

18,244 s.f.
available on
17th floor

For Lease

Highly desired office space at Tower 101 and boutique building 101 Centre

- Tower 101 is undergoing renovations that will combine modern and elegant aesthetics to the already established on-site building's amenities, such as: security, cafe, property management and conference center with wifi.
- Brand new, modern spec suites are currently under construction to accommodate users from 1,500 s.f. to 5,500 s.f.
- The buildings' prime location is rated Walker's Paradise by walkscore.com —at a score of 96/100, proximity to major downtown destinations is only a few steps away.
- Despite its close proximity to dining and retail, tenants can also access the buildings' courtesy shuttle to the Courthouse, Las Olas Blvd., and many other downtown points of interest.
- Commuters benefit from Tower 101's central location, immediate access to the new Brightline station, and drivers also enjoy quick and convenient access to US-1, I-95 and I-595.

101 NE Third Avenue
Fort Lauderdale, FL

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Lic. Real Estate Brokers

tower-centre101.com





Undergoing
building
renovations



Available space

Tower 101

\$25.50 - \$27.00 p.s.f. NNN
\$14.88 p.s.f. - Operating expenses

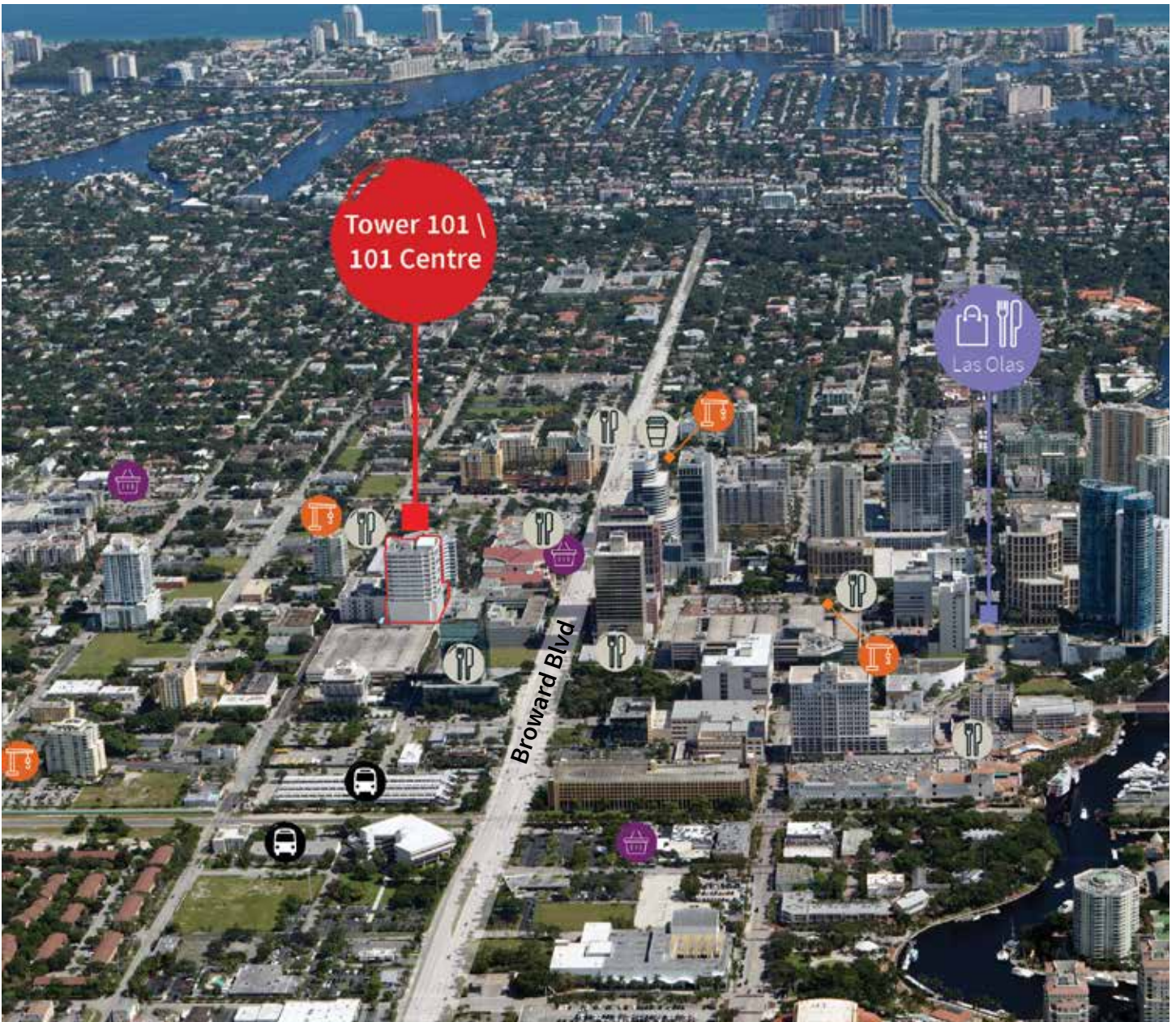
Suite	Size	Notes
1200	5,495 s.f.	Future spec suite
1220	4,512 s.f.	Future spec suite
1700 full floor	18,244 s.f.	

101 Centre

\$23.50 p.s.f. NNN
\$14.09 p.s.f. Operating expenses

Suite	Size	Notes
310	2,500 s.f.	Available 02/2019
420	2,504 s.f.	Available 02/2019
600	4,178 s.f.	Future spec suite
620	2,090 s.f.	Future spec suite
Contiguous for 6,282 s.f.		





Food & Bev



Starbucks
 Einstein Bagels
 Salsa Fiesta
 Morton's
 Steakhouse
 Offerdahls
 Top Hat Deli
 Posh
 The Foxy Brown
 Salad Bowl
 Subway
 Just JAVa
 Sarpino's
 City Park Cafe
 Cafe Roma
 Bistro One East

Tilted Kilt Eatery
 Pita Pit
 Papayo Gyro
 Kitchen Four
 Twenty
 Primo Gourmet
 Publix
 Gourment Food Store
 The Fresh Market

Notable Las Olas options

YOLO
 Suviche
 Grille 401
 Vibe
 Big City Tavern
 Royal Pig
 Sky Thai Sushi
 Timpano
 Starbucks
 Big City Tavern
 American Social
 La Bonne Crepe
 Cheesecake
 Factory
 Gran Forno
 Wild Sea Oyster Bar
 & Grille
 Rocco's Tacos

Mango's
 Kilwins
 Grand Central
 Stationery
 Alex & Ani
 Havana Republic
 Chicos

Transit



Broward Central Terminal
 Brightline / All Aboard Florida
 Station

Hotel Developments



315-333 NW 1st ave - Hilton
 299 N Federal Hwy - Element
 30 S Federal Hwy
 100 E Las Olas Blvd



Premier location

- Five miles from Fort Lauderdale-Hollywood International Airport
- Immediate access to the new Brightline station



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