



SUBLEASE

200 East Broward

200 E Broward Blvd | Fort Lauderdale, FL 33301

Sublease Space

2,839 SF

Asking Rent

\$33.50/SF NNN

\$20.06/SF OpEx FS (2025)

Lease Expiration

04/30/2028

CONTACT US

Alfie Hamilton

Senior Vice President

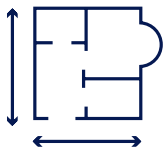
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The office space at **200 East Broward** offers breathtaking, panoramic views of the Atlantic Ocean and the dynamic Fort Lauderdale skyline. Its prime location provides unparalleled convenience, with top-tier dining options such as Eddie V's, Moxies, and other fine restaurants all within close proximity.

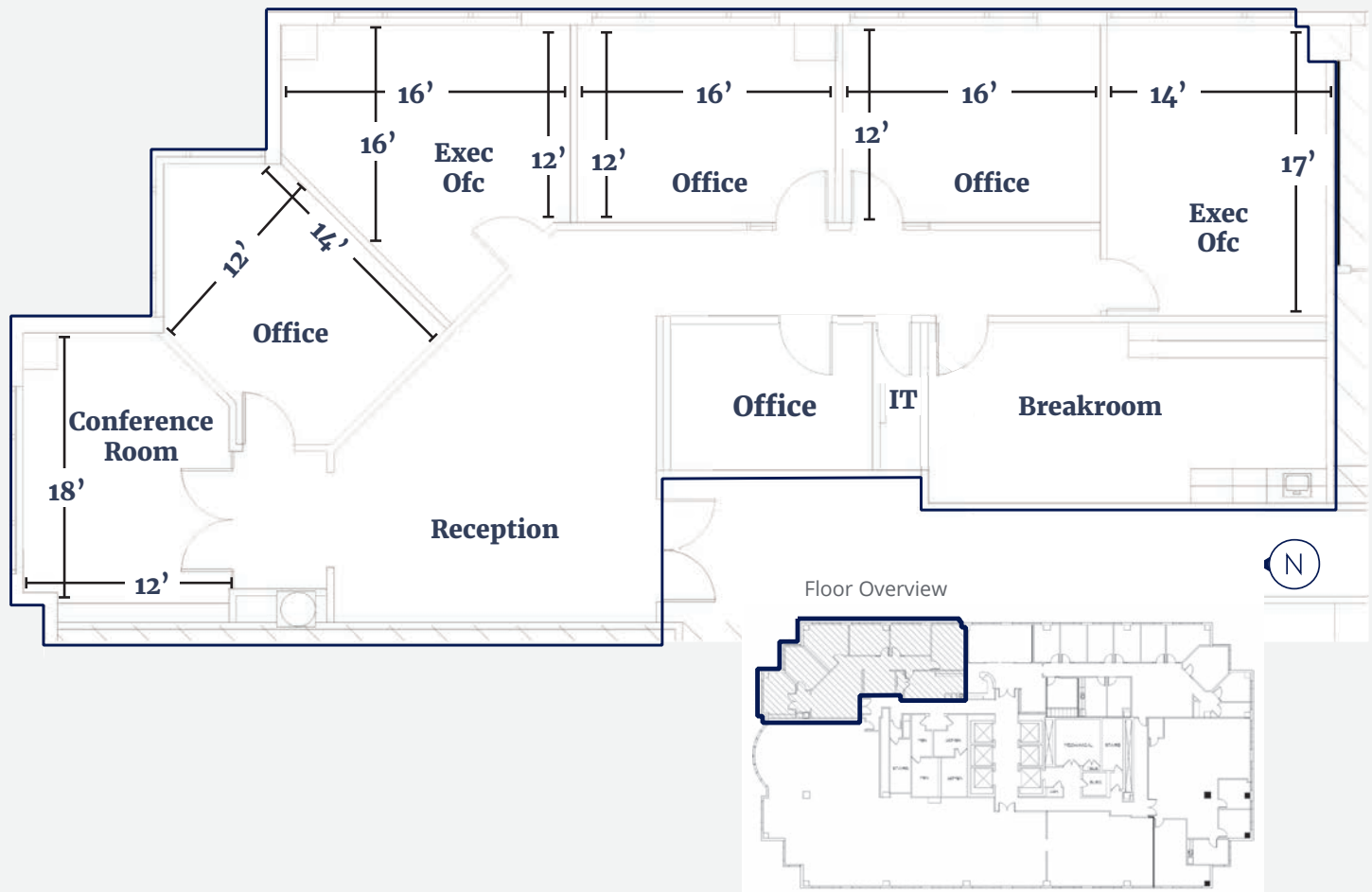
Additional Building Features:

- 12th floor has updated common area finishes
- Manned security officer and on-site property management
- On-site conference center on 10th floor
- Attached covered parking garage
- Centrally located within the CBD
- Short walk to numerous restaurants along Las Olas
- On-site café serving breakfast and lunch
- On-site EV charging stations



Floor Plan

Suite 1220
2,839 SF



Suite Features

- Located in the northeast corner of the building
- Offers expansive city and water views
- Glass double-door entry to suite
- Code / fingerprint reader entry access system
- Reception area with marble floors
- Glass double-door entry to conference room
- Two (2) executive offices, three (3) private offices
- One (1) interior office, secured IT/ Storage room
- Eat-in breakroom with solid surface countertops and plumbing
- Furniture is negotiable
- Parking: 2 reserved spaces and 3 unreserved spaces provided

Suite Photos

