

# 300 Las Olas Place

## CLASS A OFFICE SPACE AVAILABLE



300 SE Second Street, Fort Lauderdale, Florida 33301

- 7<sup>th</sup> Floor: 11,500 RSF Available for Occupancy
  - Existing Build-out is at very high level + in Excellent Condition
- \$40.00 to \$42.00/RSF True Gross Rate Includes:
  - Full Service Operating Expenses- NO Pass-Throughs!
  - Extended Building Hours:
    - 7 a.m. to 7 p.m. Monday – Friday
    - 8 a.m. to 5 p.m. Saturday
- Tenant Parking in 350 Las Olas parking garage: 2/1000 RSF leased.
- Additional Parking Available in nearby Private + Municipal Garages
- Generous Tenant Improvement Allowance
- Onsite High Quality Workstations can be included
- Generator Backup for entire building @ approx 50% load.



**For More Information Please Contact:**

**Michael S. Talmadge**  
**mtalmadge@echelonre.com**  
**727.214.4650**

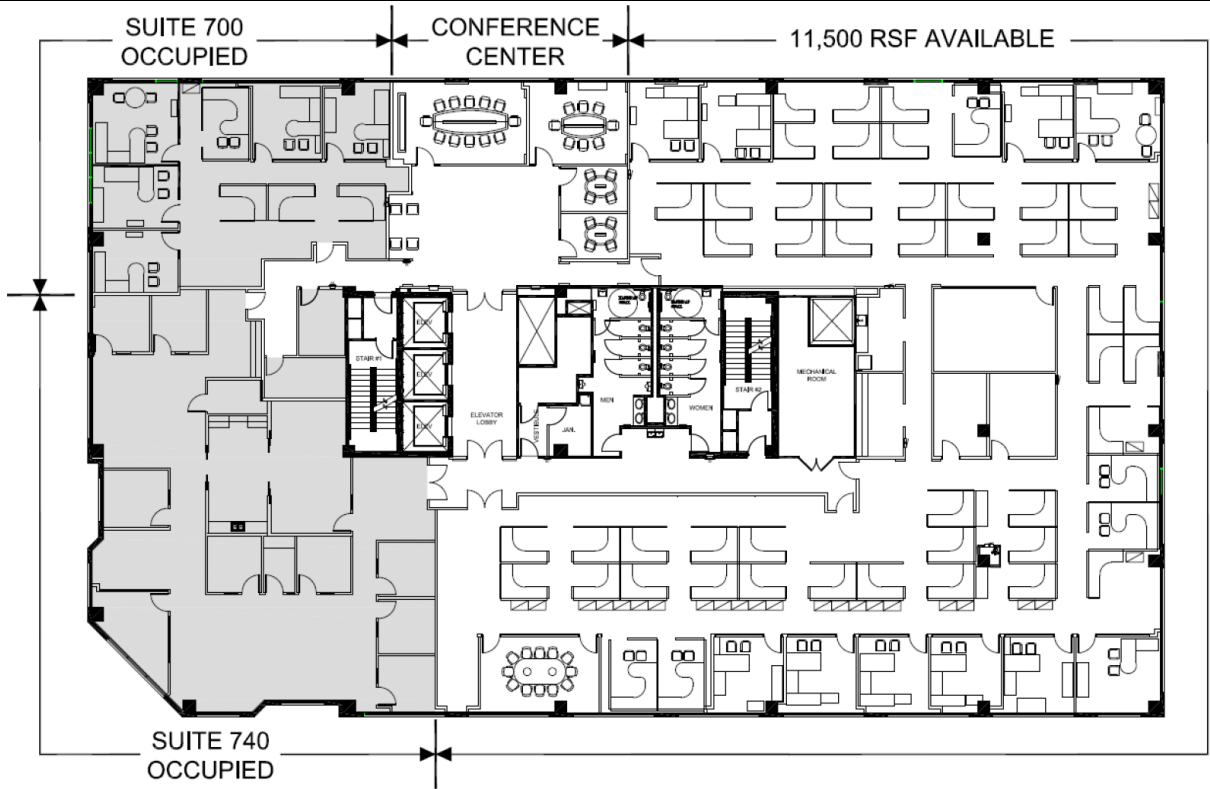
**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker

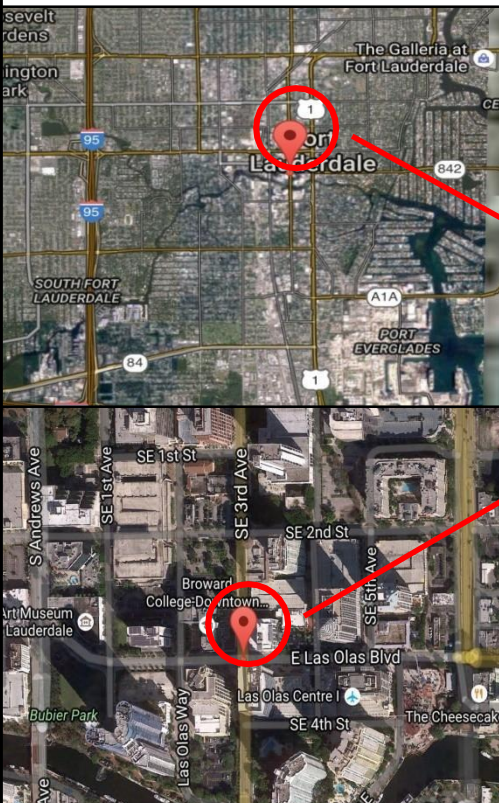


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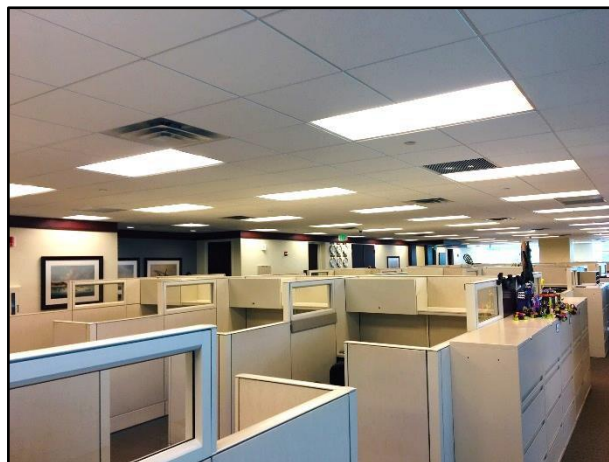
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