

THE PLAZA

AT LAS OLAS

301 East Las Olas Boulevard, Florida



FOR SUBLEASE

2,866 RSF / 3,879 RSF (Max. Contiguous 6,745 RSF) and 1,553 RSF

PROPERTY FEATURES

The Plaza at Las Olas is a Class A office building designed with high-end finishes located on the iconic Las Olas. Near South Florida's most exclusive neighborhoods, the building is also surrounded by numerous luxury hotels, fine dining and shopping.

Sublease Details

- 8,298 RSF total
- Term expires December 31, 2026
- Upgraded Class A finishes throughout
- Sublease Rate: \$35 NNN, with furniture

The Plaza's Exclusive Features

- Located in the heart of Downtown Fort Lauderdale
- Boutique Class A Building
- Adjacent covered parking
- Conference center and tenant lounge
- On-site YOLO and Java & Jam, among several other restaurants and retailers
- Walking distance to federal & county courthouses
- LEED Gold Certified
- 93 Walk Score® "Walker's Paradise"

LOCAL POINTS OF INTEREST

Las Olas Boulevard is the leading entertainment and business district in Fort Lauderdale. World-class dining, entertainment and direct access to the stunning Fort Lauderdale Beach, make this a premiere location for the modern business professional.

YOLO.....On-site

Greenwise.....Across 3rd Ave

Lobster Bar.....Across Las Olas Blvd

Java & JamOn-site

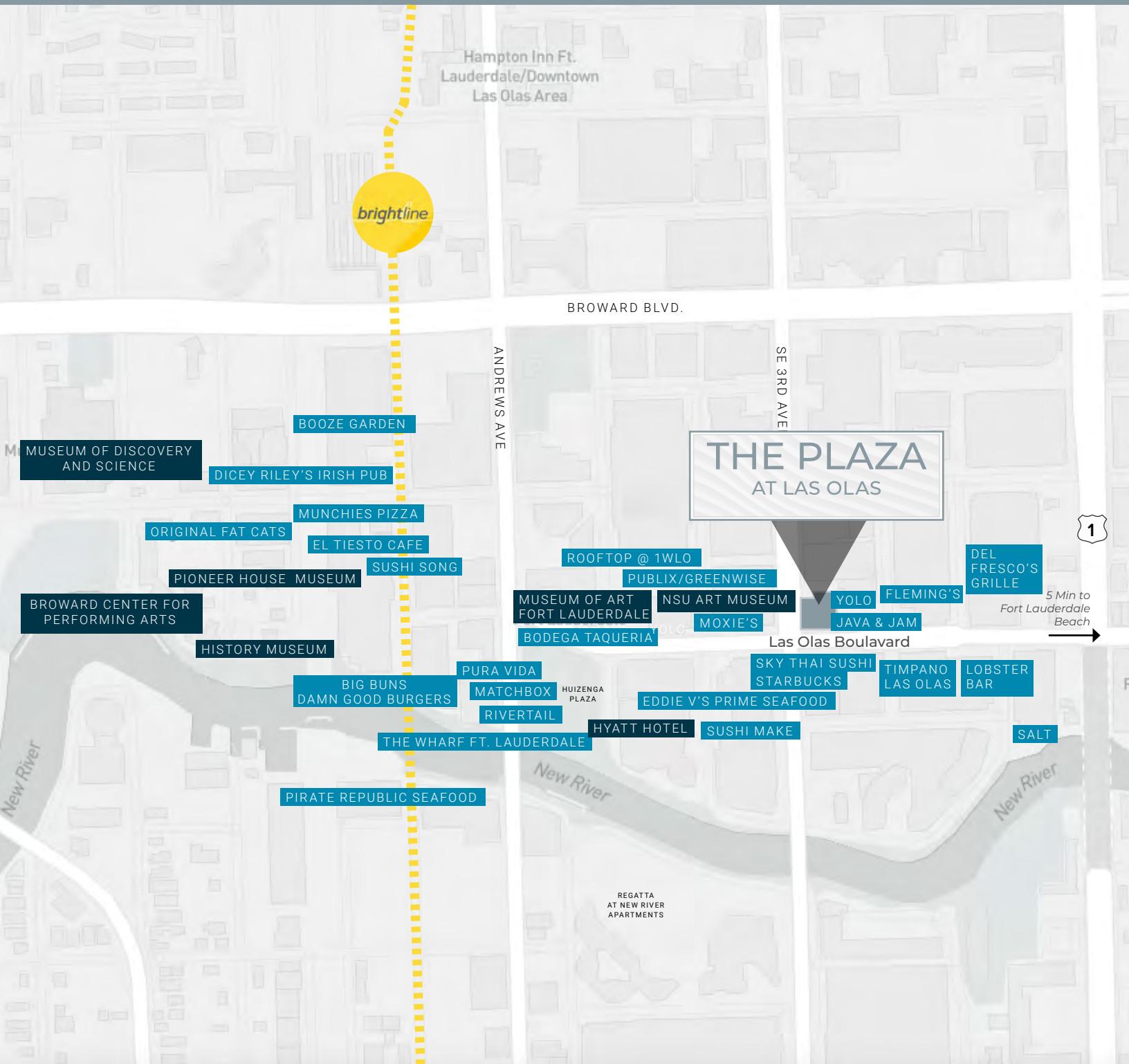
Starbucks.....Across Las Olas Blvd

Eddie V's.....Across Las Olas Blvd

Moxie's.....Across 3rd Ave

Timpano.....Across Las Olas Blvd

Sky Thai Sushi.....Across Las Olas Blvd



Hampton Inn Ft. Lauderdale/Downtown Las Olas Area

brightline

BROWARD BLVD.

ANDREWS AVE

SE 3RD AVE

THE PLAZA AT LAS OLAS

MUSEUM OF DISCOVERY AND SCIENCE

DICEY RILEY'S IRISH PUB

MUNCHIES PIZZA

ORIGINAL FAT CATS

EL TIESTO CAFE

PIONEER HOUSE MUSEUM

SUSHI SONG

BROWARD CENTER FOR PERFORMING ARTS

MUSEUM OF ART FORT LAUDERDALE

ROOFTOP @ 1WLO

PUBLIX/GREENWISE

NSU ART MUSEUM

YOLO

FLEMING'S

DEL FRESCO'S GRILLE

HISTORY MUSEUM

BODEGA TAQUERIA

Las Olas Boulevard

BIG BUNS DAMN GOOD BURGERS

PURA VIDA

MATCHBOX

HUIZENGA PLAZA

SKY THAI SUSHI STARBUCKS

TIMPANO LAS OLAS

LOBSTER BAR

RIVERTAIL

EDDIE V'S PRIME SEAFOOD

SUSHI MAKE

THE WHARF FT. LAUDERDALE

HYATT HOTEL

SALT

PIRATE REPUBLIC SEAFOOD

New River

REGATTA AT NEW RIVER APARTMENTS

1

5 Min to Fort Lauderdale Beach

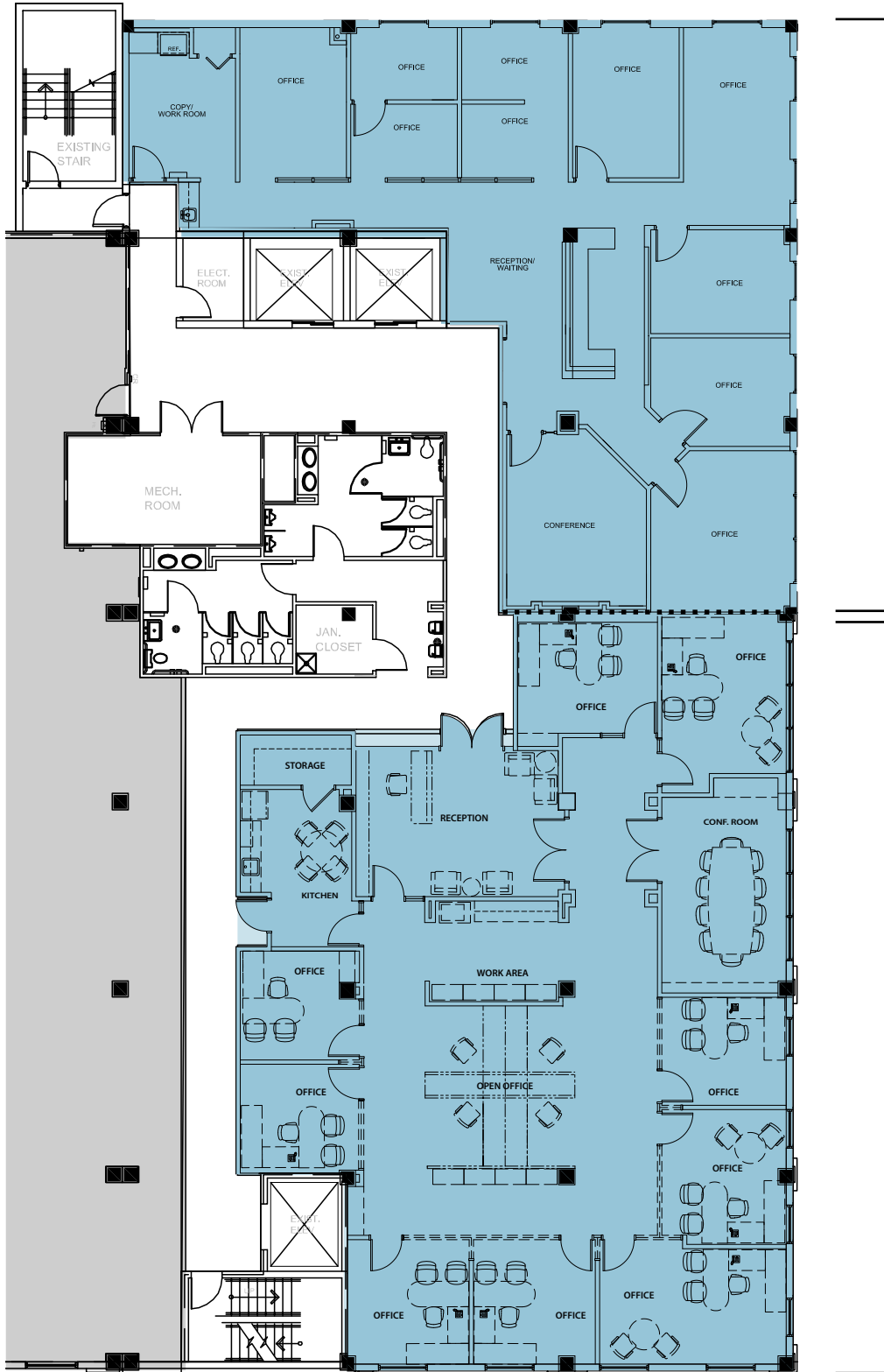
SUITES 200 + 250

FLOOR PLAN

SUITE 200 – 2,866 RSF

SUITE 250 – 3,879 RSF

COMBINED SUITES - 6,745 SF



SUITE 200

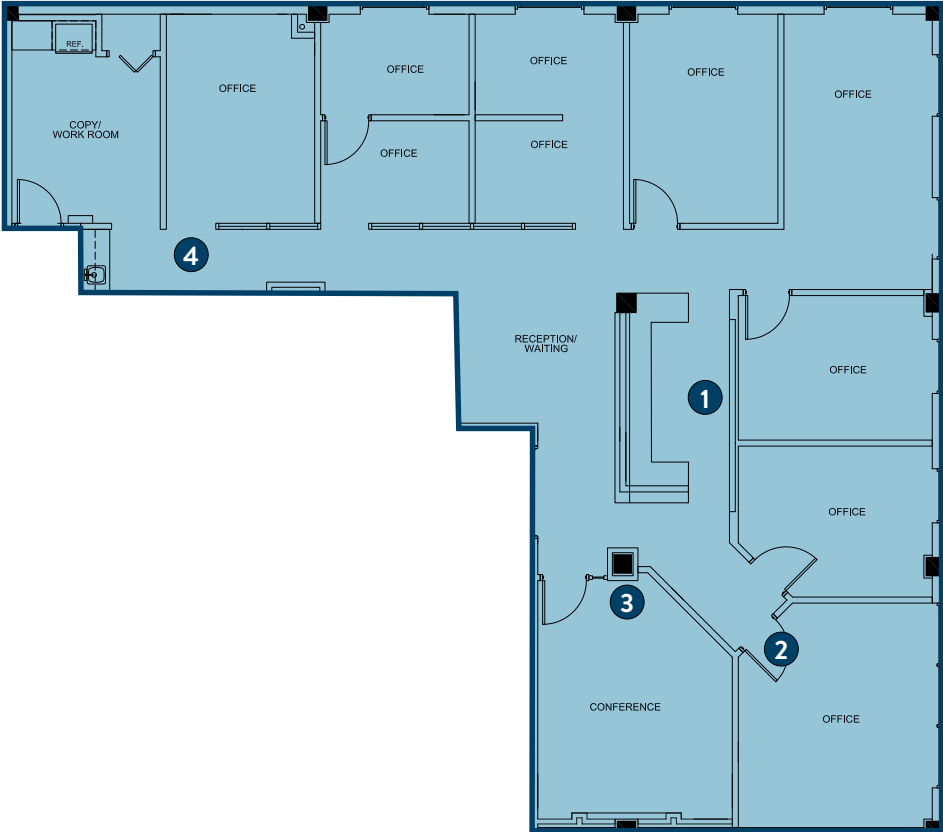
SUITE 250



SUITE 200

2,866 RSF

FLOOR PLAN

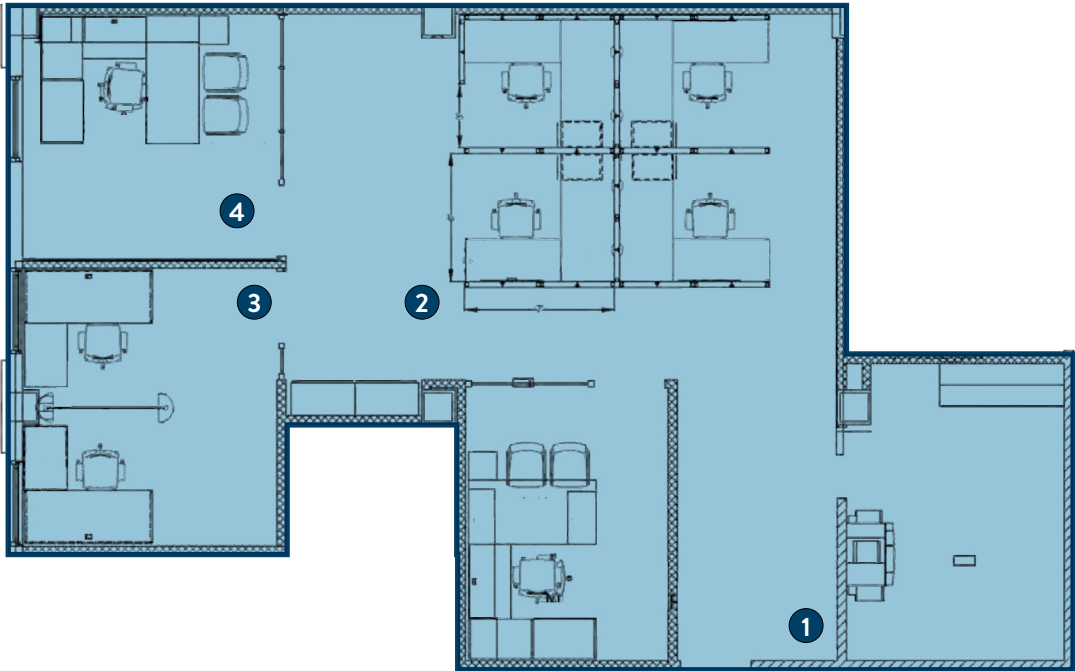


360° CLICK HERE FOR VIRTUAL TOUR

VIEWS CORRESPOND TO NUMBERED LOCATIONS ON FLOOR PLAN

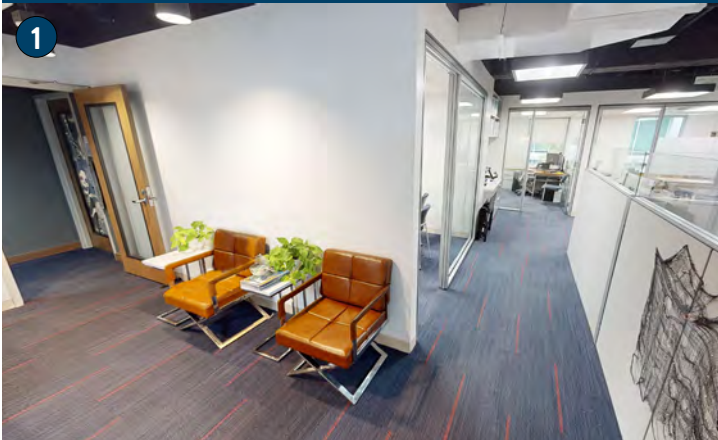


1,553 RSF



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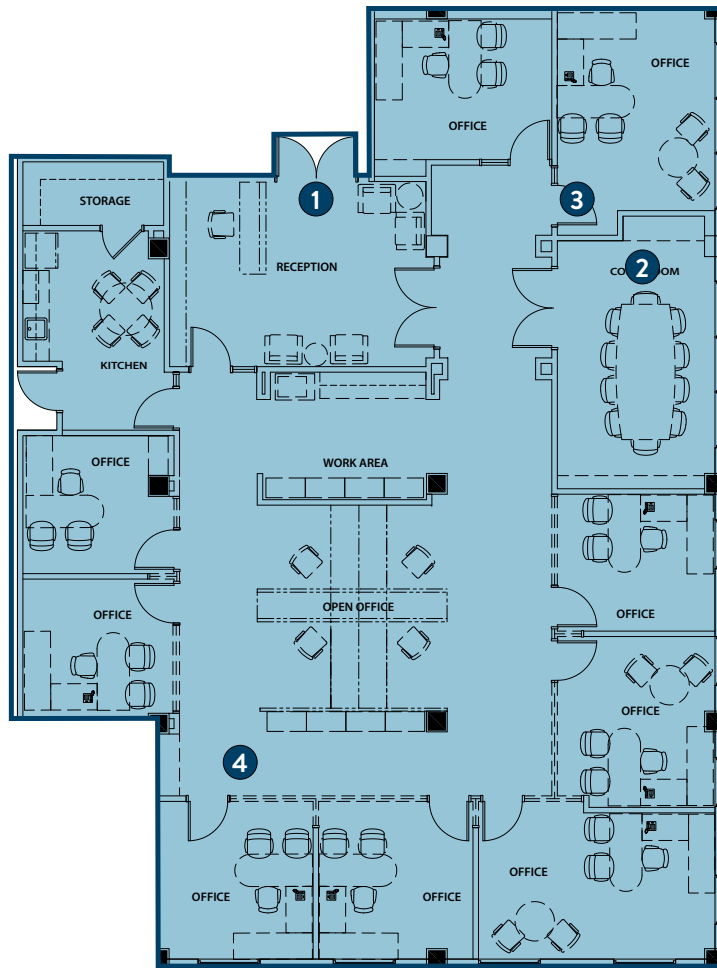
VIEWES CORRESPOND TO NUMBERED LOCATIONS ON FLOOR PLAN



SUITE 250

3,879 RSF

FLOOR PLAN



CLICK HERE FOR
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VIEWS CORRESPOND TO NUMBERED LOCATIONS ON FLOOR PLAN



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