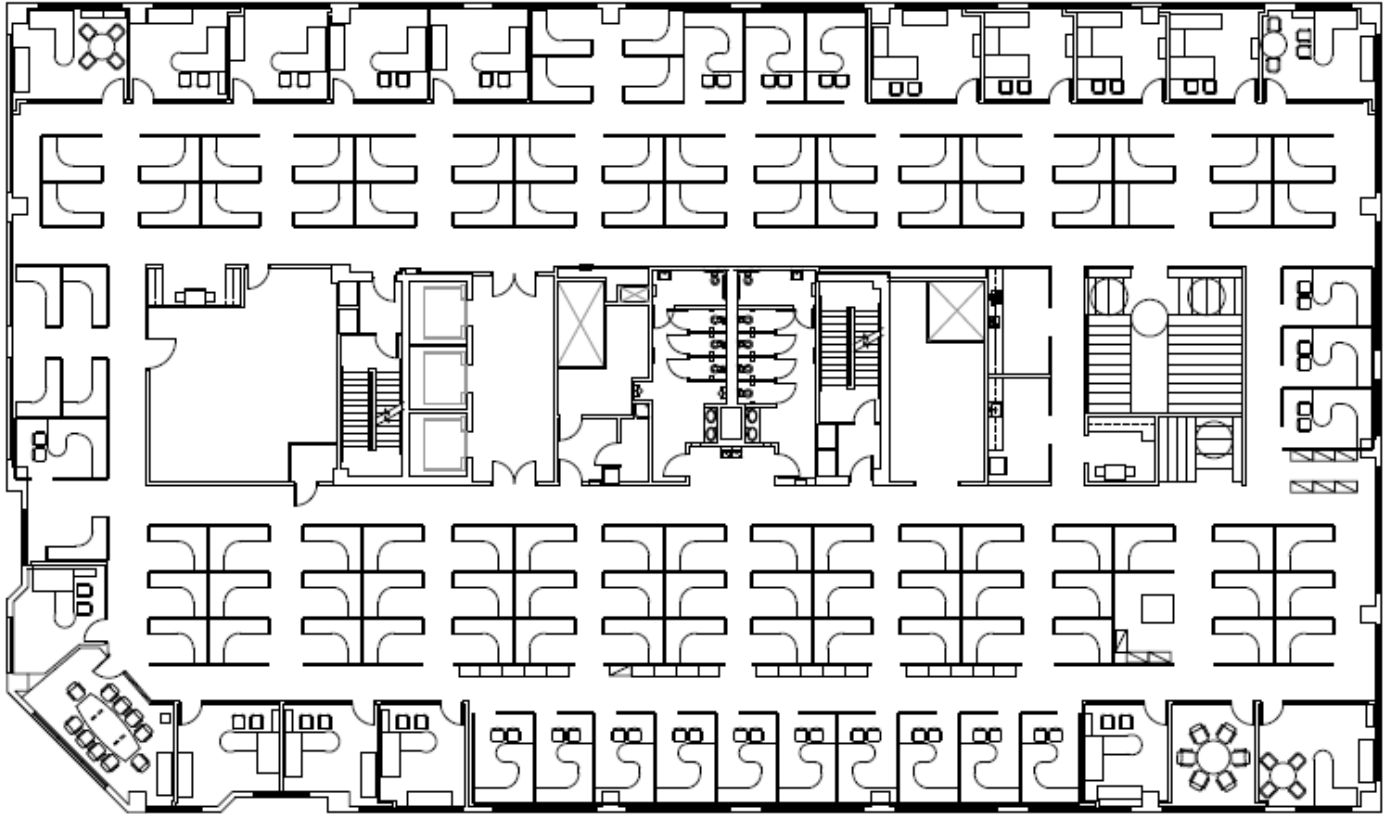
Echelon Real Estate Services, LLC  
Licensed Real Estate Broker



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**20,000 RSF – Plug & Play Space Available**



**16 Offices**  
**105 Workstations**  
**1 Conference Room – Large**  
**1 Conference Room – Small**

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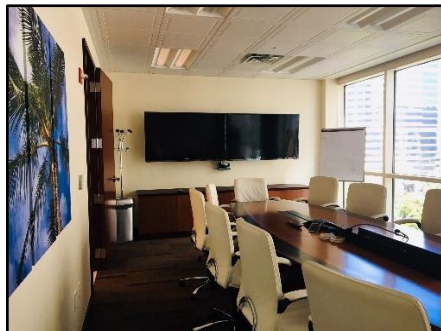
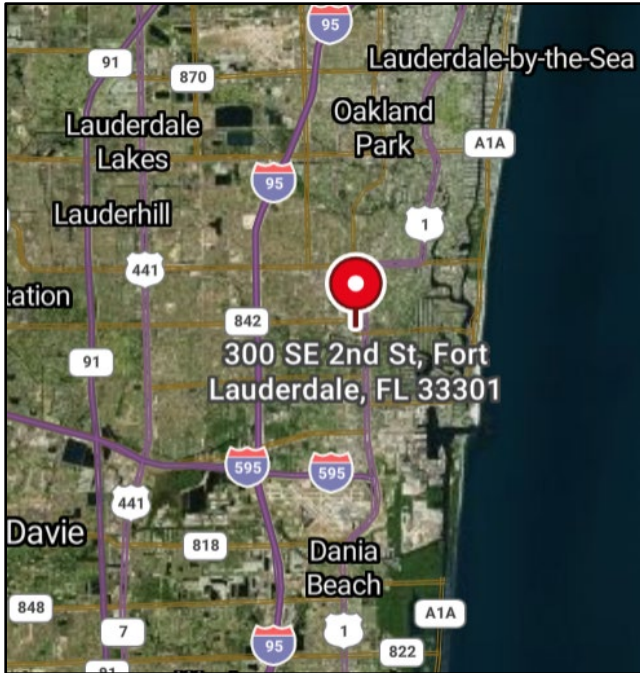
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