



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

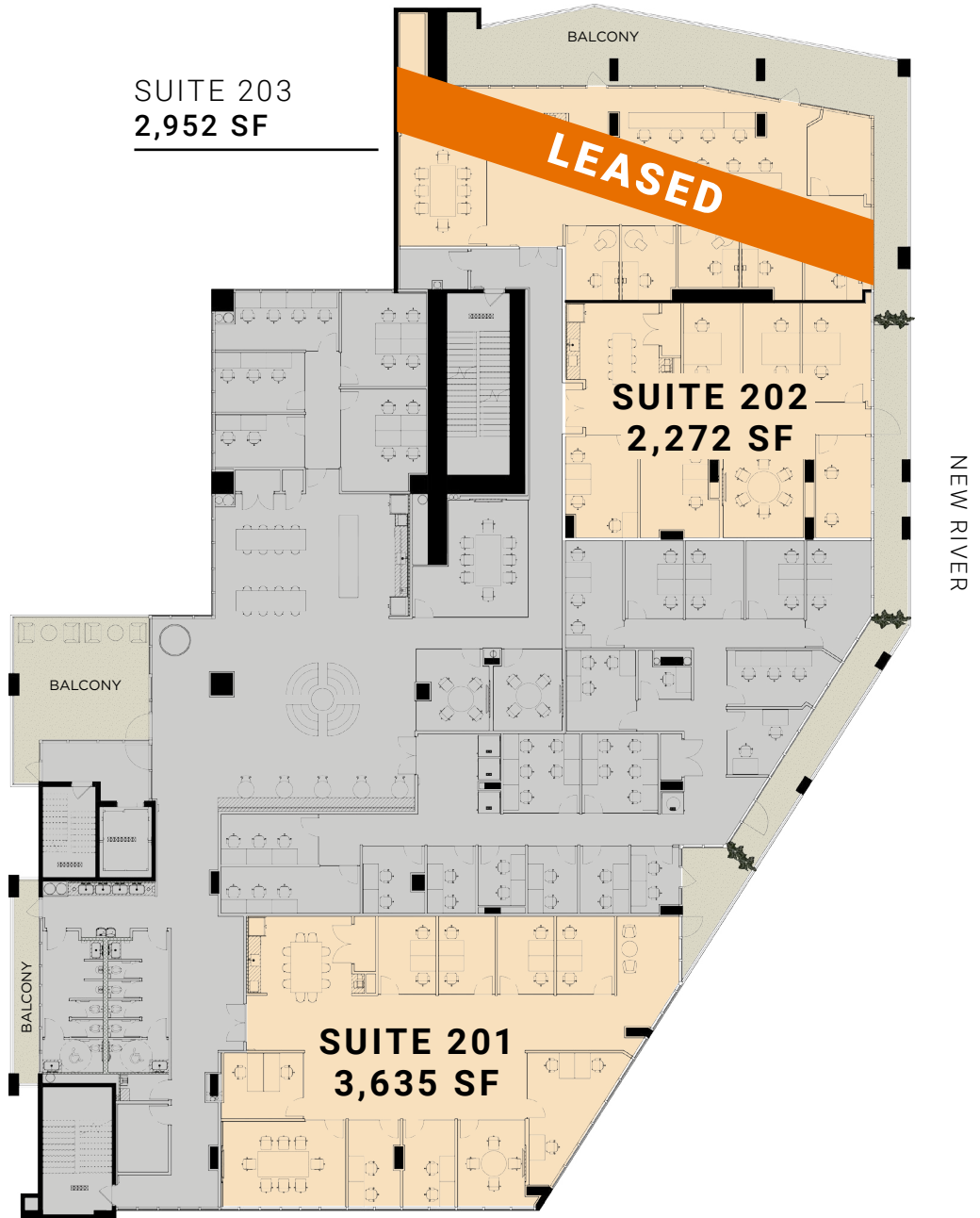
2nd Floor

Spec Suites

Available Q1 2025



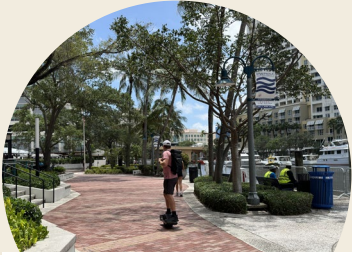
Individual Floor Plans
[CLICK HERE](#)



2nd Floor

As Built
15,626 SF

 VIRTUAL TOUR



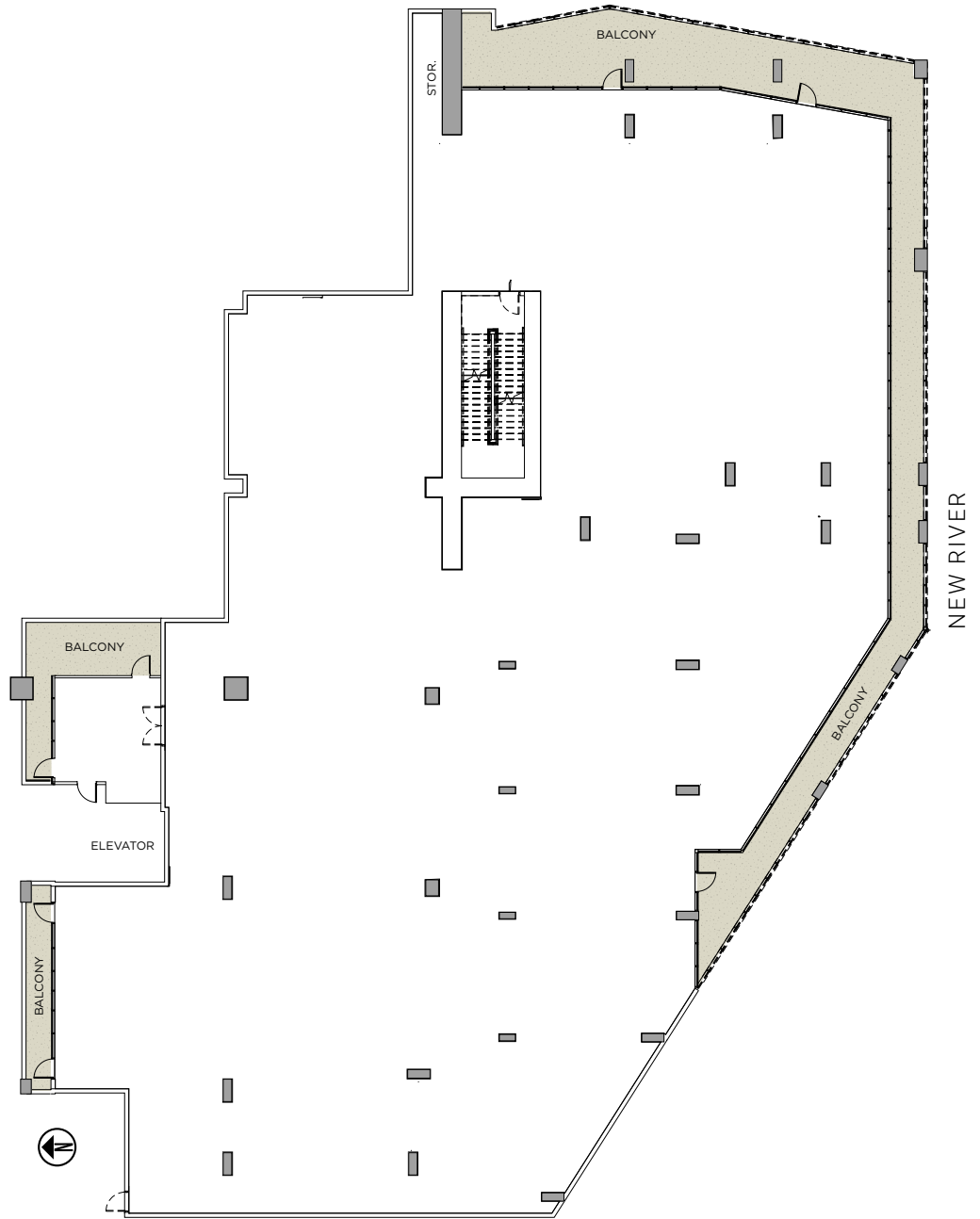
RIVERWALK
VIEWS



WRAP-AROUND
WINDOWS

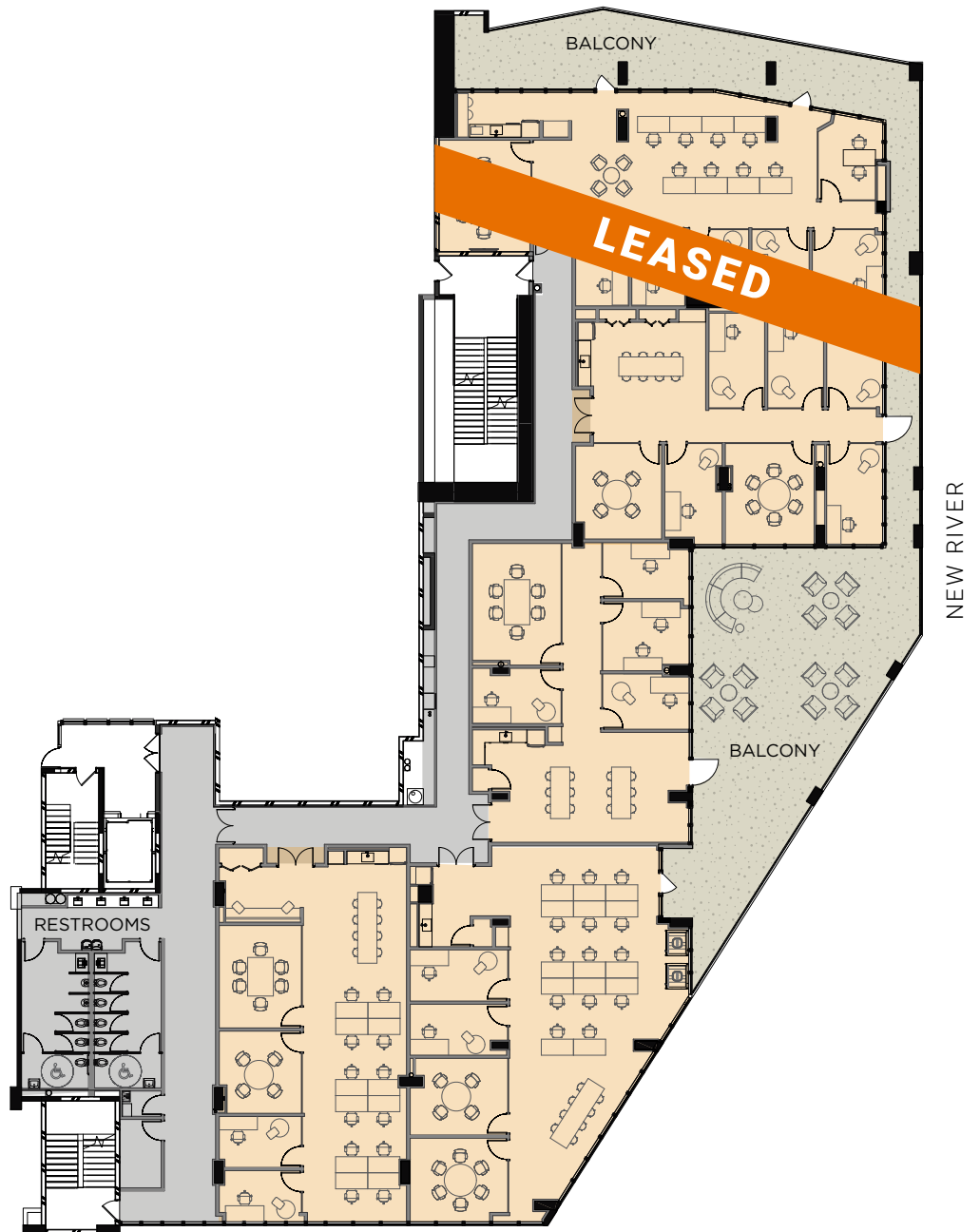


NEW RIVER
VIEWS



3rd Floor

FULLY LEASED



The Offices

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

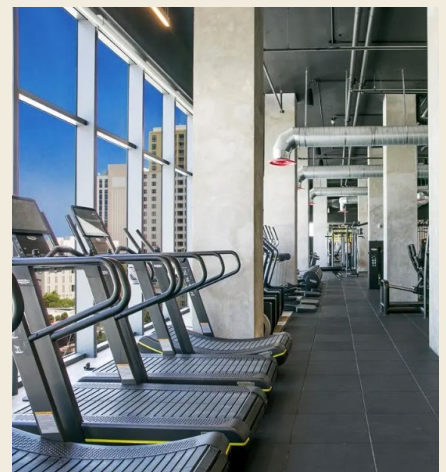
Tenants of the FLOW offices get exclusive access to some of the coveted amenities offered on the property.



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, 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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