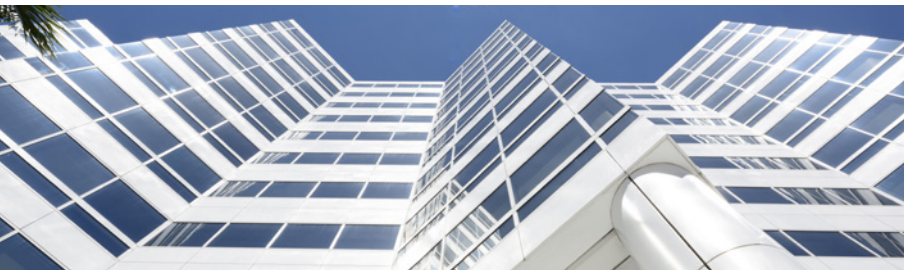


## *Live. Work. Play.*

Fort Lauderdale is as famous for its prosperous business district as it is for its incredible beaches, culture and events. Along with the renowned historic riverfront of Las Olas corridor, featuring luxury hotels, fine restaurants, galleries, and boutiques, the new “No Bro” is the heartbeat of the new up and coming arts and entertainment district - the up-and-coming trendiest place in Fort Lauderdale.



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# PLAZA 100

100 NE 3rd Avenue  
Fort Lauderdale, FL 33301

CREC<sup>®</sup>



**EXCLUSIVE OPPORTUNITY | UNLIMITED LIFESTYLE**  
Class A Office Space in the Heart of Fort Lauderdale

## Exceptional Value

Plaza 100 is an 11-story, Class A office building offering 166,364 rsf of premium real estate in downtown Fort Lauderdale. Having undergone a \$3.5 million upgrade, this elegant property boasts stunning panoramic city and ocean views, as well as elegant common areas with a newly renovated plaza and conference room.



### Area Overview

- Prestigious Ft. Lauderdale CBD location in “NoBro” cultural epicenter
- 11-story, 166,364 SF Class A office tower
- Private shuttle service for tenants to courthouse and local amenities
- 3.5:1,000 RSF parking ratio - the highest in the Broward corridor
- Floor-to-ceiling glass windows with expansive city and ocean views
- Elegant common areas including newly renovated lobby and plaza
- 24-hour manned security
- Full service, on-site banking
- Under new ownership with on-site management
- Across from Federal Courthouse

### Current Vacancy

Suite 440	3,247 rsf
Suite 450	2,446 rsf
Suite 620	2,396 rsf
Suite 800	8,069 rsf
Suite 850	7,801 rsf
8th Floor	15,870 rsf
9th Floor	15,875 rsf
8th/9th Floor	31,745 rsf (divisible)

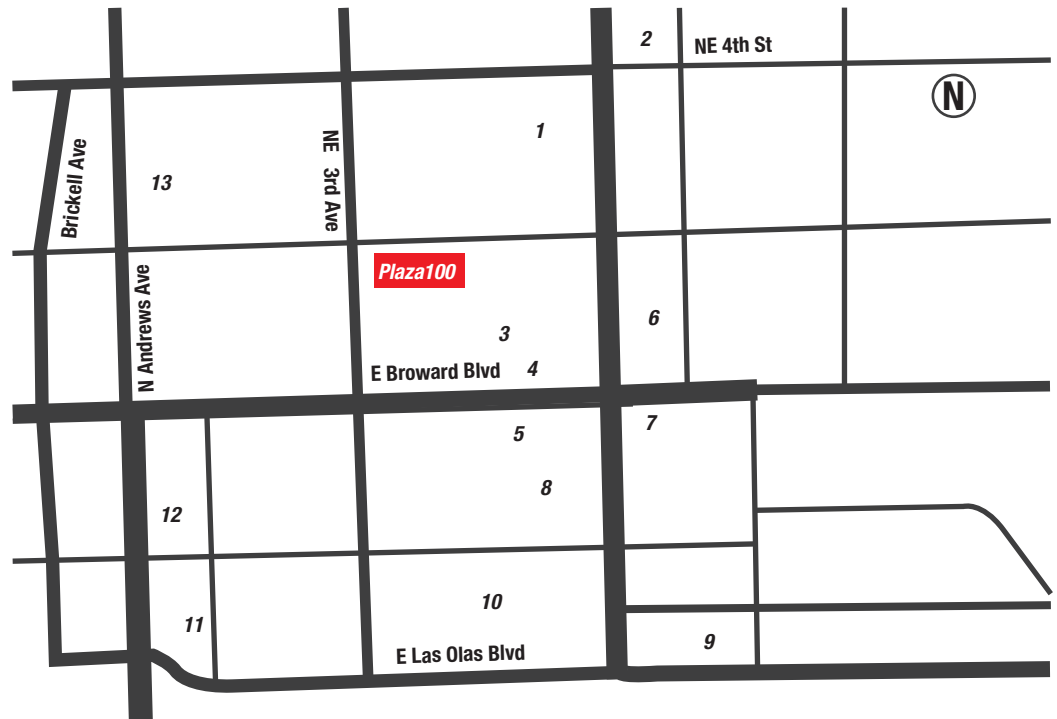


## In The Mix

Not only does Plaza 100 access downtown Fort Lauderdale's thriving commercial district (primarily composed of law firms and financial service firms), it is mere steps from Las Olas Boulevard Corridor, a one-mile stretch of the best hotels, shopping and cultural attractions, and ideally situated in the epicenter of "NoBro," the city's new cosmopolitan core.

### Top Amenities

1. Greyhound
2. PNC Bank
3. T-Mobile
4. CVS Pharmacy
5. Morton's The Steakhouse
6. Jenny Craig Weight Loss Center
7. Starbucks
8. Camden Las Olas Apartments
9. American Social
10. Bank of America
11. NSU Art Museum
12. Broward County Main Library
13. Hampton Inn



### Points of Interest

I-95 | Fort Lauderdale International Airport  
 10 minutes, 4 miles ———

TriRail Station | All Aboard Florida Brightline (Coming Soon)  
 15 minutes, 6 miles ———

**Live. Work. Play.**