



T H E M A I N
LAS OLAS

www.TheMainLasOlas.com



THE CITY HAS A NEW BLOCK

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We are privileged to carry on my father's vision for Las Olas as well as his incredible legacy with the development of a project of this caliber, distinguished design and exceptional location.

Ken Stiles
Chief Executive Officer, Stiles Corporation

ONE CITY BLOCK, ENDLESS POSSIBILITIES

Welcome to The Main Las Olas community, a 1.4 million-square-foot, mixed-use office, residential and retail community featuring stunning high-end architecture, Class A offices, chic residences and destinations for gathering, dining and shopping. Innovative work environments and stylish living experiences blend seamlessly to create a community inspired by the hum of the city below. Masterfully designed to integrate work and life, The Main Las Olas project redefines the city's epicenter.

An idea born from South Florida icon and visionary, the late Terry Stiles, The Main Las Olas multi-dimensional community is the first of its kind to rise from the footsteps of the dynamic Las Olas Blvd. Spanning a full city block bordering 201 E. Las Olas and SE 3rd Avenue in downtown Ft. Lauderdale, FL, the mixed-use project features sophisticated Class A offices to the south and chic residences to the north, both connected by numerous dining and entertainment options as well as a GreenWise organic grocer on the ground floor.

Rising above the bustle of Las Olas, this community embraces the energy and rich historic culture of Ft. Lauderdale's main thoroughfare. Captivating neighborhood boutiques, restaurants, and nightlife are all within a few blocks. Everything today's workforce needs and desires is within convenient reach. Meet with colleagues and create relationships over dinner, drinks or coffee at more than 70 restaurants and cafes on Las Olas Blvd.

The Main Las Olas project is developed in partnership by Stiles and Shorenstein Properties LLC - two foremost real estate leaders with more than a century of iconic development behind them - and designed by nationally acclaimed architecture firm Cooper Carry.



MASTER CONCEPT

25-story, 369,809 SF
office tower

27-story, 341-unit
apartment tower

GreenWise organic
grocer on ground
floor of residences

High-end restaurant
and casual eateries on
ground floor of office

Ground level plaza covered
outdoor amenity space for
gatherings and special events

Amenity deck for
conferences, office lounge &
meeting spaces

Work-out fitness center with
showers/changing areas



CONTEMPORARY OFFICE

- 25,199 SF floor plates
- 14' slab-to-slab floors
- 12' clear view glass
- 10' ceilings
- ±17,000 total retail SF
- 2,951 SF fitness center with lockers, showers and restrooms
- 3,360 SF office lounge and conference center
- 3,303 SF amenity deck and balcony terrace surrounding fitness, lounge and conference center on first office level
- ± 5,400 SF covered plaza adjacent to lobby
- Top of office building and monument signage available



2017

MARCH

Contract Execution
w/ Broward College

2017

DECEMBER

Site Plan Approval

2018

JANUARY

Demo Start

2018

JULY / AUGUST

Permit

2018

JULY / AUGUST

Break Ground on Tower

2019

NOVEMBER

Top Off

2020

MARCH

Dry In

2020

OCTOBER

TCO

CHIC RESIDENCES

The residential tower will be distinguished by thoughtful design and expansive amenities to create an urban living environment that captures the energy of Las Olas.

- Studios, one-, two- and three-bedroom apartment homes
- 600 - 1,400 SF
- On-site GreenWise organic grocer
- Gourmet kitchens with chefs' islands and stainless-steel appliances
- Quartz countertops
- Luxury plank flooring
- Keyless entry
- Full-time concierge service
- Elevated resort-style pool deck and outdoor living areas overlooking downtown
- Event/yoga lawn
- Entertainment pavilion with grills and dining areas
- Social lounges and co-working areas
- Rooftop terrace with private entertainment area
- Indoor dog run and pet grooming spa
- Automated package lockers
- State-of-the-art fitness center with live classes and on-demand fitness



OFFICE DISTINCTIONS

- Secured VIP parking with private elevator access
- Expansive amenity deck with contemporary seating, fireplace and event/gathering areas
- Outdoor seating with firepits
- State-of-the-art fitness center with aerobics and yoga studio, free weights and machines
- Changing area with lockers and showers
- Conference rooms and office lounge with private spaces for business and networking
- Directional Antenna System (DAS) for superior cell performance
- Public & secured Wi-Fi
- Tenant Controlled HVAC with after-hours access
- Redundant fiber feeds
- Near the Brightline station with non-stop service to tri-county area
- 45-story Hyatt Centric hotel across the street



LUXURY AMENITIES

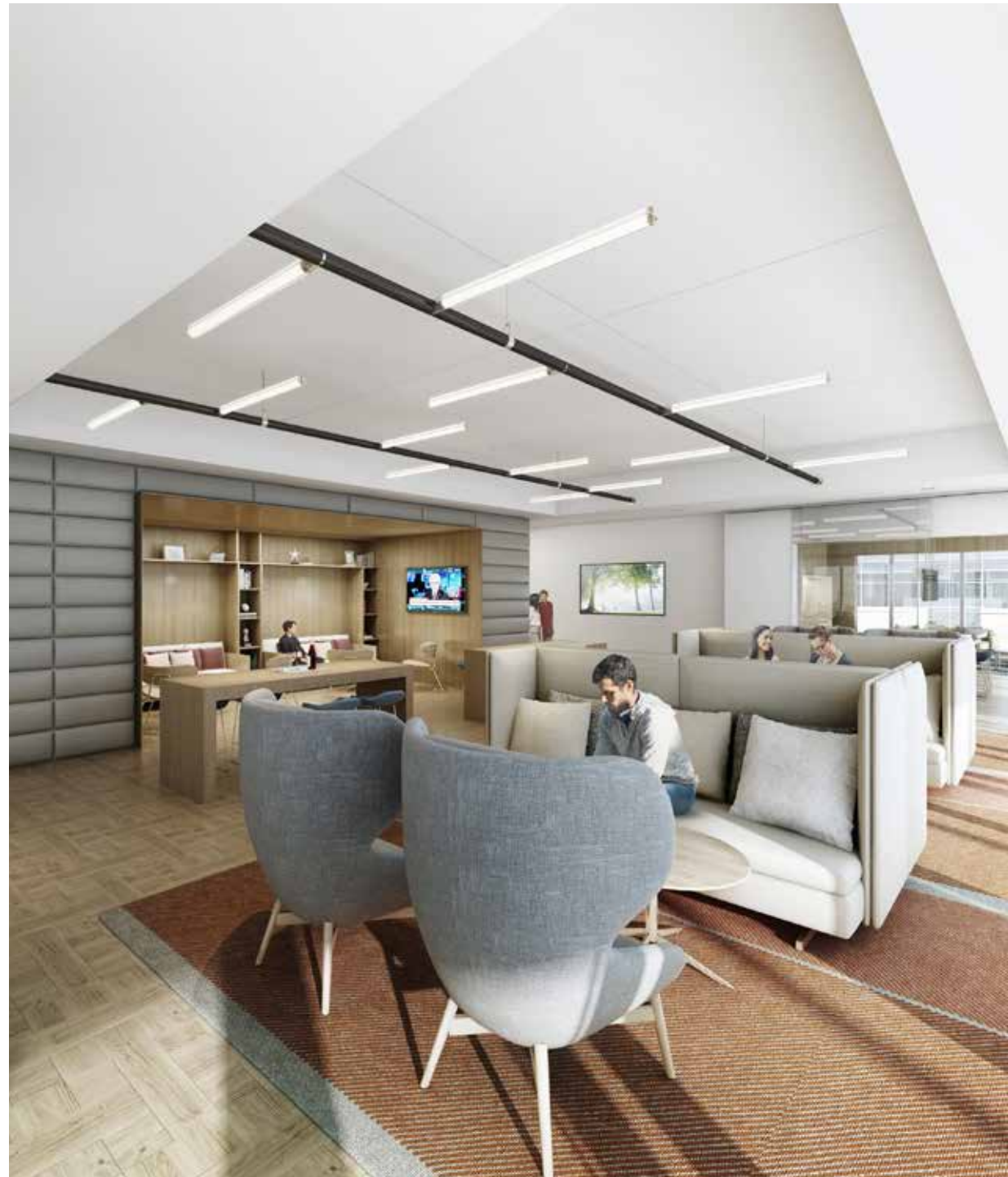
Rich materials, soft tones, modern textures. The Main Las Olas office tower boasts a contemporary design and suite of amenities that aim to inspire. The building prioritizes experiential amenities by creating an oasis on the first office floor – 10 stories above the street – featuring covered and uncovered outdoor terraces with ocean views, club rooms, lounges and flex multipurpose spaces.

Promoting health and wellness, the fitness center is strategically placed along the glass walls of the 10th floor to give tenants a clear view. Just outside, the indoor/outdoor terrace features an 8-foot structural glass floor oculus evoking the feeling of walking on air – the first of its kind and only offered at the The Main Las Olas offices.

- Fitness Center
- Outdoor Terraces
- Community conference Rooms
- Office Lounges
- Flex Multipurpose Spaces
- Destination Elevators



COLLABORATE
& GATHER



STAY FIT



INNOVATE



INSPIRE



A CLEAR VIEW

Cooper Cary brings a new-age, modern curtain wall design that features 12-foot floor-to-ceiling clear vision glass along the office exterior, creating maximum light, volume and transparency – a distinctive break from the architecture of the surrounding area and a first for Class A office buildings in the Ft. Lauderdale market.

- 10-foot ceilings
- 12-foot floor to ceiling vision glass
- Hurricane resistant
- 14-foot floor-to-floor slabs



DESIGNED FOR WELLNESS

Through intelligent design and a thoughtful range of world-class amenities, The Main Las Olas provides a work-life environment focused on comfort, productivity and wellness.

Reenergize and Reset

- State-of-the-art fitness center boasting unobstructed views of Las Olas with showers and restrooms
- Amenity deck and balcony terrace for events and relaxation

Reduce Your Footprint

- LEED® Gold certified
- The latest in energy efficient touchless fixtures for energy conservation, cost savings, and wellness
- Six-story podium parking with electric vehicle charging stations, reserved spaces for green vehicles and expansive, onsite bicycle storage

Breathe Easy

- Centralized air flow system with MERV-13 (Minimum Efficiency Reporting Value) filters that retains more than 90% of common particles
- Venting and exhaust systems are strategically placed away from intake vents to ensure pollutants are not recirculated.
- HVAC coils fitted with UV bulbs during cleaning to kill bacteria and other microbial growths and ensure a cleaner air handler unit
- Non-VOC (Volatile Organic Compounds) cleaning, disinfectant and pest control products, reducing allergen and harsh chemical exposure
- Cleaning staff operating before, during and after hours to disinfect high touch points throughout the building



DESIGNED FOR WELLNESS

Clean Building Features Inspired by Health and Wellness:

- State-of-the-art ionized air filtration system for virus, allergen and mold elimination with superb air quality and purification
- Touchless front entry in common areas, including lobby and garage
- Building access by FOB or phone to minimize touch-points
- Touchless hand-sanitizing stations throughout the building and bathrooms
- Automatic bathroom fixtures for touchless hand washing
- Cleaning staff operates day and night to disinfect high touch points and disinfect throughout the building



SUPERIOR PROTECTION

At the base of the office tower, an elevated terrace represents the future of how Florida buildings meet the street. Raised above the city sidewalk, the terrace delivers perch-style outdoor seating for ground-level retail and restaurants while offering a unique view of urban Las Olas.

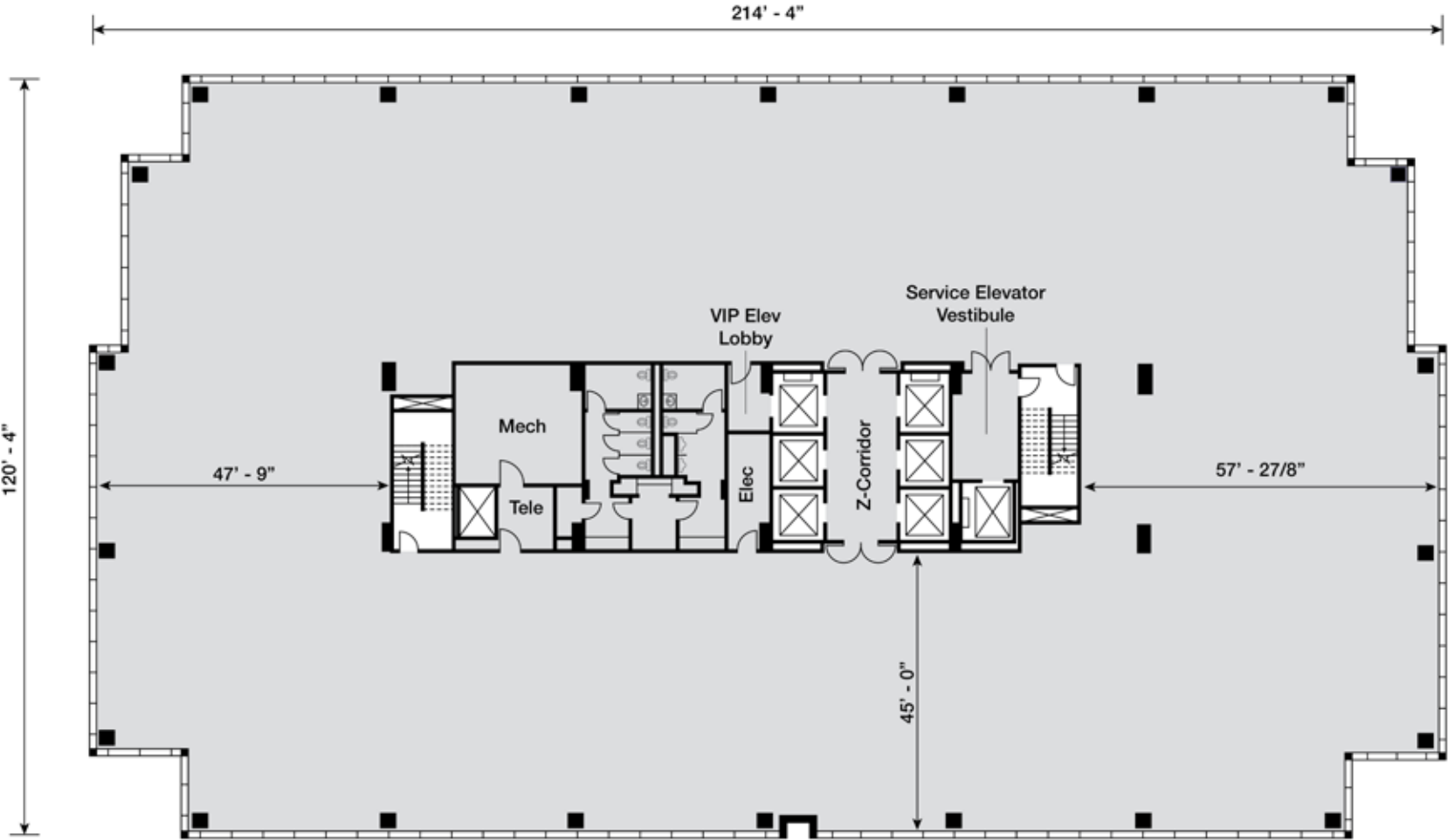
The Main Las Olas office tower is poised to become Ft. Lauderdale's newest weatherproof host to outdoor gatherings, special events and company functions. A large, covered outdoor plaza that undercuts the building creates a node of urban refuge unique to the downtown submarket and provides a shady place to relax and soak up the energy of Las Olas. The multifunctional plaza can accommodate 170 with temporary bleacher seating, 200 with auditorium style seating, or casual outdoor tables, chairs and canopies.

And when it comes to safety from tropical weather, the project's design goes above and beyond Florida code standards. Impact-resistant high-performance glazing systems provide best-in-class security and performance from hurricane force winds. Safety can be sophisticated too.



TYPICAL
FLOOR PLATE

25,199 RSF



Featuring 10' Ceilings

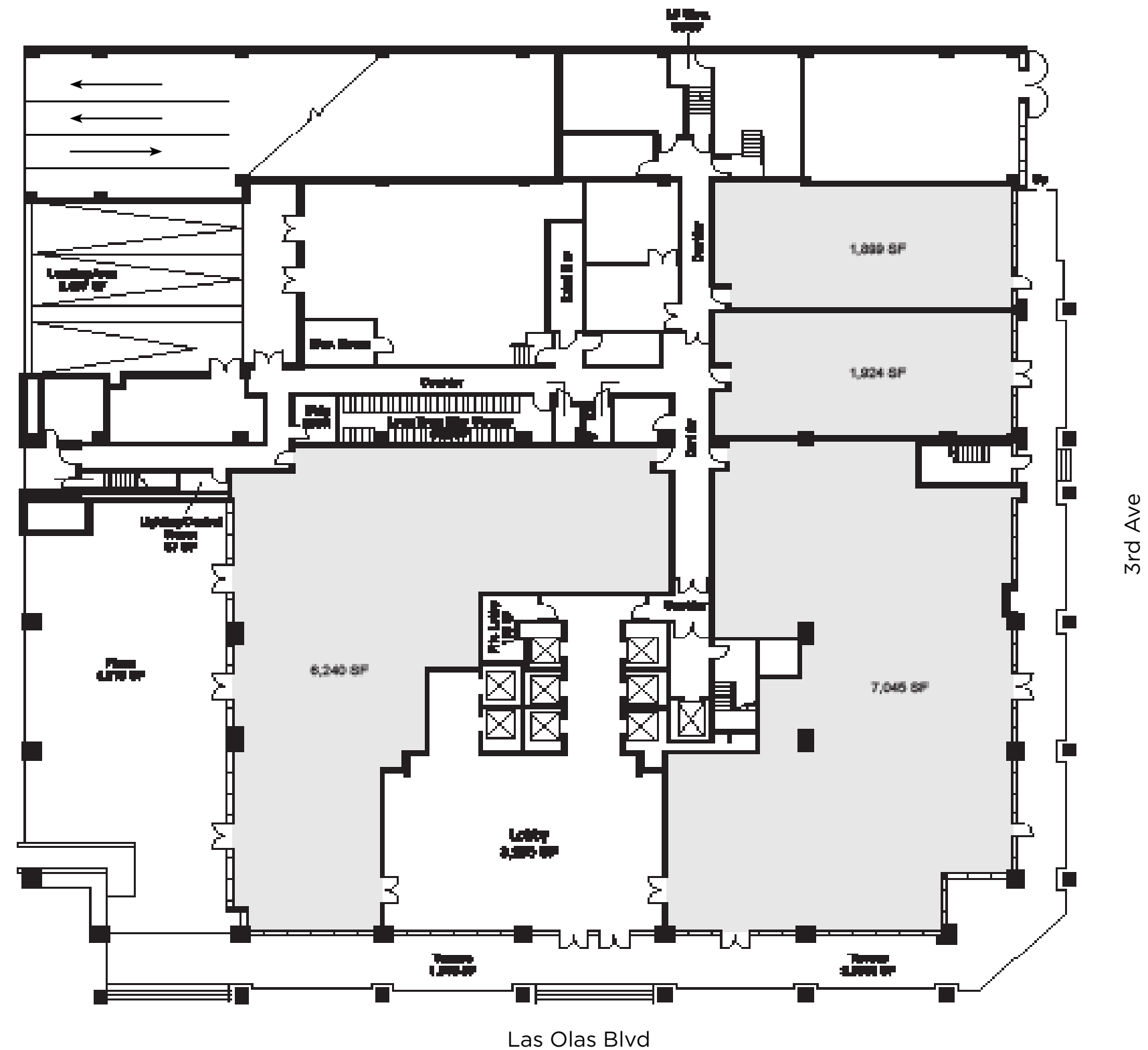
OFFICE
AMENITY LEVEL

12,000 SF



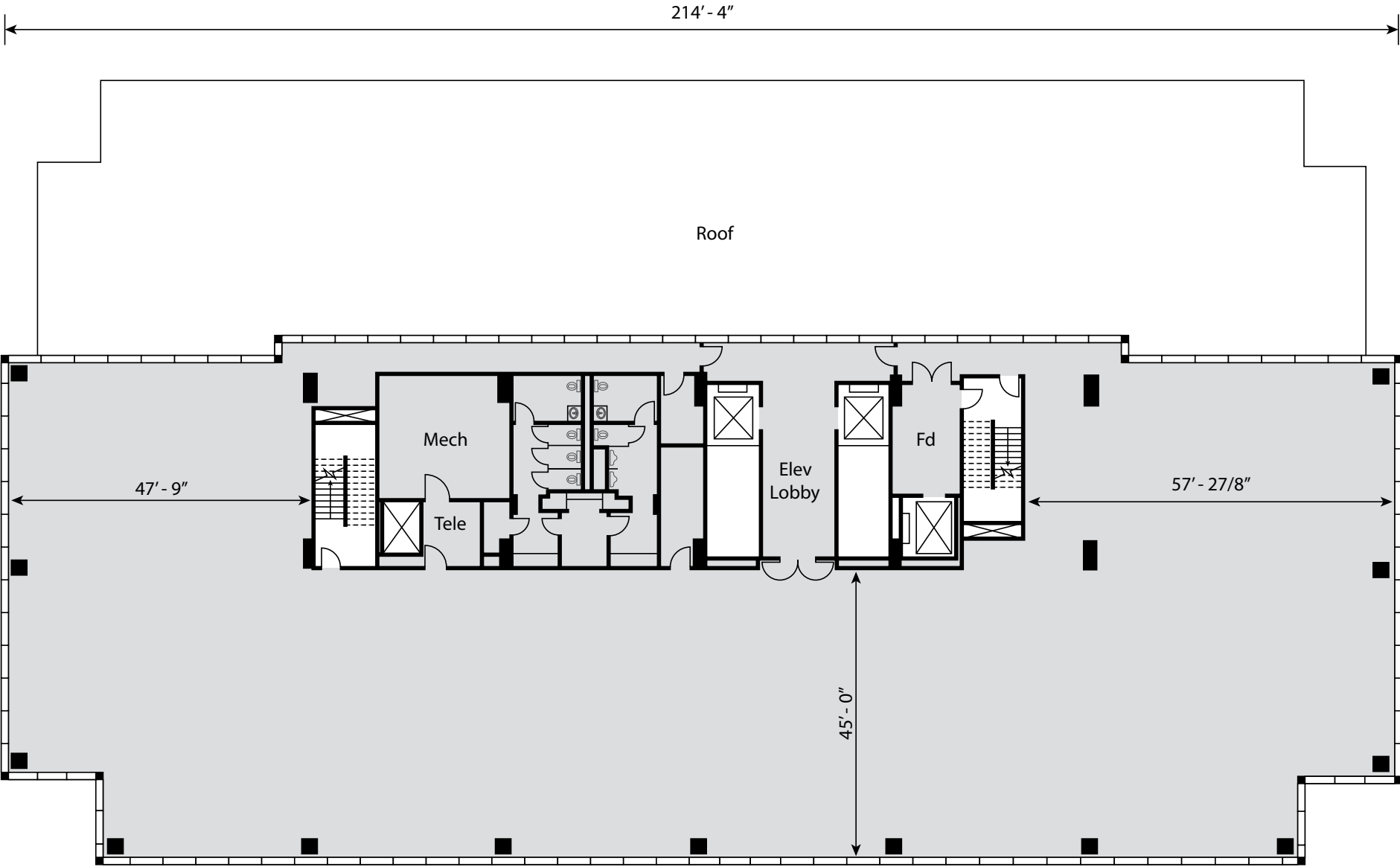
RETAIL FLOOR PLAN

±17,000 RSF



PENTHOUSE

16,997 RSF



EXPERIENCE LAS OLAS

From the pristine beaches of Ft. Lauderdale to the inspiring hum of downtown, there is no address more coveted than one that includes Las Olas Blvd. Perfectly positioned in the vibrant downtown employment hub, The Main Las Olas community boasts immediate and efficient access to the tri-county area via the Brightline railway, Ft. Lauderdale Airport and local Sun Trolley system. A hub for finance and banking as well as a hot spot for culture, fine shopping, dining, and nightlife, Las Olas delivers a true work-live-play lifestyle in a 24-hour city.

Stretching from the beach at A1A to the business district in downtown, the charm of Las Olas is felt on every corner, through the swaying palm trees that dot the sidewalks to the cool breezeways of cafes and restaurants that bring life to the Boulevard. The crystal-blue waterways of the New River only one block from The Main Las Olas community offer a quiet respite while options for dining and entertainment on Las Olas create endless possibilities for doing business steps from the office. With numerous highly desirable residential neighborhoods surrounding the area, The Main Las Olas community is uniquely positioned to appeal to today's workforce, from new professionals to the executive suite.



NEIGHBORHOOD



SEAMLESS CONNECTIVITY

The Main Las Olas community is located just four blocks from Brightline's Fort Lauderdale station. Brightline offers direct, nonstop, rail service from Fort Lauderdale to downtown Miami to the south and downtown West Palm Beach to the north with future service to Orlando. Fort Lauderdale's Sun Trolley system offers a stop directly in front of the office tower, offering door-to-door access to the Brightline station. Tri-Rail Shuttle stops are also located less than a block away from the property. The Tri-Rail transit system features intermittent stops from downtown Miami through Fort Lauderdale to West Palm Beach.



ABOUT THE DEVELOPERS

The project represents the latest chapter in a rich legacy shared by developers Stiles and Shorenstein and architect Cooper Carry. Stiles has shaped the downtown Ft. Lauderdale skyline for nearly 7 decades, creating a legacy of development that is unrivalled. Established in 1951, the company is recognized for developing more than 48 million square feet of award-winning office, industrial, retail, mixed-use and residential projects throughout the Southeast, with offices in Florida, North Carolina and Tennessee. Founded in 1924, Shorenstein is a privately-owned, real estate firm that owns and operates high-quality office, residential and mixed-use properties across the U.S., with offices in San Francisco and New York.

The two companies forged a partnership in the mid-2000s when Shorenstein took an ownership interest in the 408,000 SF Class A office tower Bank of America Plaza at Las Olas City Centre, which was developed in late 2002 by Stiles. With The Main Las Olas development, Stiles and Shorenstein proudly carry on the vision of the late Terry Stiles to establish Las Olas Blvd. as a place where people can live, work, create, dine and entertain.

"Stiles and Shorenstein each bring proven track records of success and reputations for creating innovative spaces that change neighborhoods. We look forward to delivering a truly remarkable project that is a signature on our city skyline."

- Robert Breslau, Stiles Chief Development Officer



www.stiles.com



www.shorenstein.com





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The Main Las Olas represents the growth and transformation of the central business district on Las Olas, expanding the active core to west of 3rd Ave. by creating a place where people can live, work, create, dine and entertain. This project presents an entire city block of opportunities for businesses and residents that want to be in the beating core of downtown.

Ken Stiles

Chief Executive Officer, Stiles Corporation