



COASTAL TOWER



Accelerating success.

# Coastal Tower **Stands Alone**

2400 E Commercial Boulevard Fort Lauderdale, FL  
[CoastalTowerOffice.com](http://CoastalTowerOffice.com)

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## Opportunity - Coastal Tower offers office tenants what they want, where they want to be.

Coastal Tower offers all of the advantages of a downtown Fort Lauderdale office tower, without the gridlock and high occupancy costs.

With plentiful free covered parking for employees and clients, on-site cafe and fitness center, executive lounge/conference facility. Coastal Tower provides an exceptional office experience.

## Location

Coastal Tower's outstanding architecture and location sets it apart. Offering flexible layouts, energy efficiency and panoramic water views, the landmark office tower is well suited for the most discerning tenants - offering all the advantages of Downtown office buildings, without the gridlock and high occupancy costs.

Coastal Tower boasts an outstanding location for business - direct Commercial Boulevard frontage and easy access to neighborhood amenities, multiple direct connections to destination retail in Downtown Fort Lauderdale and Las Olas - just minutes to everywhere!

Uninterrupted water views create impressive office spaces.



# Property Overview

|                          |  |
|--------------------------|--|
| Address                  | 2400 E Commercial Blvd   Fort Lauderdale, FL                       |
| Property Website         | <a href="http://CoastalTowerOffice.com">CoastalTowerOffice.com</a> |
| RBA                      | 272,547 SF   |
| Area                     | Approximately 3.29 AC lot  |
| Building Area            | Industrial:168,298 SF<br>Offices: 11,044 SF<br>Total: 179,342 SF   |
| YearBuilt<br>Renovated   | 1983<br>2008   |
| Parking                  | Free covered parking at 4:1,000 SF                                 |
| Smallest Space Available | 697 SF   |
| Max Contiguous           | 23,019 SF  |
| Rent                     | \$22.50-\$23.50  |
| Service Type             | Triple Net   |
| OpEx                     | ±\$11.60 PSF   |

## Key Highlights

- LEED EB Silver Certification, BOMA 360 Performance Building, Energy Star building
- On-site professional management, cafe, security, conference facility and upscale fitness center
- Stable, institutional landlord - owns building debt free
- The café, Salad Spot, is now open
- Excellent access Class A office space
- Panoramic views of the Atlantic Ocean and Intracoastal Waterway
- Plentiful neighborhood amenities and easy access to Downtown Fort Lauderdale
- 24-hour controlled access and manned security



## A Top Floor Opportunity

Take your office further with 23,019 RSF of office space on the top floor of Coastal Tower. Expansive ocean views, floor-to-ceiling windows and signage opportunity – Coastal Tower offers all the advantages of Downtown office buildings, without the gridlock and high occupancy costs.



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Available January 2022 | Panoramic views of the Atlantic Ocean



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## Renovations

A new, world-class executive lounge and conference facility

Coastal Tower's new renovations continue to provide an exceptional office experience.

The executive lounge and conference facility along with upgraded common areas provide the sense of arrival that sets the tone for tenants and their clients.



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