# Rethink NoBro—
# **AT PLAZA 100**

100 NE THIRD AVENUE | FORT LAUDERDALE




JLL

## 4 Welcome to Plaza 100





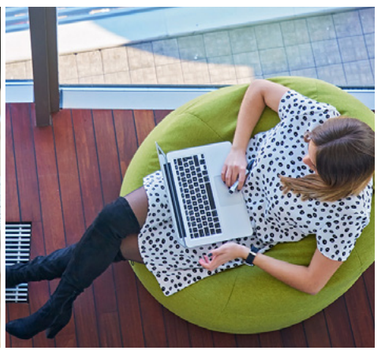

## 8 Experience NoBro





## 10 Growing talent pool





## 12 Accessible & connected





## 14 Corporate HQ





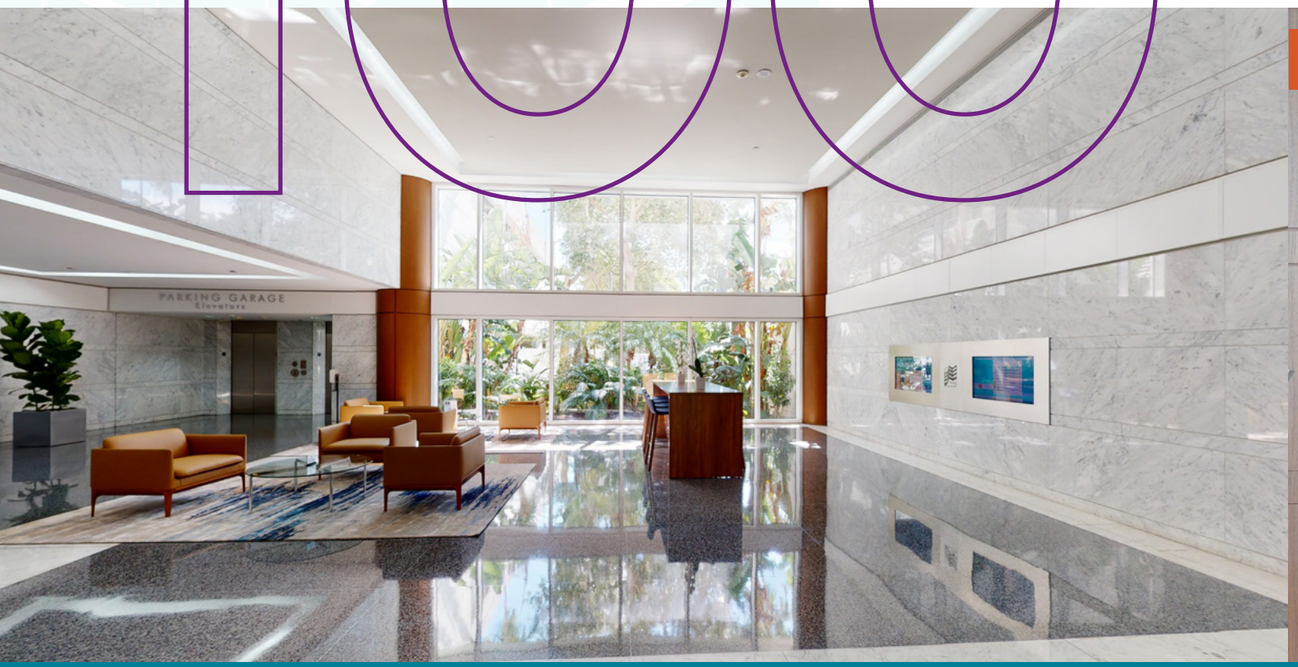
## 16 Value play






# *Welcome to*

# Plaza 100




## Newly Renovated Lobby






## New Common Areas



**Take a Tour of the Lobby**

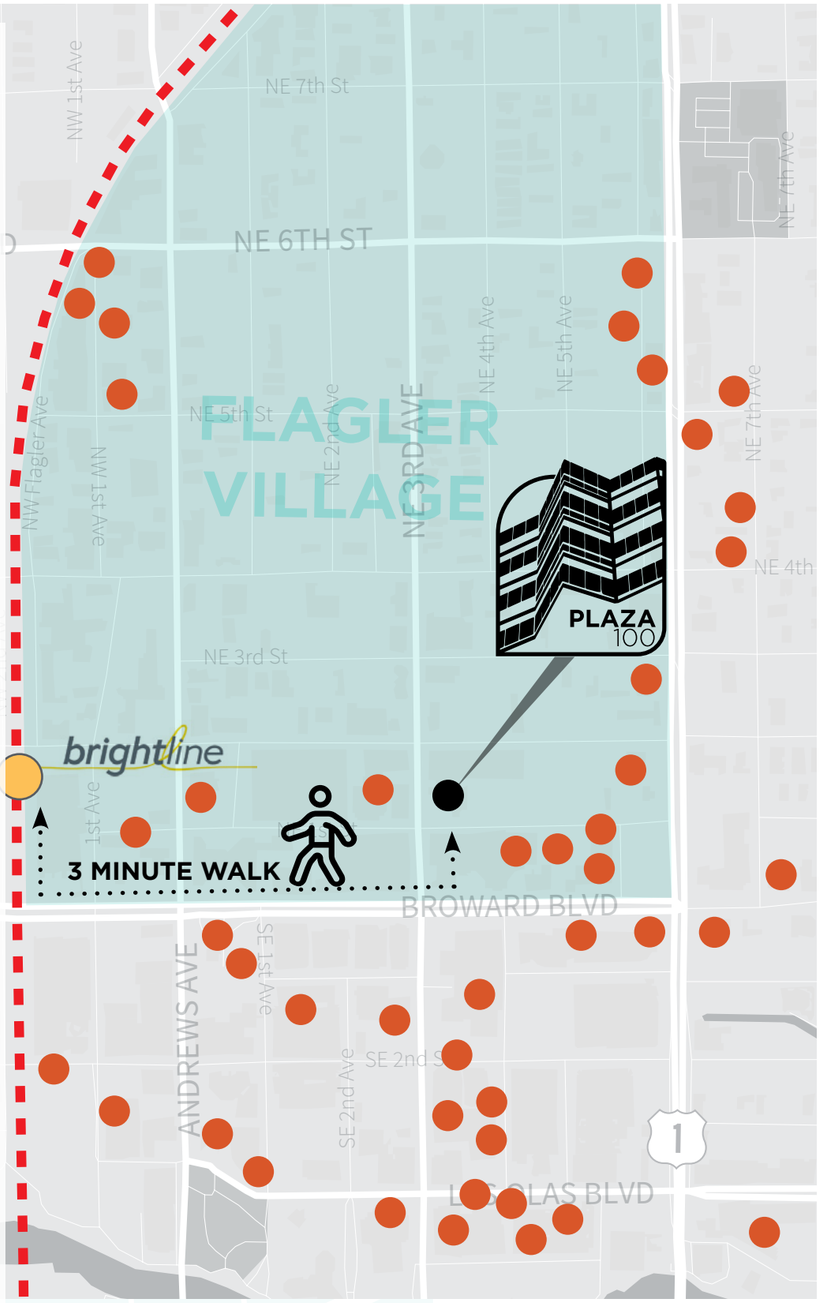
click to view the link

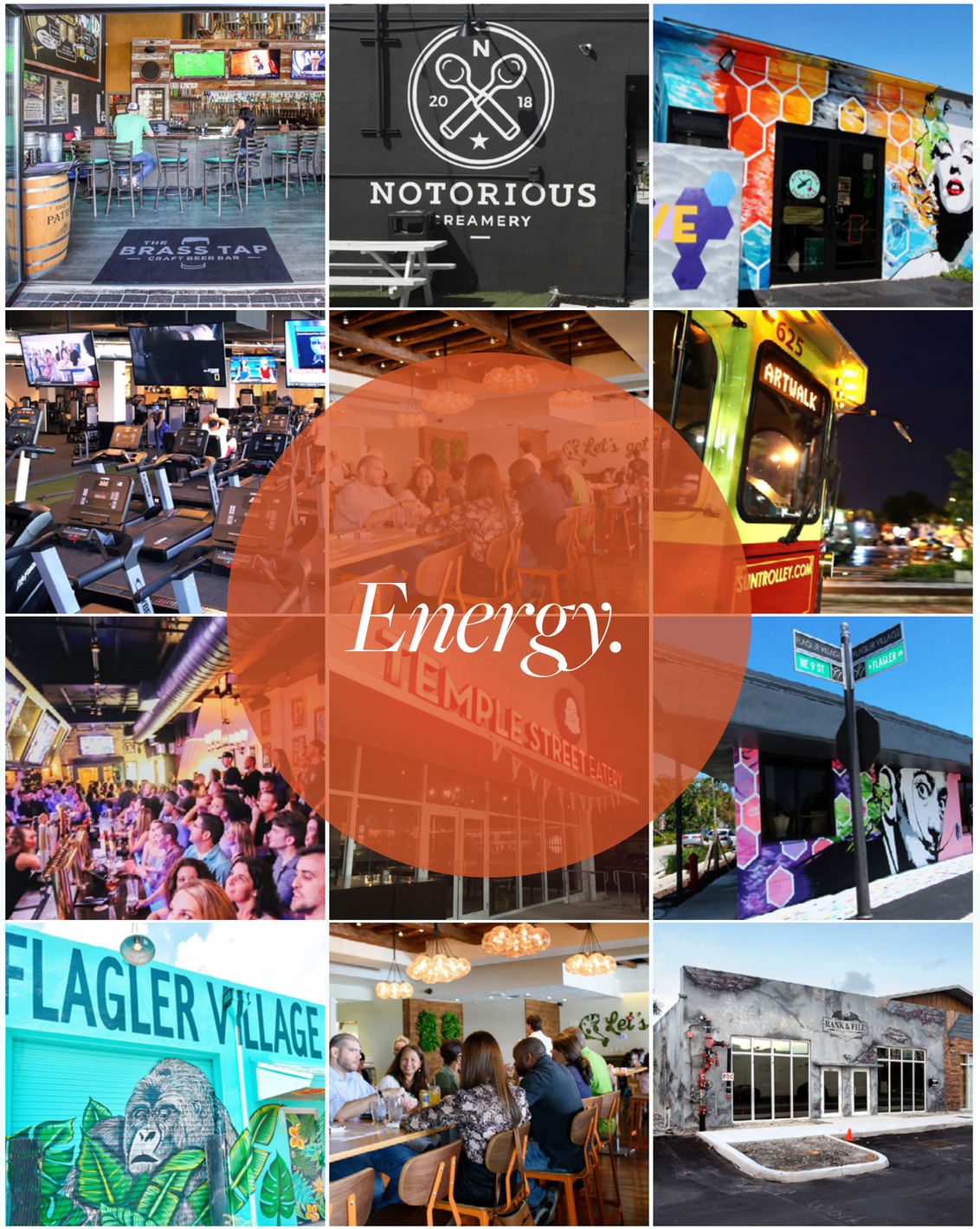
- 175,510 r.s.f. class A office
- Located in trendy NoBro
- Walk to Brightline Train
- New plaza and conference room
- 3.0/1,000 s.f. parking ratio
- Renovated common areas
- On-site management
- Floor-to-ceiling glass windows
- Energy Star Certification
- On-site Banking

# Experience NoBro

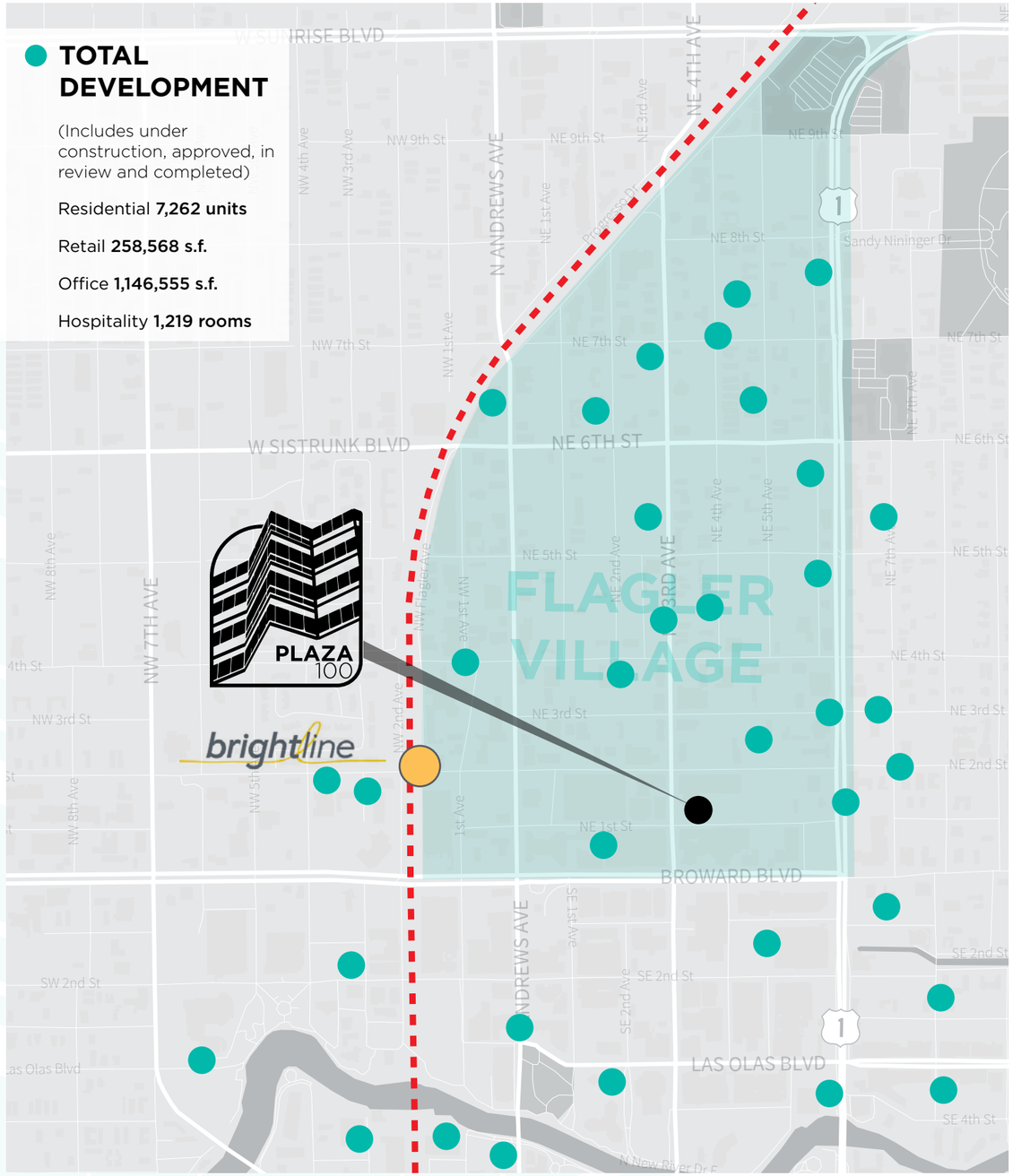
## QUICK BITES & FINE DINING

American Social
Beehive Kitchen
Brew Urban Cafe
Casa Sensei
Cheescake Factory
Doc B's Restaurant + Bar
Einstein Bros. Bagels
Empire Pizza
F.A.T. Village Arts District
Good Spirit's
Henry's Sandwich Station
Invasive Species Brewery
Louie Bossi's Ristorante
Lobster Bar Sea Grille
Morton's The Steakhouse
Next Door at C&I
Notorious Creamery
Offerdahl's
One Door East
Premo's Subs
Rocco's Tacos & Tequila Bar
Royal Pig Pub & Kitchen
Salad Bowl
Sarpino's Pizza
Sky Thai Sushi
Smoothie King
Sushi One
SuViche
Temple Street Eatery
That's a Wrap
The Brass Tap
The Foxy Brown
The Hive
The Terrace Grill
Timpano Italian Chophouse
Top Hat Deli
Top Round Ft. Lauderdale
TUK TUK Burger
Vegan Fine Foods
Wild Sea Oyster Bar & Grille
YOLO



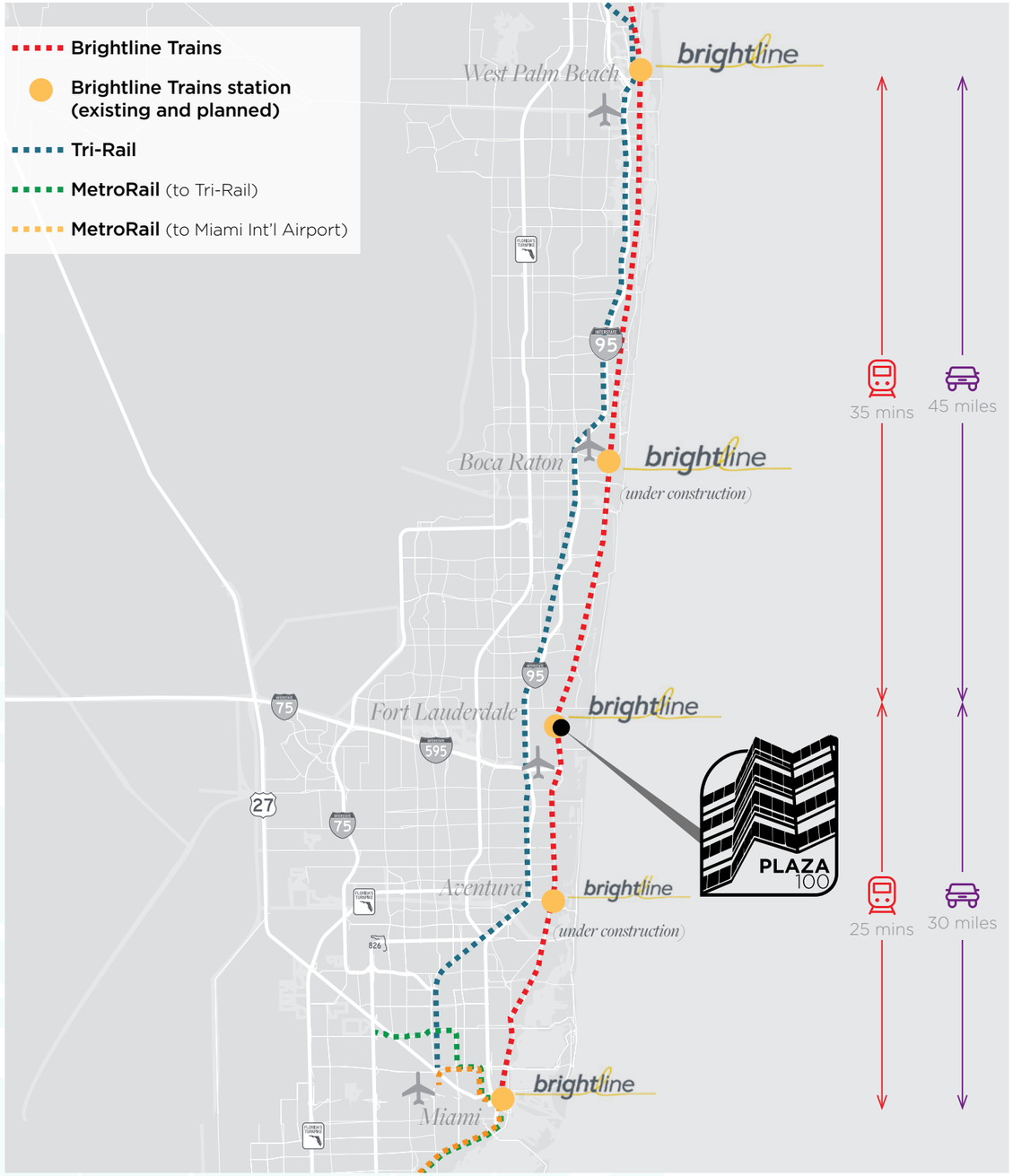



# Growing talent pool






# Centrally located




# Opportunities

Southeast region's largest **Metropolitan** Statistical Area

**Zero** state income tax

**10 airports**
3 major international
7 executive & business
100 non-stop flights (both international and domestic)

**Port Everglades**
#1 container port in Florida
#1 seaport for exports in Florida

**$28 billion** in international trade

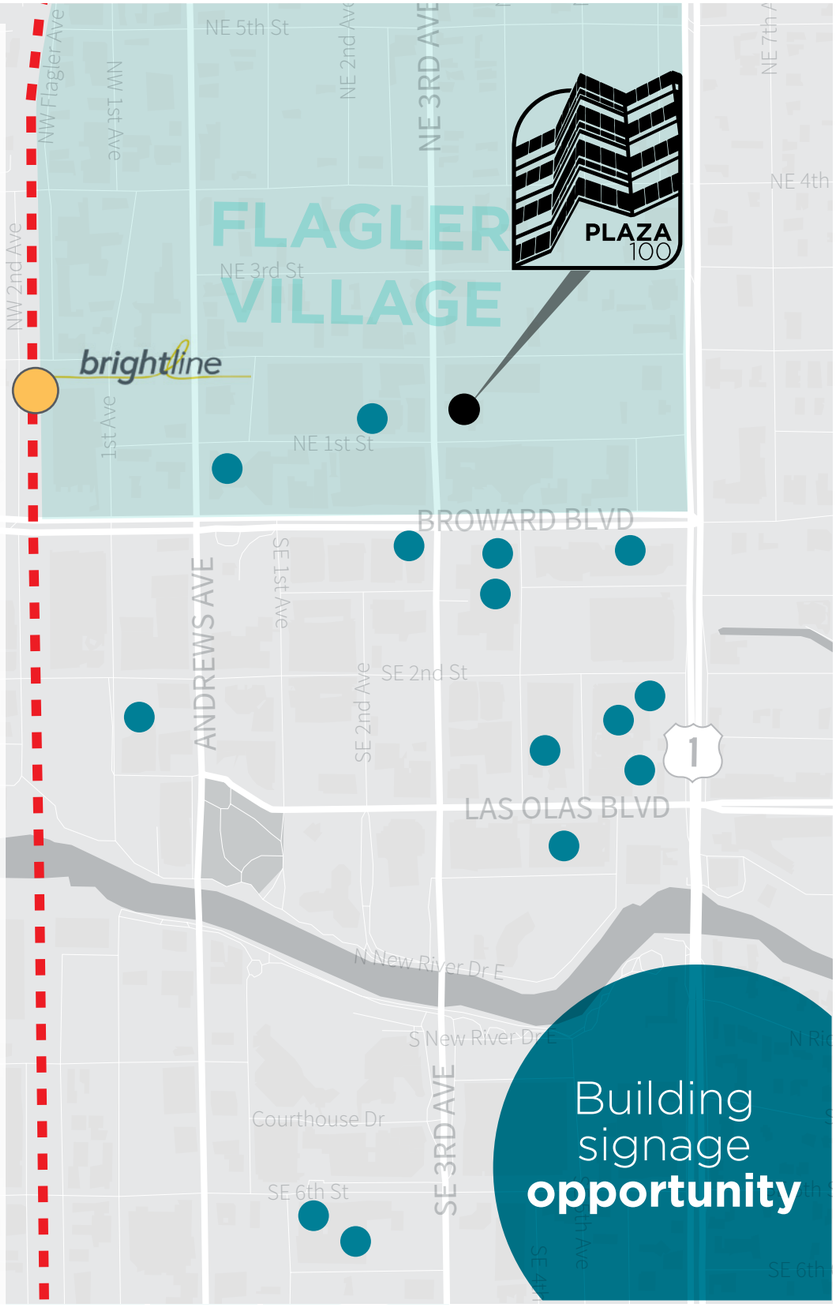
World-class **business service** providers



# Corporate HQ

## Large users

- AAJ Technologies
- Akerman, LLP
- AmeriJet
- AutoNation
- BBX Capital
- Becker & Poliakoff
- Berkowitz Dick Pollack & Brant
- Broad & Cassel
- Charter Schools USA
- Citrix
- Convey Health Solutions
- Florida State Attorney
- Fox Sports Net
- GrayRobinson
- Greenberg Taurig
- Greenspoon Marder
- HCA Healthcare
- Holland & Knight
- Hotwire
- Kaplan
- Kemet
- McGlinchey Stafford
- Microsoft
- NSU
- Prolexic
- Regus
- Seacor Marine
- Sun Sentinel
- Tripp Scott
- Uniform Advantage
- United States Department of Justice
- Wicker Smith O'Hara McCoy & Ford



# Value play

## Submarket asking rates

**$25-$29 p.s.f. (NNN)**

- Plaza 100
- Tower 101
- 1 E Broward
- 110 Tower

**$30-$34 p.s.f. (NNN)**

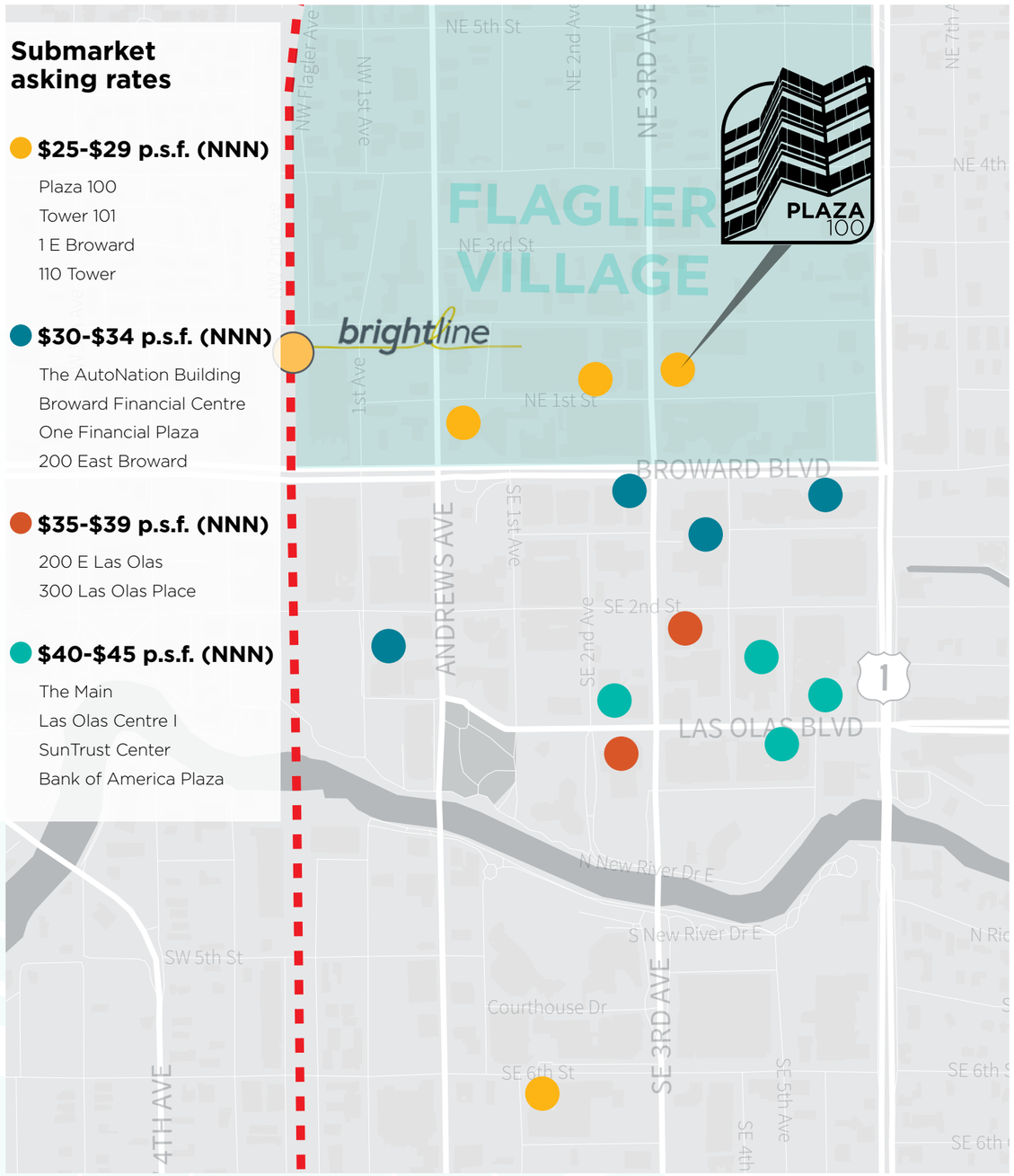
- The AutoNation Building
- Broward Financial Centre
- One Financial Plaza
- 200 East Broward

**$35-$39 p.s.f. (NNN)**

- 200 E Las Olas
- 300 Las Olas Place

**$40-$45 p.s.f. (NNN)**

- The Main
- Las Olas Centre I
- SunTrust Center
- Bank of America Plaza






# Get in touch—

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