

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 sign for '1700 Las Olas' is in the foreground. The 'EWM Real Estate' logo is visible on the building's facade.

Colliers

For Sublease | Office

Suite 207:

926 SF

Available:

30 Days

Sublease Term Expires:

Jan 31, 2027

Asking Lease Rate:

Negotiable

PSF NNN

OpEx:

\$15.50

FS, net of in-suite janitorial

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

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

Available Suites

Suite 207	926 SF	Available in 30 Days
------------------	--------	----------------------

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:

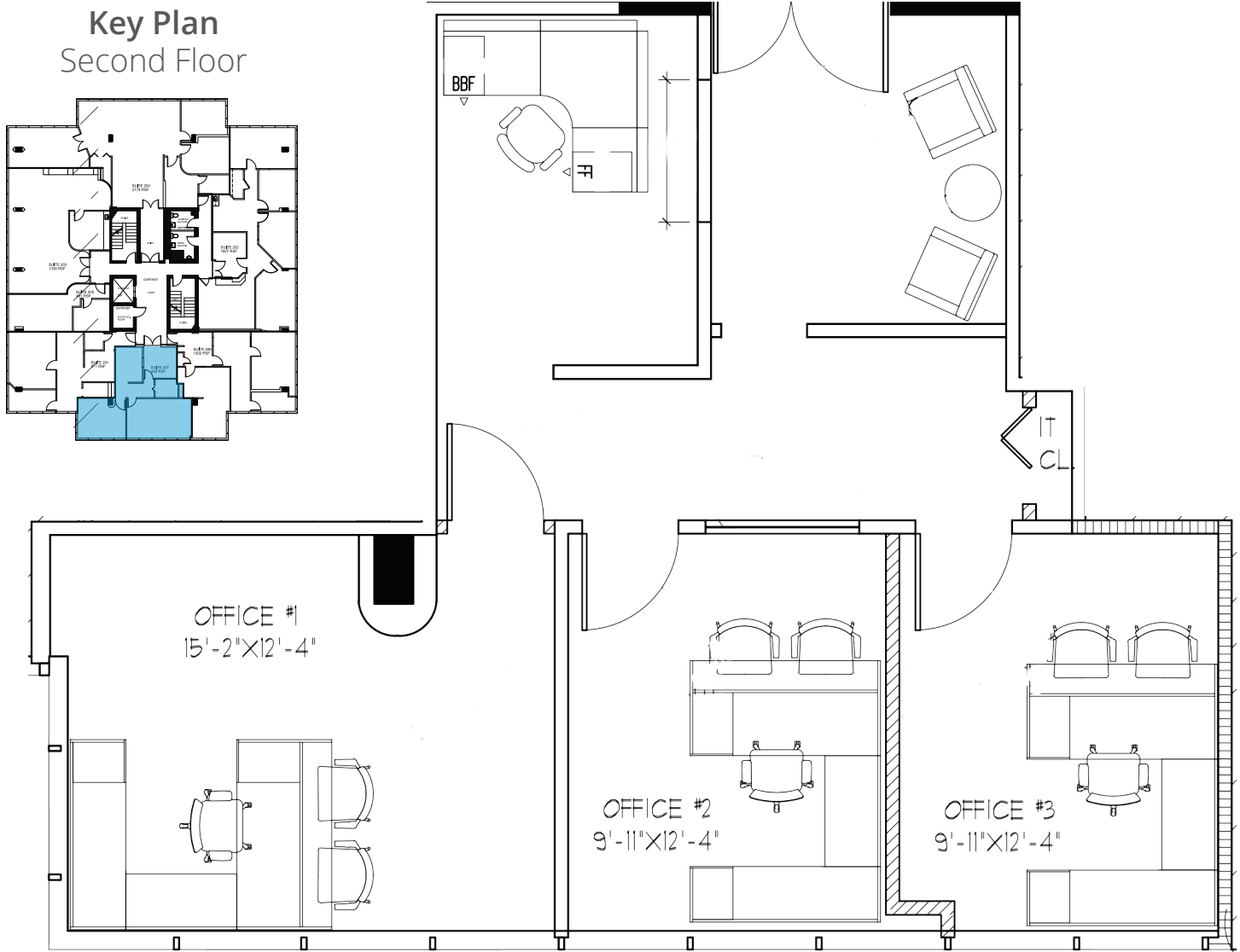
Alfie Hamilton

Senior Vice President
+1 954 652 4615
alfie.hamilton@colliers.com

Colliers

200 E Broward Blvd
Suite 120
Ft. Lauderdale, FL 33301

Floor Plan | Suite 207: 926 SF



Suite Features:

- Newly renovated office suite
- 1 executive office or conference room on window line
- 2 private offices on window line
- Reception with waiting area
- Western exposure with views of downtown Fort Lauderdale



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.

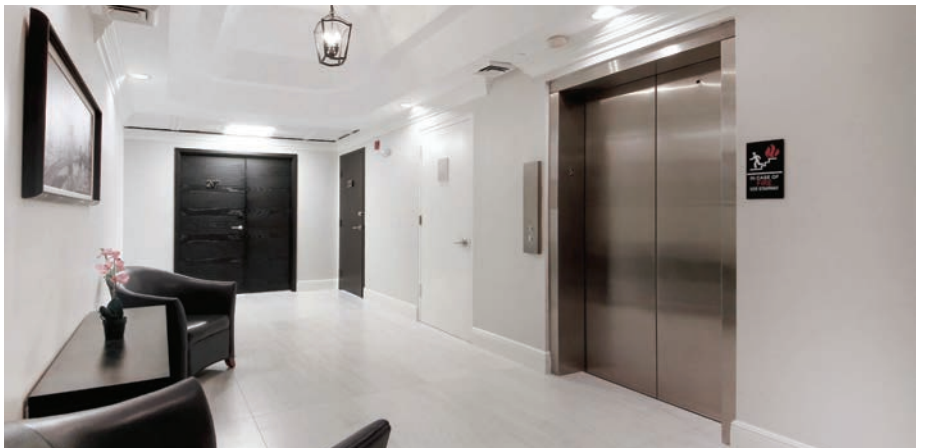
The Building

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.

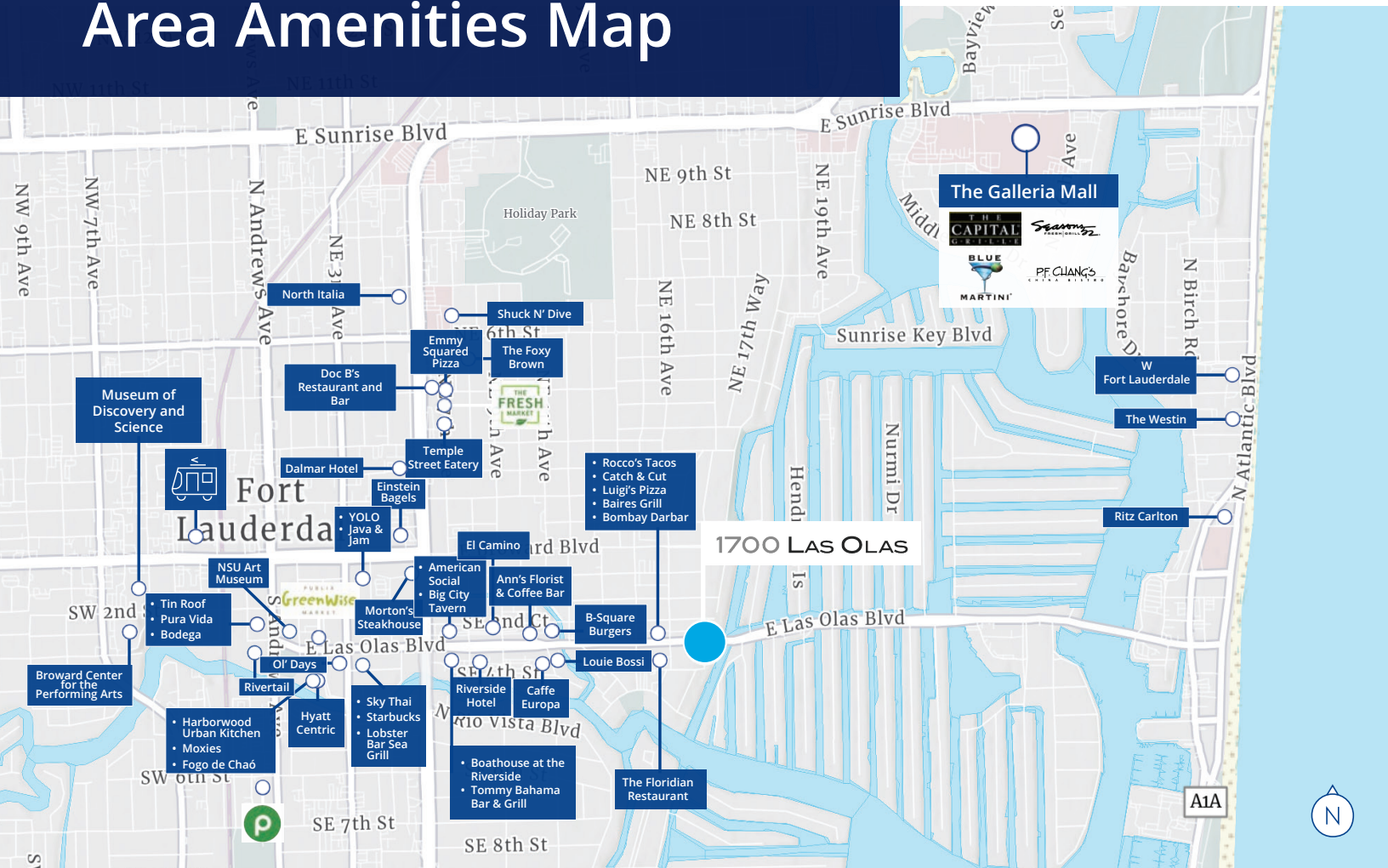
The Spaces

Offices are leasing quickly with one remaining suite available at 926 SF.

1700 Las Olas | Gallery



Area Amenities Map



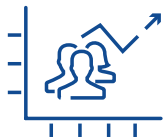
Boutique waterfront office building on Las Olas

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

Alfie Hamilton

Senior Vice President

+1 954 652 4615

alfie.hamilton@colliers.com

200 E Broward Blvd, Suite 120 | Ft. Lauderdale, FL 33301 | colliers.com

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Colliers International Florida, LLC | Commercial Real Estate Services.



1700 LAS OLAS

Rev: 04.01.25