



# Fort Lauderdale

THE OFFICES

# Your New Office Space

2ND FLOOR

15,626 SF

## Features

WRAP-AROUND VIEWS OF NEW RIVER

STATE-OF-THE-ART GYM

RESORT STYLE, ROOF-TOP POOL

ON-SITE RESTAURANTS

ON-SITE HOTEL



The Offices at Flow Fort Lauderdale smiles over the New River with water views, stunning finishes, and incomparable access to amenities and transit.

*flow*  
Fort Lauderdale

# 2nd Floor

Spec Suites

Available Q4 2024



**EXPOSED  
CEILING**



**WHITEWASH WOOD  
CABINERY**



**WOOD FLOORING  
OFFICE INTERIORS**

## Individual Floor Plans

[CLICK HERE](#)



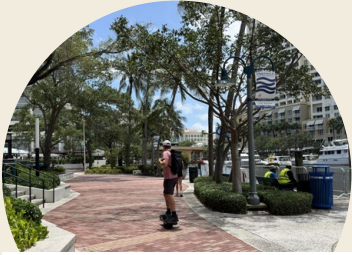
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Fort Lauderdale

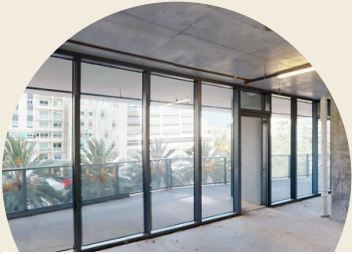
# 2nd Floor

As Built  
15,626 SF

 VIRTUAL TOUR



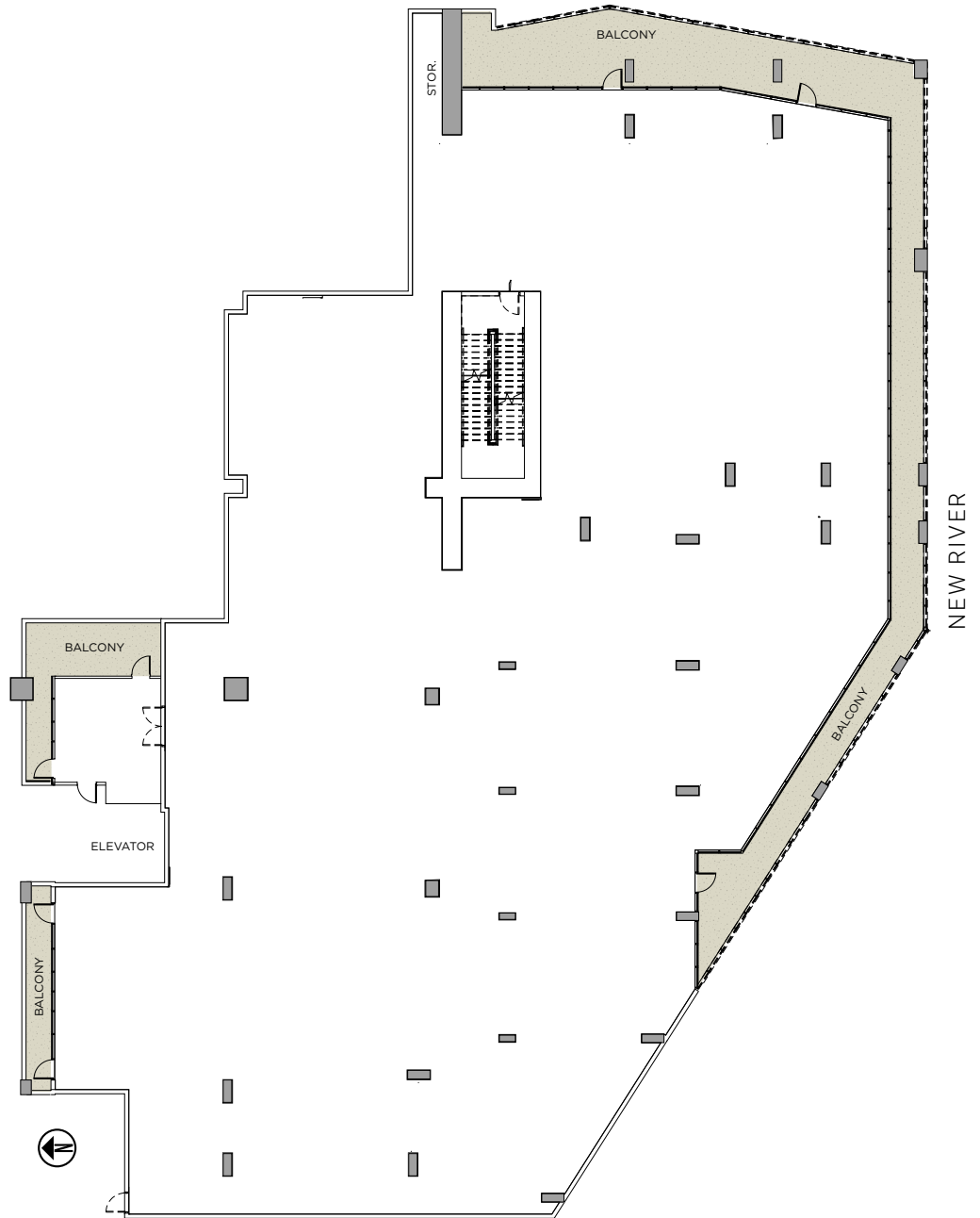
RIVERWALK  
VIEWS



WRAP-AROUND  
WINDOWS



NEW RIVER  
VIEWS



# The Offices

The Offices at Flow Fort Lauderdale are located on the 2nd and 3rd floor of a luxury riverside 34-story residential building.

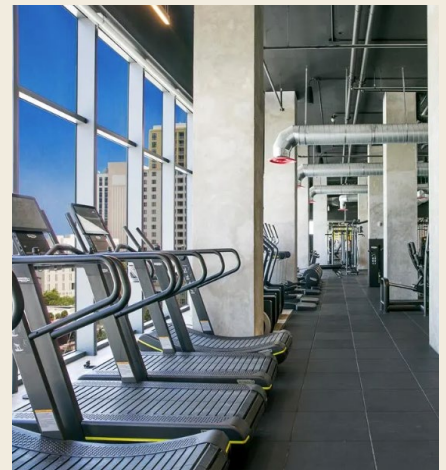
Tenants of the FLOW offices get exclusive access to some of the coveted amenities offered on the property.



RESORT STYLE ROOF-TOP POOL DECK



WELLNESS CLASSES



STATE-OF-THE-ART GYM



GRAND SENSE OF ARRIVAL — GROUND FLOOR



COMMON AREA LOUNGE



# F&B Offerings

Explore the surrounding area and enjoy front door access to the Riverwalk and dozens of restaurants and attractions nearby.



Las Olas Neighborhood Guide

- Located on Riverwalk Walking Path
- 1 min walk to Riverwalk Water Trolley
- 6 min walk to Broward Bicycle Station
- 7 min walk to Broward Central Terminal
- 8 min walk to Brightline Train Station
- 12 min drive to Fort Lauderdale Airport

1 Publix	11 The House on the River
2 Publix GreenWise	12 The Wharf
3 Fresh Market	13 DownTowner
4 Flamingo Flea	14 Starbucks
5 Shope of Las Olas	15 Boathouse at the Riverside
6 Legacy Fit	16 Science Museum
7 Tribal Jiu Jitsu	17 Performing Arts Center
8 Yoga Joint	18 NSU Art Museum
9 Rumble Boxing	19 Huizenga Plaza
10 HotWorx	20 Stranahan House Museum

## F&B On-site

Hemingway's  
Pool-side restaurant exclusive to Flow, on the 11th floor

Pura Vida  
Fresh & nutritious offering, on-site at ground-level

## F&B Across the Street

The Wharf  
Bodega  
Las Olas Pizza Co  
Sushi Sake  
Tin Roof  
Rooftop @1WLO  
Velvet Taco

**Flow is a frequency. Tune in.**

The word "flow" is written in a lowercase, rounded, cursive-style font. The letters are colored with a gradient: 'f' is light blue, 'l' is light purple, 'o' is pink, and 'w' is orange. A thick horizontal line extends from the end of the 'w' across the page, transitioning from blue on the left to orange on the right.

*flow*

**For Office Leasing,  
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