

# 110 TOWER

110 SE 6th Street  
Fort Lauderdale, FL 33301

**Property:** Class A office

**Year Built:** 1988

**Building Size:** 391,473 SF

**Floorplate:** 15,300 SF

**Rent PSF:** \$19.00 to \$24.00, triple-net

**Parking:** Covered deck

**Parking Ratio:** 2.3/1000 SF

- Amenities:**
- Full-service cafe offering breakfast, lunch, and catering services
  - Health club featuring modern exercise equipment, scheduled classes, and locker rooms with showers
  - Seventh-floor terrace level with tropical landscaping and breathtaking views
  - Conference facility opening onto the terrace  
*(conference center and terrace available for private functions)*
  - Full-service bank located on the ground floor with drive-through lanes
  - Attentive, professional on-site management and leasing team

- Renovations:**
- Dramatically enhanced ground floor lobby and upper floor common areas
  - New upscale interior finishes featuring marble, wood, steel, and glass
  - Improved tenant services and on-site amenities
  - State-of-the-art upgrades to all building mechanical and operating systems
  - New exterior building lighting
  - Parking garage improvements
  - LEED® EB Gold certified and winner of USGBC 2011 Outstanding Building of the Year award

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## 110% BETTER

Located in the heart of downtown Fort Lauderdale, 110 Tower is the location of choice for those who want the most out of their office space.

Situated across the street from the courthouse and offering one of the best on-site amenity packages in the market, 110 Tower provides an unbeatable combination of Class A service, upscale office space, great access, and unbelievable views.

110 Tower is now undergoing a comprehensive \$15 million renovation program, and the area around the building is also seeing major improvements such as The Wave light rail system that will feature a stop right in front of 110 Tower. Whether by transit or by foot, the many amenities of Las Olas Boulevard are only minutes away. 110 Tower's strategic location and superior access allows tenants to save time getting to and from the building.



*Where your  
office works  
110% better*

**110 TOWER**

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[www.110tower.com](http://www.110tower.com)

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