

LAS OLAS  
SQUARE

A SPLASH OF NEW ON  
*Las Olas Blvd.*

PREMIER OFFICE LOCATION | SOPHISTICATED RETAIL  
VIBRANT LIFESTYLE

Owned & Managed by





# LAS OLAS SQUARE

# LAS OLAS SQUARE

INVITES YOU TO LOOK TOWARDS  
A NEW MODEL OF WORK/LIFE  
BALANCE RIGHT IN THE CENTER  
OF FORT LAUDERDALE.



THE SQUARE IS THE SHAPE OF  
*Elevation.*

#ItsCoolToBeSquare

## Las Olas Square

A mixed-use complex located on prestigious Las Olas Boulevard in the epicenter of Downtown Fort Lauderdale, where old world charm meets a contemporary and upscale shopping and dining district. Las Olas Square offers modern, creative high-end office and retail space that hosts Del Frisco's Grille, Truist Bank and Carrot Express.



THE SQUARE IS THE SHAPE OF  
*Functionality.*

LAS OLAS  
SQUARE

#ExperienceLasOlasSquare



THE SQUARE IS THE SHAPE OF  
*Distinction.*

#RealSplashOnLasOlas

### SunTrust Center at Las Olas Square






Centrally located at the corner of Las Olas Boulevard and Federal Highway (US-1), this Class A office tower boasts the Best Walk Score in Downtown Fort Lauderdale with numerous high-end, popular restaurants and upscale retail located just steps away. SunTrust Center at Las Olas Square overlooks historic Las Olas Boulevard, offering views of Downtown Fort Lauderdale, the Atlantic Ocean and New River.

# GET OUT OF THE SAME CIRCLE

## *Be in the Square.*

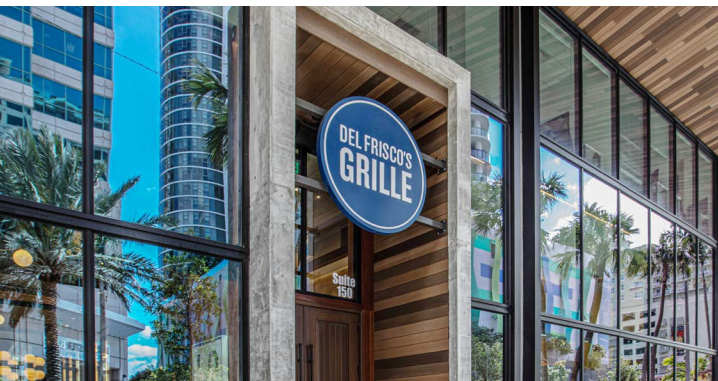


### LAS OLAS SQUARE HIGHLIGHTS

-  Newest Office Building on Las Olas Boulevard
-  Contemporary, Stylish Architecture
-  Newly Created and Unparalleled Outdoor Tenant Areas with Wi-Fi
-  Walk Score: 96 Best in Downtown Fort Lauderdale
-  Efficient 14,000 SF and 18,000 SF Floor Plates
-  Floor-To-Ceiling Windows

### AMENITIES

-  On-Site Restaurants
-  On-Site Banking
-  Parking Garaged Attached



# SPECTACULAR *Views.*



## LAS OLAS SQUARE HIGHLIGHTS



Most Desirable Office Location In South Florida



Modern Common Area Finishes



On-Site Management



Unparalleled Views



The Plaza at Las Olas Square



On-Site Conference Rooms

## THE PLAZA AT LAS OLAS SQUARE

Providing a shady refuge for tenants to take a break from their day, get outside and enjoy the charms that Downtown Fort Lauderdale offers,

this urban courtyard is *The go-to* destination for all of Las Olas - and provides a spot within the heart of Las Olas Square for tenants to make business deals or just have lunch or dinner.



THE SQUARE IS THE SHAPE OF  
*Innovation.*

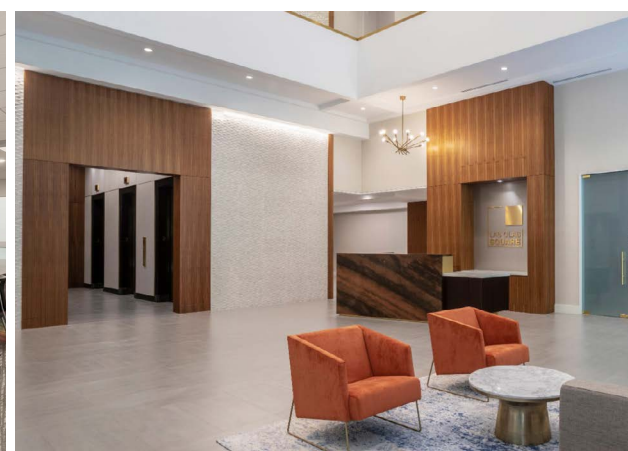
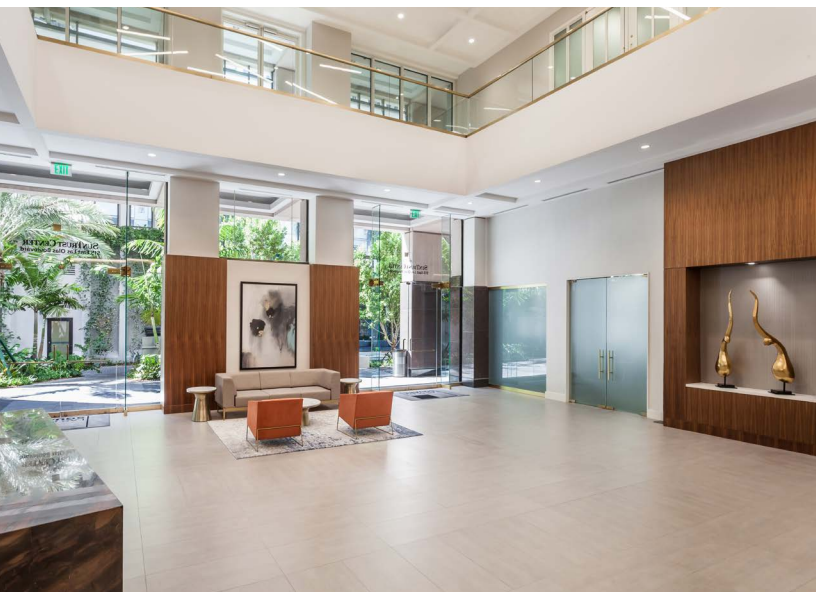
## A COMPLETE TRANSFORMATION

LAS OLAS SQUARE HAS BEEN COMPLETELY RE-IMAGINED, AND PLACED IN A CLASS OF ITS OWN. COME EXPERIENCE WHAT'S NEW IN THE SQUARE.

### MILLION DOLLAR RENOVATIONS

Completely re-designed to fit today's modern business, Las Olas Square has been re-imagined and enhanced.

- Best in class lobby, common areas and restrooms
- Renovated and Modern Elevator Landings
- Designer Furniture and Art
- Creatively Designed Conference Areas
- Multiple Outdoor Tenant Spaces with Wi-Fi
- State-Of-The-Art Garage Updates and Lighting





## WORLD-CLASS OFFICE SPACES

Consciously designed, providing an efficient layout that allows professionals to conduct daily business operations seamlessly.

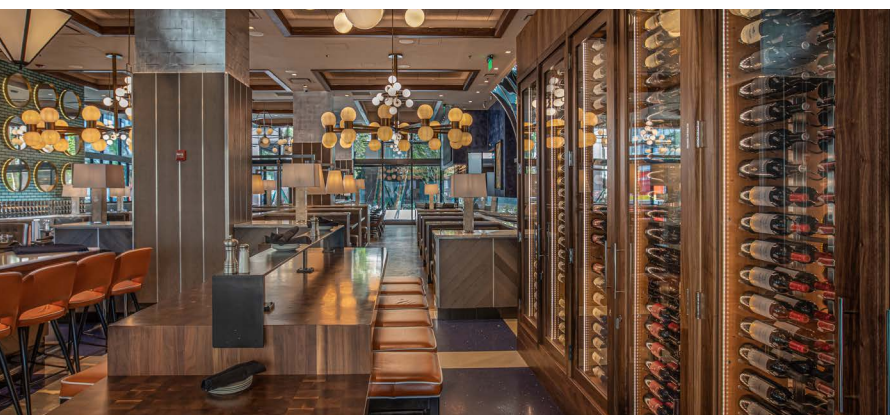
- Intelligent Lighting System (Motion Activated)
- Modern and Efficient Office Layouts
- Expansive Floor-To-Ceiling Windows
- Minimalist Interior Design Throughout



LAS OLAS  
SQUARE

# DEL FRISCO'S GRILLE

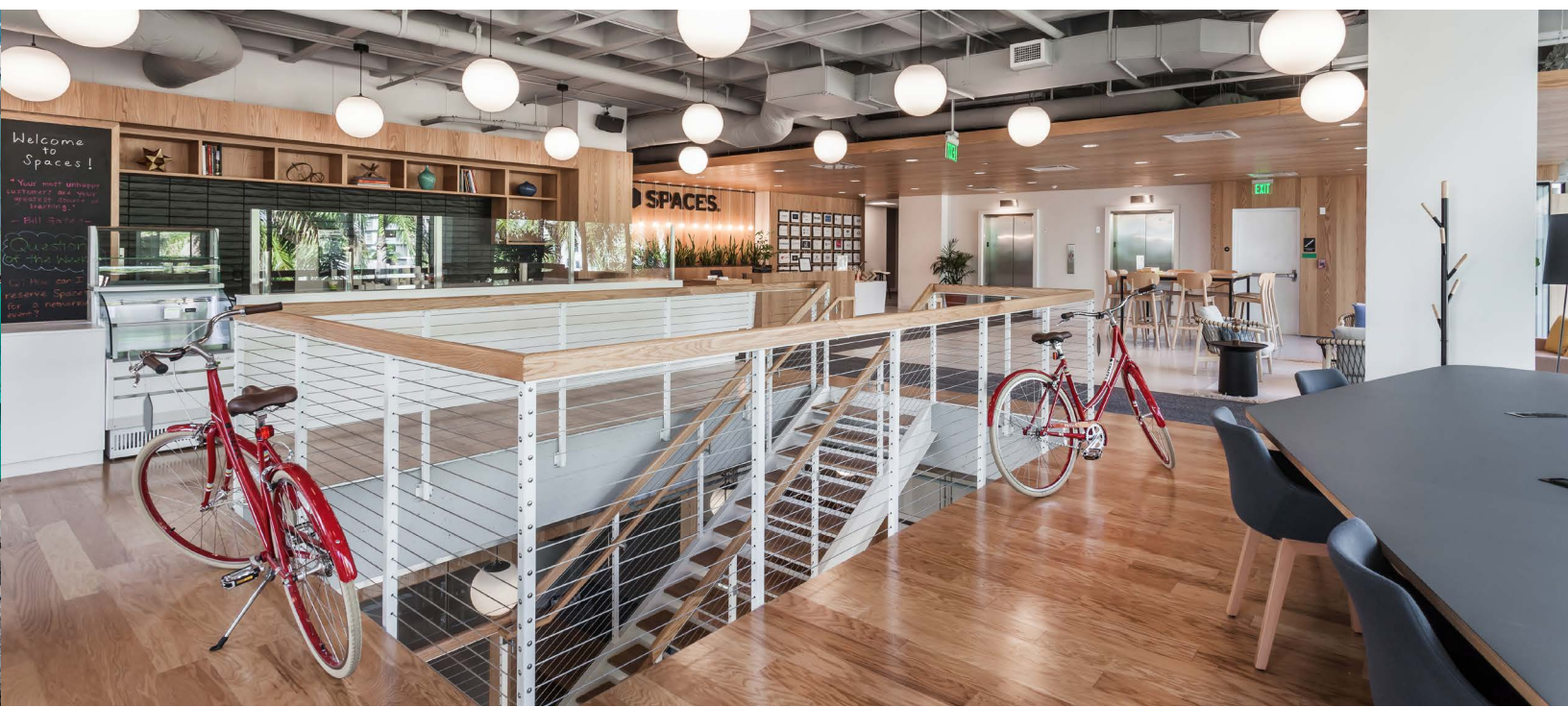
AN UPSCALE BAR & GRILL  
FEATURING MODERN  
AMERICAN CUISINE, LOCATED  
AT LAS OLAS SQUARE.





# SPACES

FASCINATING WORKSPACES AND  
INNOVATIVE OFFICE INTERIORS AT  
THE HEART OF THE ICONIC LAS OLAS  
BOULEVARD IN LAS OLAS SQUARE.



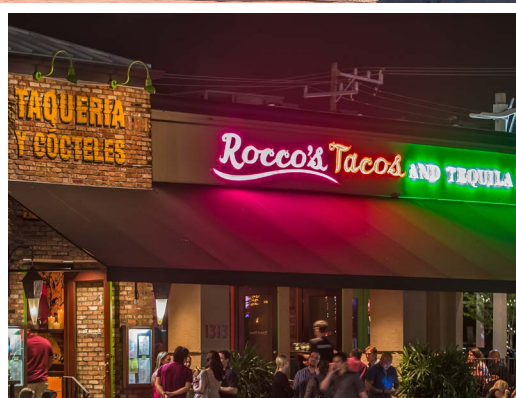
# LAS OLAS SQUARE

## LAS OLAS *Life Style.*

From young professionals to active empty-nesters and everyone in between, the Las Olas Lifestyle is all about having a walkable address while being surrounded by culture, fine dining, luxury... and the water. A "car-optional" environment is embedded in the DNA of this community where walking, biking and street scooters are the main means of getting around.

Las Olas Square provides easy access by foot to restaurants, retail, coffee shops, nightlife, entertainment venues and the charm of Downtown Fort Lauderdale, making it a wonderful place for people to live, work and play.

Why not have your business address in the heart of this Las Olas Lifestyle?  
Why not mix business with pleasure at Las Olas Square?





ON-SITE & NEARBY AMENITIES  
*Now Open.*





**LAS OLAS SQUARE IS LOCATED IN THE EPICENTER OF HISTORIC LAS OLAS BOULEVARD WHERE OLD WORLD CHARM MEETS NEW WORLD MODERN.**

This location is often referred to as “main and main,” linking Las Olas Boulevard’s business district to the retail/restaurant district. Las Olas Square received a Walk Score of 96 which is the equivalent of a “Walker’s Paradise.” Not only is Las Olas Square in the middle of the action on Las Olas, but it is also conveniently located within minutes of the Fort Lauderdale/Hollywood International Airport and in close proximity to I-95 and I-595, allowing for convenient access to the entire tri-county region.

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