

A photograph of a modern, three-story office building with large glass windows and a white facade. The building is situated on a street corner with palm trees and a clear blue sky. A street sign for 'SE 17 AV' and 'E LAS OLAS BLVD' is visible on the right. A large sign in the foreground reads '1700 Las Olas'.

Colliers

1700 LAS OLAS

For Lease | Office

Asking Lease Rate:

**\$34.50**

PSF NNN

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## 1700 E Las Olas Boulevard Fort Lauderdale, FL 33301

1700 Las Olas provides a waterfront setting directly on Las Olas Boulevard. The boutique, three-story office building features picturesque views, covered parking and is within walking distance to the shops and restaurants of Las Olas Boulevard, one of South Florida's most popular thoroughfares for dining, shopping, nightlife and special events.

### Property Highlights

- Between Downtown Fort Lauderdale and Fort Lauderdale Beach
- Only a few minutes north of Fort Lauderdale-Hollywood International Airport (FLL)
- Quick access to I-95, I-595, US 1 and State Road A1A
- Newly renovated common areas, suite entry doors, dock and seawall
- Energy efficient lighting
- Covered parking available
- Parking ratio of 2.65:1,000 SF
- 24-hour access control system
- FedEx drop box on-site

Accelerating success.

# For Lease

# 1700 LAS OLAS

## Building Information and Costs

|                            |                                                                                                                                    |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address</b>             | 1700 East Las Olas Boulevard<br>Fort Lauderdale, FL 33301                                                                          |
| <b>Location</b>            | The property is located at the corner of SE 17th Avenue and Las Olas Boulevard, within Fort Lauderdale's Central Business District |
| <b>Zoning</b>              | RMM-25, Fort Lauderdale                                                                                                            |
| <b>Asking Rate</b>         | \$34.50 PSF NNN                                                                                                                    |
| <b>Estimated 2025 OPEX</b> | \$15.50 Full Service, net of in-suite janitorial                                                                                   |
| <b>Parking</b>             | 2.65:1,000 SF; There are 37 covered spaces available below the building                                                            |



## Available Suites

|                      |          |                                                                              |
|----------------------|----------|------------------------------------------------------------------------------|
| <b>Suite 200-203</b> | 3,510 SF | Available immediately. The suite is divisible into 1,336 and 2,174 SF units. |
| <b>Suite 304</b>     | 959 SF   | Available January 1, 2026                                                    |
| <b>Suite 307</b>     | 1,211 SF | Available November 1, 2025                                                   |

## Additional Information

Fort Lauderdale is home to one of the world's premier recreational marine events, the Fort Lauderdale International Boat Show, attracting more than 110,000 visitors annually and appealing to become the largest boat show in the world and the largest single event in Florida.

Fort Lauderdale is also the nation's second-most popular destination for spring break, where an estimated 10,000-12,000 visitors come to enjoy the nightlife. Other major events attracting thousands of tourists each year include the Fort Lauderdale Air Show, Fort Lauderdale A1A Marathon, Fort Lauderdale International Film Festival, Fort Lauderdale Orchid Show, Las Olas Arts Festival, Tortuga Musical Festival and the Wine & Culinary Celebration, among many others.

### Contact us:

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## Las Olas office space at competitive rates.

### Property Highlights



**Last Remaining  
Suite at 2,290 SF**



**3-Story  
Building**



**LED  
Lighting**



**24-Hour, Key  
Card Access**



**Quick Walk to  
Amenities**



**10 Minutes  
to I-95**



**2.65:1,000 SF  
Parking**

### The Area

Downtown Fort Lauderdale has been transformed into a walkable, cosmopolitan, live-work-play environment. The dynamic CBD is the powerhouse of Broward County's economy, offering a wide array of opportunities for growing businesses, as well as easy access to retail and dining options for employees.

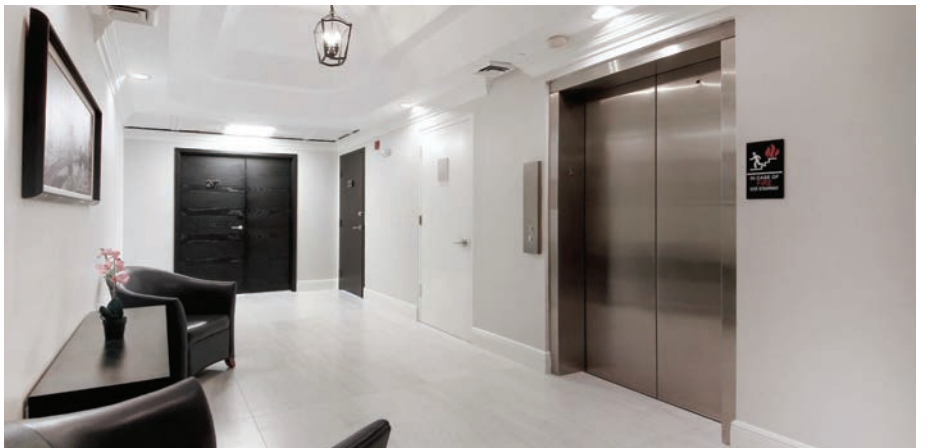
### The Building

1700 Las Olas offers pristine office space in a beautifully maintained building. With hands-on ownership and diligent property management, the property offers a distinct presence in this market and offers tenants the opportunity to lease space in an environment that is focused on meeting their needs.

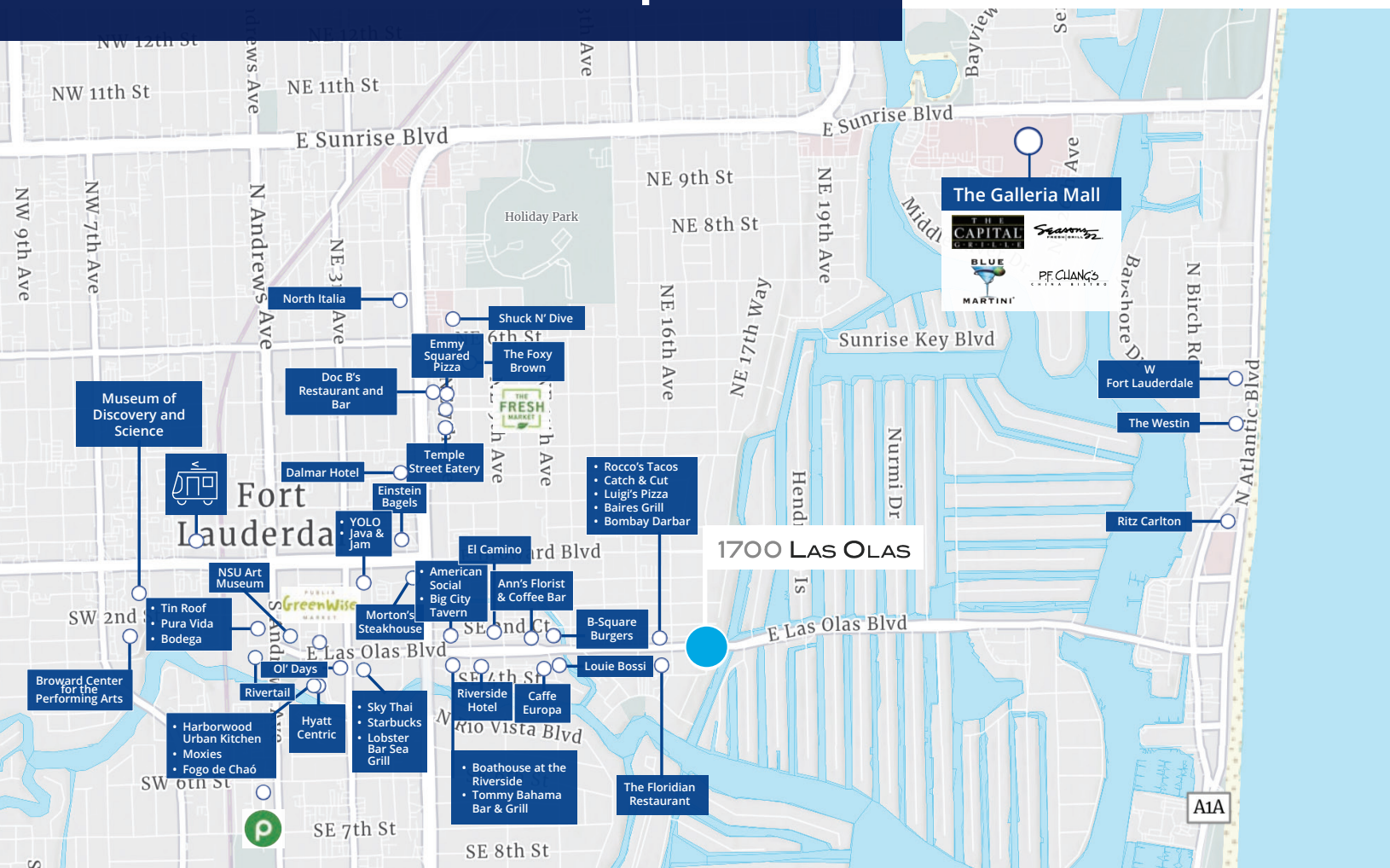
### The Spaces

Offices are leasing quickly with three remaining suites available at 3,510 SF (divisible into 1,336 and 2,174 SF units), 1,211 SF and 959 SF.

# 1700 Las Olas | Gallery



# Area Amenities Map



## Boutique waterfront office building on Las Olas

### Area Demographics (2024)



#### Population

3-Miles: 118,506



#### Projected Population

3-Miles (2029): 133,091



#### Households

3-Miles: 59,832



#### Average HH Income

3-Miles: \$134,508

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