

200
EAST BROWARD



THE ICON

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BANYAN STREET
CAPITAL

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Highlights

- ◆ 227,158 square foot, 21-story iconic office tower
- ◆ Attached 8-story covered parking garage
- ◆ Premier Class A Office Space
- ◆ Onsite conference facility
- ◆ 24/7 Concierge service
- ◆ Private shuttle to courthouse, airport, Brightline Station and Las Olas
- ◆ Onsite management and café
- ◆ Walking distance to Las Olas restaurants and shopping



Location. Proximity. Prominence.

200 East Broward's iconic 21 story, rose granite and limestone tower has defined the downtown Fort Lauderdale skyline since its completion in 1992. Located at the epicenter of downtown Fort Lauderdale, 200 East Broward is surrounded by high-end office buildings, luxury residential high-rises, world-class hotels, and phenomenal dining/entertainment centers in nearby Las Olas Boulevard.

The 227,158 square foot office building with an attached 8-story covered garage is Energy Star-rated. The office space boasts spectacular, expansive views of the Intracoastal Waterway, the Atlantic Ocean, or Fort Lauderdale's cityscape. 200 East Broward has undergone an impressive renovation and modernization program, resulting in impressive entry that highlights the sophisticated, contemporary common areas.

The map displays the location of 200 East Broward at the intersection of E Broward Blvd and SE 3rd Ave. Key landmarks include the Brightline Fort Lauderdale Station, Museum of Discovery and Science, Broward Center for the Performing Arts, Broward County Library, MSU Art Museum Fort Lauderdale, Broward County Courthouse, and various parks like Abreu Park and Riverwalk North. A red dashed circle highlights the immediate vicinity of the building, and a larger orange dashed circle encompasses a wider area of downtown. Numbered markers (1-27) are placed on the map to correspond with the dining and service categories listed in the legend.

Quick Services	Casual Dining
1 Athena Must Have Greek	1 Hardy Park Bistro
2 Sapido Restaurant & Café	2 Tarpon River Brewing
3 The Foxy Brown	3 Jerk Machine
4 Smoothie King	4 The DownTowner
5 Beehive Kitchen	5 Pirate Republick
6 Starbucks	6 Rooftop @ 1WLO
7 Java & Jam	7 Township FTL
8 Offerdahl's Off-The-Grill	8 Sky Thai Sushi
9 Rice & Dough	9 Royal Pig Pub
10 Salad Bowl	10 YOLO
Fine Dining	11 SuViche
1 Morton's The Steakhouse	12 ETARU
2 Timpano Italian Chophouse	13 Cheesecake Factory
3 Lobster Bar Sea Grille	14 Big City Tavern
4 Wild Sea Oyster	15 Indigo
5 Asia Bay	16 Gran Forno Pronto
Banks	17 American Social
1 Regions Bank	18 El Camino
2 Citybank	19 Noodles Panini
3 Amerant	20 Caffe Europa
4 Chase Bank	21 Louie Bossi's Ristorante
5 Wells Fargo Bank	22 Sweet Nectar
	23 B Square Burgers
	24 Casa Sensei
	25 Gelato-go
	26 The Balcony
	27 Kavasutra Kava Bar

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Property Photos



Exteriors

Premier Class A Office Space



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Interiors

Impeccably renovated lobbies and common areas

Property Photos

