



Fort Lauderdale, FL

City Hall Relocation Solutions Medium Term

May 16th, 2023

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Accelerating success.



Agenda

1. Review Current Situation (Short Term)
2. Discuss Primary Options (Medium Term)



Current Location



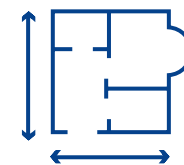
100 N Andrews Avenue
Fort Lauderdale, FL 33301



Current Location Size

Gross area per each floor including
basement and utility spaces on the roof =

106,074 SF



Gross area per each floor =

1st Floor:	8,100 SF
2nd Floor:	8,000 SF
3rd Floor:	10,000 SF
4th Floor:	10,000 SF
5th Floor:	7,000 SF
6th Floor:	11,500 SF
7th Floor:	11,500 SF
8th Floor:	8,000 SF

Total: **74,100 SF**

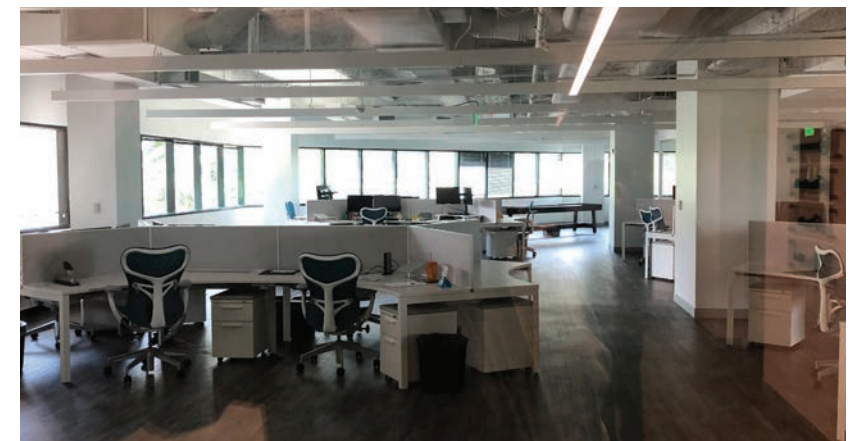


Space Conditions

Move-In Ready



2ND Generation



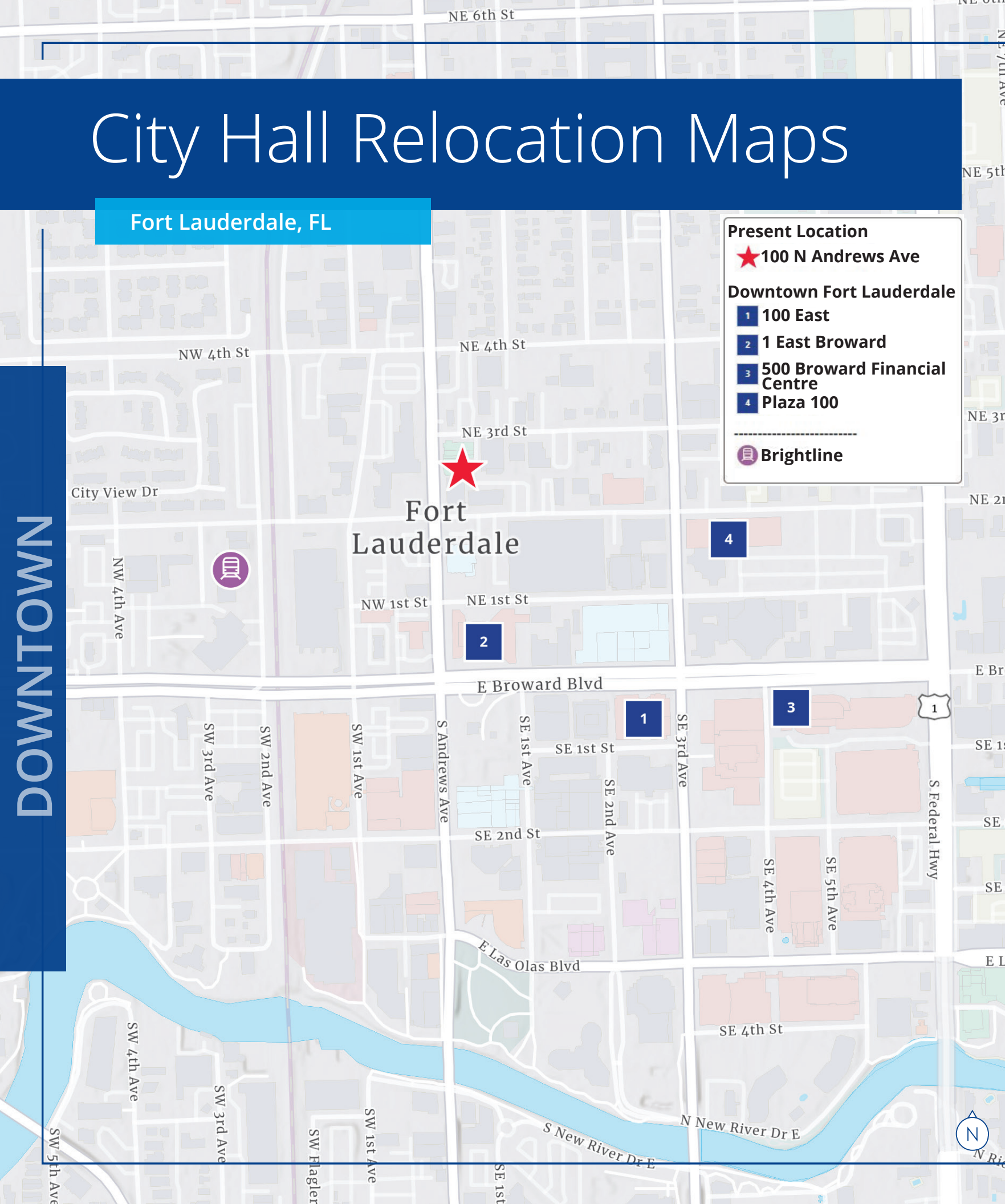
Shell



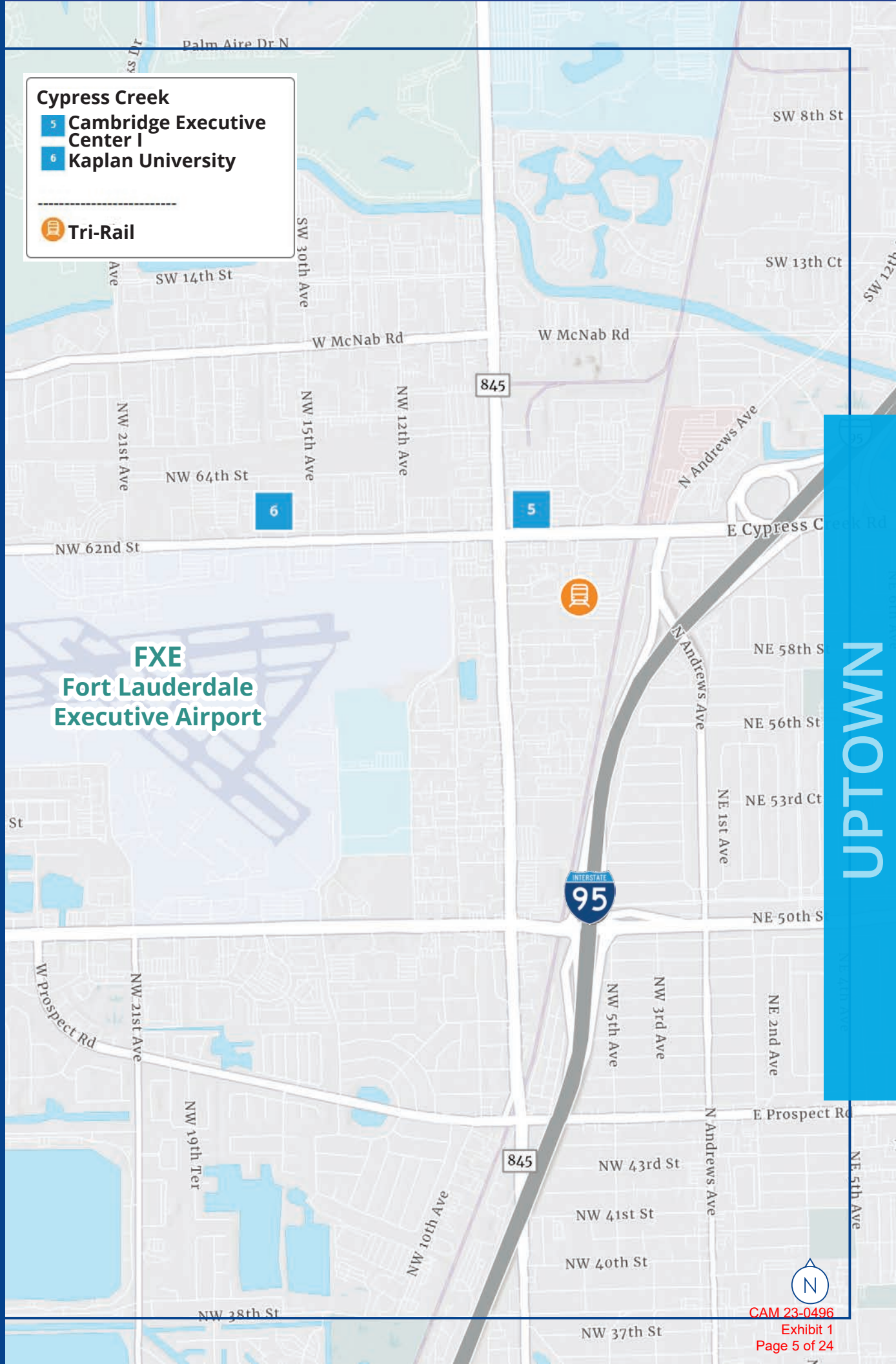
City Hall Relocation Maps

Fort Lauderdale, FL

DOWNTOWN



UPTOWN



City Hall Relocation Notes

DOWNTOWN

UPTOWN



110 East



1 East
Broward



500 Broward
Financial Centre



Plaza 100



Cambridge Executive
Center I
(Citrix Bldg)



Kaplan
University

Notes

- » Most suites would need new paint, carpet and furniture
- » Some offices with an open floorplan for cubicles
- » Food options adjacent
- » City owned Riverwalk Garage is adjacent to property

- » Move-in ready
- » Food options on ground floor
- » City owned parking adjacent could be used
- » 200W & 300W (Sublease): Tenant left all furniture; Very modern
- » Other spaces: 2nd Generation; Minimal work would be needed

- » 9th floor in shell condition, will need work to move in
- » 10th floor available in December
- » Food options adjacent
- » Needs furniture
- » Would need to pay for parking

- » All suites in good condition
- » 3rd floor has space for office and cubicles
- » 5th floor is office intensive
- » Needs furniture
- » City Hall garage parking

- » Move-in ready
- » Tenant left all office furniture
- » "Hoteling" system in place for conference rooms
- » Different cubicle options (partitioned and open) with quiet stations throughout the space
- » Café in adjacent building
- » Very modern

- » Move-in ready
- » Tenant left all office furniture
- » Offices on exteriors of premise with partitioned cubicles on the interior
- » Potential space for Landlord to have a Café on ground floor
- » Generator available for Tenant use Hurricane resistant glass/infrastructure

110 East

110 E Broward Blvd

Property Highlights

- Multimillion-dollar renovations (lobby, common areas, exterior upgrades, tenant amenities center to include fitness center, tenants' lounge and conferencing center)
- Largest block of available space in the downtown market
- Top of building signage opportunity
- Walking distance to numerous restaurants, hotels and Las Olas Boulevard retail
- Unobstructed views of the ocean and New River
- On-site restaurants: The Salad Bowl, Jin Sha Sushi, Subway and Sarpino's Pizza
- Adjacent to City owned Riverwalk Center garage
- Long term purchase option/redevelopment potential

110 E BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

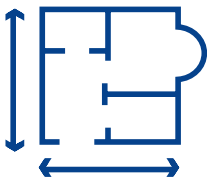
110
East

THE HEART OF FORT LAUDERDALE COMMERCE

REDEFINING CLASS A
OFFICE SPACE

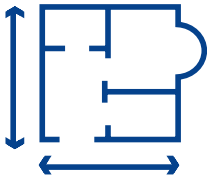


110 East - Available Space



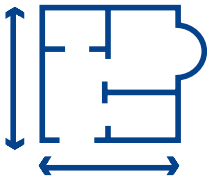
Ground Floor
Suites 100/110
10,022 SF

- NOTES:**
- » Generally move-in ready condition
 - » Most suites would need new paint, carpet and furniture
 - » High ceilings



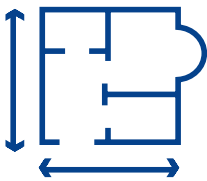
Suite 900
15,699 SF

- NOTES:**
- » Raw floor, needs to be built-out



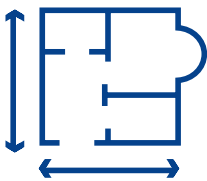
Suite 1200
15,699 SF

- NOTES:**
- » Generally move-in ready condition
 - » Most suites would need new paint, carpet and furniture



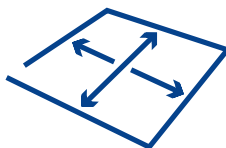
Suite 2100
16,088 SF

- NOTES:**
- » Generally move-in ready condition
 - » Most suites would need new paint, carpet and furniture



Suite 2200
16,069 SF

- NOTES:**
- » Generally move-in ready condition
 - » Most suites would need new paint, carpet and furniture



Total Available
101,621 SF

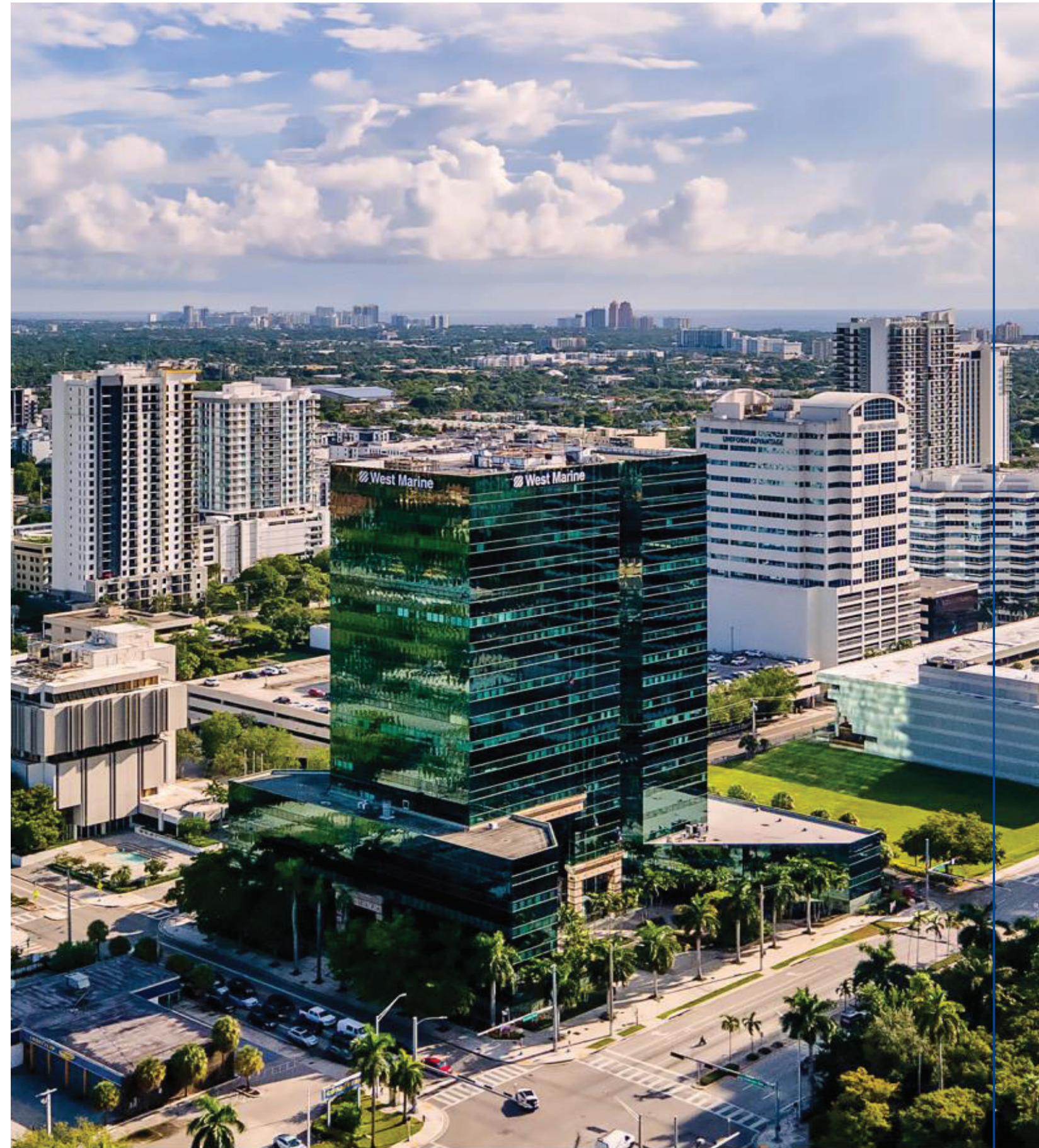


1 East Broward

1 E Broward Blvd

Property Highlights

- This 19-story 350,000 SF office building is well-located at the corner of Broward Boulevard and Andrews Avenue
- The City Attorney currently occupies space in this building
- Parking is available via City owned garage
- Steps from Brightline and Courthouse
- Fantastic amenities including on-site fitness center and café
- Premier downtown location close to Flagler/FAT Village



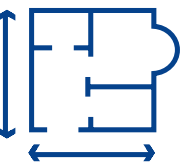
1 East Broward - Available Space

1 E Broward Blvd

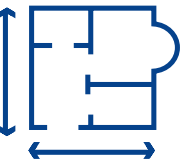
Annex Building



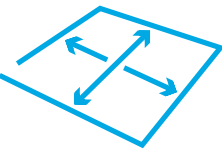
Suite 200W
Sublease
9,679 SF



Suite 300W
Sublease
10,317 SF



Suite 401
12,604 SF



Total Available*
32,600 SF

NOTES:

- » These suites are a sublease, term is through Dec 2028
- » Floors connected via interoffice stairwell
- » Tenant left all office furniture
- » Full floor of high-end plug and play space
- » Very modern

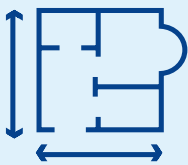
NOTES:

- » Generally move-in ready condition
- » 2nd Generation
- » Most suites would need new paint, carpet and furniture

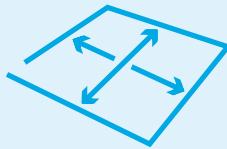
The Tower



Suite 1010
16,696 SF



Suites 1400-1410
10,248 SF



Total Available*
34,178 SF

* More move-in space can be made available

NOTES:

- » Generally move-in ready condition
- » 2nd Generation
- » Most suites would need new paint, carpet and furniture

NOTES:

- » Generally move-in ready condition
- » 2nd Generation
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500 Broward Financial Centre

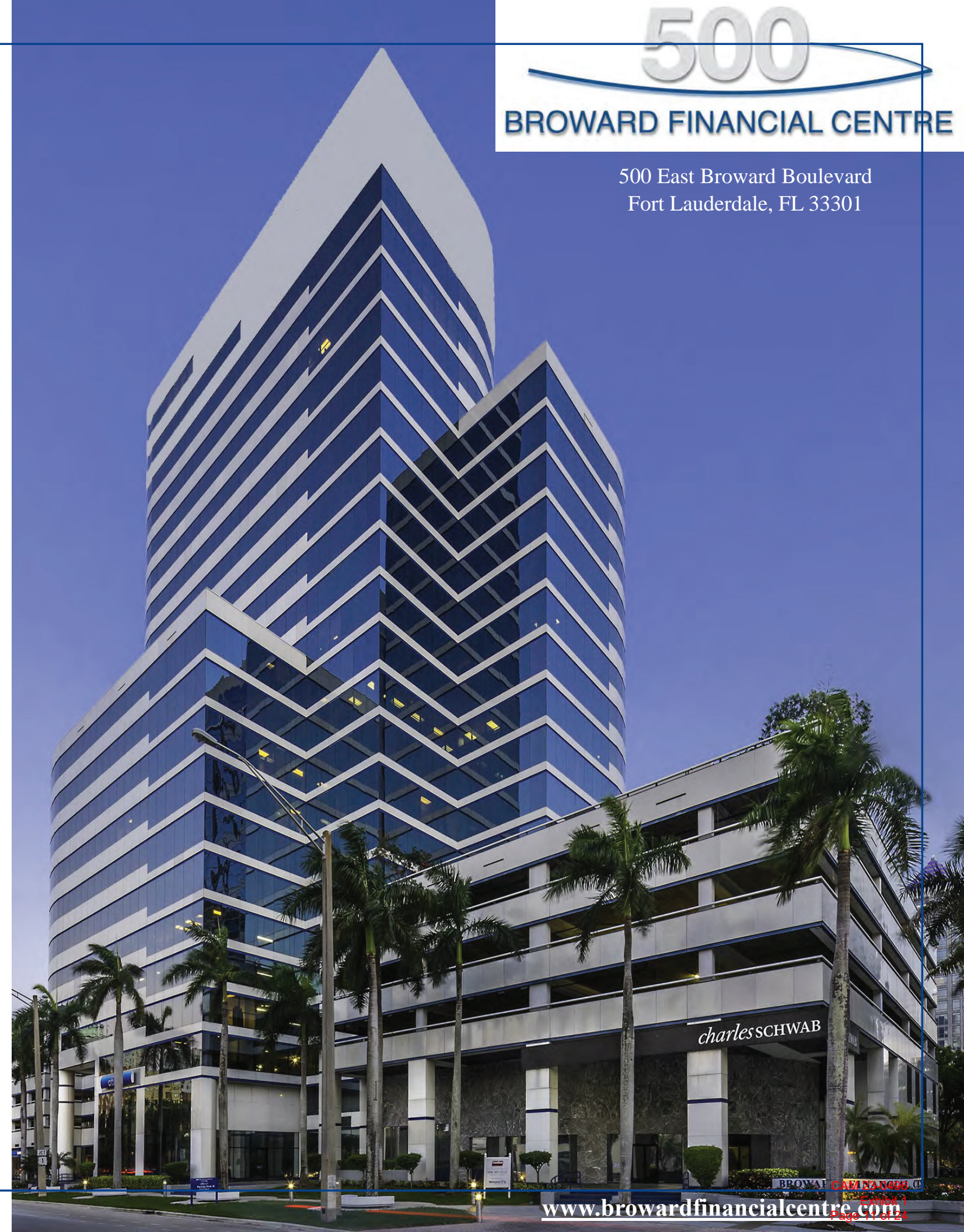
500 E Broward Blvd

Property Highlights

- 24 Story; 325,486 SF
- Class A Luxury Office Tower
- Ocean and City Views
- New Cold Plasma Ionization Clean Air System
- Building Access Points Can Be Synced to Your Personal Phone
- New Building Lighting & Branding Signage
- On-Site Property Management, Concierge & Security
- On-Site Banking Branch
- Common Area Improvements
- Brand New Conference & Fitness Center
- Parking Ratio 3.00/1,000 SF
- Car Wash Service
- Parking Garage Renovations Completed
- Close Proximity to Las Olas Shops, Restaurants & Entertainment

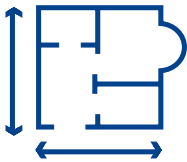
500
BROWARD FINANCIAL CENTRE

500 East Broward Boulevard
Fort Lauderdale, FL 33301



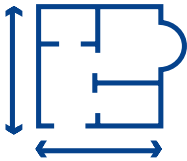
500 Broward Financial Centre - Available Space

500 E Broward Blvd



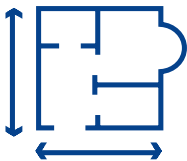
9th Floor
25,907 SF

- NOTES:**
- » 9th floor in shell condition, will need to be built-out
 - » Needs furniture



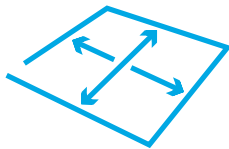
10th Floor
20,696 SF

- NOTES:**
- » 10th floor available in December 2024
 - » Generally move-in ready condition
 - » Most suites would need new paint and carpet
 - » Furniture may be available



12th Floor
20,475 SF

- NOTES:**
- » Generally move-in ready condition
 - » General build-out
 - » Most suites would need new paint, carpet and furniture



Total Available
67,078 SF



Plaza 100

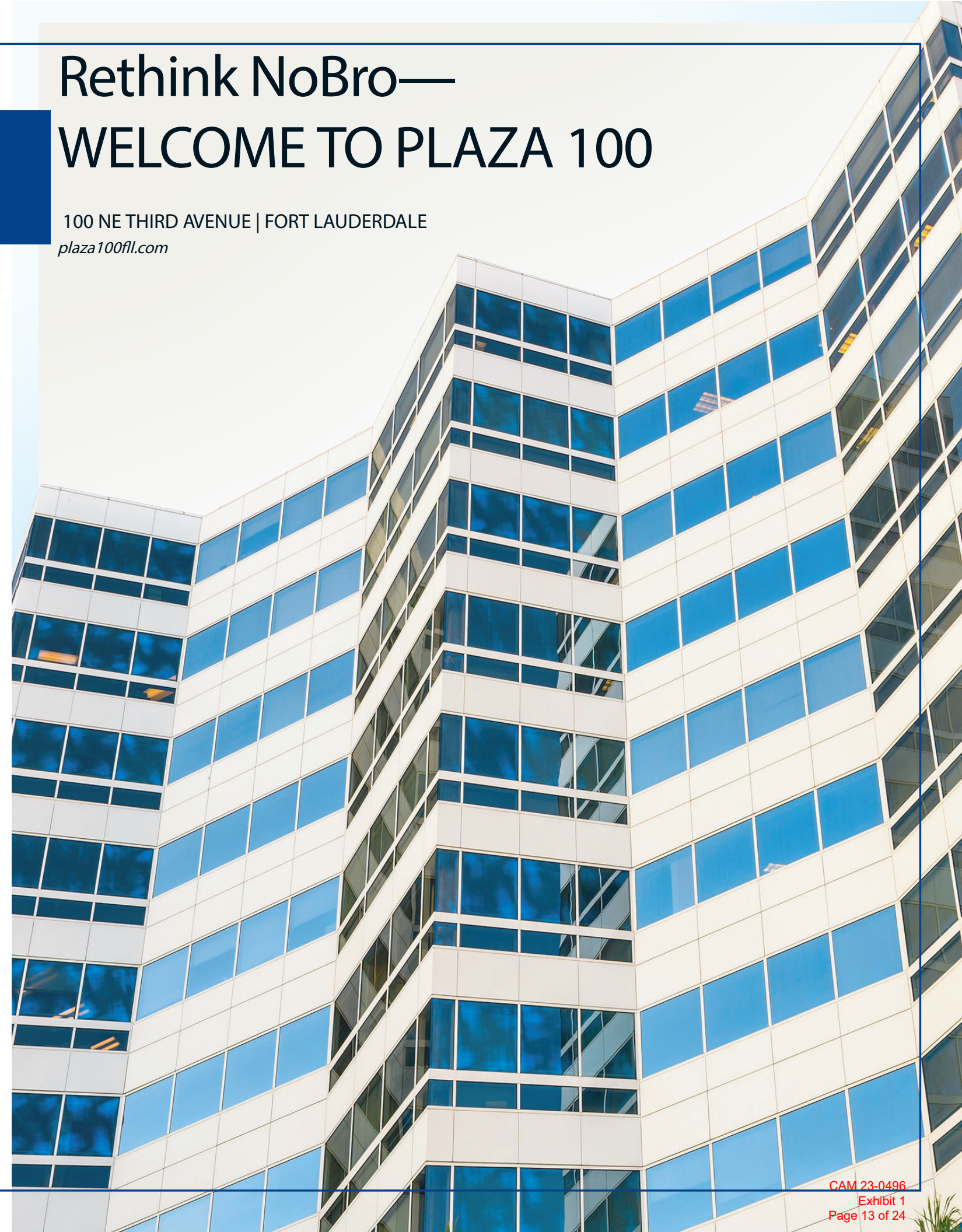
100 NE 3rd Avenue

Property Highlights

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

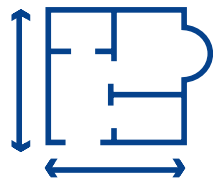
Rethink NoBro— WELCOME TO PLAZA 100

100 NE THIRD AVENUE | FORT LAUDERDALE
plaza100fl.com



Plaza 100 - Available Space

100 NE 3rd Avenue



Ground Floor
4,416 SF

NOTES:

- » Available Immediately
- » Generally move-in ready condition
- » General build-out
- » Most suites would need new paint, carpet and furniture



3rd Floor
16,832 SF

NOTES:

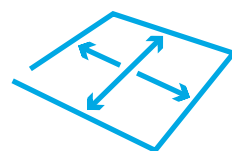
- » Available Immediately
- » Generally move-in ready condition
- » General build-out
- » Most suites would need new paint, carpet and furniture
- » 3rd Floor has space for office and cubicles



5th Floor
16,747 SF

NOTES:

- » Available Immediately
- » 5th Floor is office intensive
- » Generally move-in ready condition
- » General build-out
- » Most suites would need new paint, carpet and furniture



Total Available
37,995 SF



Cypress Creek /Uptown Considerations



Cambridge Executive Center I (Citrix Bldg)

899 W Cypress Creek Road



Cambridge Executive Center I (Citrix Bldg)

899 W Cypress Creek Road

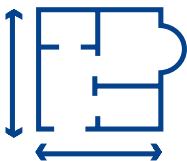
Property Highlights

- 150,000 SF, 9-story Class A Office/Headquarters Building
- 3.2/1,000 parking
- Move-in condition space with furniture available and flexible term



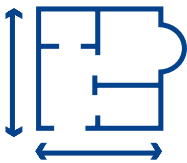
Cambridge Exec. Center - Available Space

899 W Cypress Creek Road



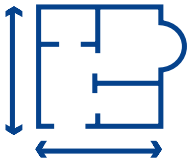
1st Floor
6,000 SF

- NOTES:**
- » 1st floor space is currently a gym, can either stay a gym or be converted to office space



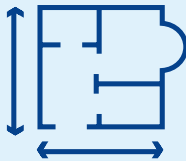
2nd Floor
12,958 SF

- NOTES:**
- » Generally move-in ready condition
 - » Tenant left all office furniture
 - » “Hoteling” system in place for conference rooms
 - » Different cubicle options (partitioned and open) with quiet stations throughout the space
 - » Very modern



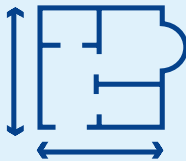
3rd Floor
15,555 SF

- NOTES:**
- » Generally move-in ready condition
 - » Tenant left all office furniture
 - » “Hoteling” system in place for conference rooms
 - » Different cubicle options (partitioned and open) with quiet stations throughout the space
 - » Very modern



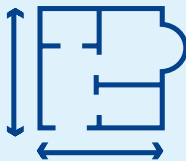
4th Floor
17,606 SF

- NOTES:**
- » Generally move-in ready condition
 - » Tenant left all office furniture
 - » “Hoteling” system in place for conference rooms
 - » Different cubicle options (partitioned and open) with quiet stations throughout the space
 - » Very modern



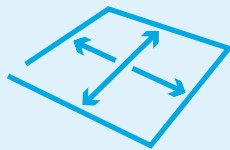
8th Floor
17,606 SF

- NOTES:**
- » Generally move-in ready condition
 - » Tenant left all office furniture
 - » “Hoteling” system in place for conference rooms
 - » Different cubicle options (partitioned and open) with quiet stations throughout the space
 - » Very modern



9th Floor
17,606 SF

- NOTES:**
- » Generally move-in ready condition
 - » Tenant left all office furniture
 - » “Hoteling” system in place for conference rooms
 - » Different cubicle options (partitioned and open) with quiet stations throughout the space
 - » Very modern



Total Available
87,331 SF

Kaplan University

1515 W Cypress Creek Road

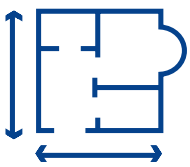
Property Highlights

- Approximately 75,000 SF of space available immediately
- Move-in condition with furniture in first class office campus
- Possible for another 25,000 SF availability



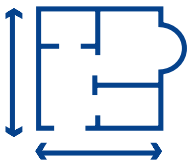
Kaplan University - Available Space

1515 W Cypress Creek Road



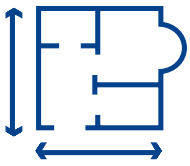
1st Floor
21,435 SF

- NOTES:**
- » Generally move-in ready condition
 - » Plug and Play Available
 - » Tenant left all office furniture
 - » Offices on exteriors of premise with partitioned cubicles on the interior



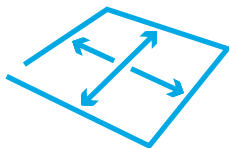
2nd Floor
25,943 SF

- NOTES:**
- » Generally move-in ready condition
 - » Plug and Play Available
 - » Tenant left all office furniture
 - » Offices on exteriors of premise with partitioned cubicles on the interior



3rd Floor
25,824 SF

- NOTES:**
- » Generally move-in ready condition
 - » Plug and Play Available
 - » Tenant left all office furniture
 - » Offices on exteriors of premise with partitioned cubicles on the interior



Total Available
73,202 SF



Site Relocation Summary

DOWNTOWN

UPTOWN

110 East	1 E Broward	500 Broward Financial	Plaza 100	Cambridge Exec Center	Kaplan University
<div>1</div> 	<div>2</div> 	<div>3</div> 	<div>4</div> 	<div>5</div> 	<div>6</div> 
<div></div> <div>Available SF 101,621</div>	<div></div> <div>Available SF 66,778*</div>	<div></div> <div>Available SF 67,078*</div>	<div></div> <div>Available SF 37,995*</div>	<div></div> <div>Available SF 87,331</div>	<div></div> <div>Available SF 73,202</div>
<div></div> <div>Lease Term 3-Yrs</div>	<div></div> <div>Lease Term 3-Yrs w/ Renewals</div>	<div></div> <div>Lease Term 5-Yrs</div>	<div></div> <div>Lease Term 3 - 5-Yrs</div>	<div></div> <div>Lease Term 3 or 5-Yrs</div>	<div></div> <div>Lease Term 5-Yrs</div>
<div></div> <div>Rent (NNN)</div>	<div></div> <div>Rent (NNN)</div>	<div></div> <div>Rent (NNN)</div>	<div></div> <div>Rent (NNN)</div>	<div></div> <div>Rent (NNN)</div>	<div></div> <div>Rent (NNN)</div>
<div>Base Opex Gross</div> <div>\$30.00 \$12.23 \$42.23</div>	<div>Base Opex Gross</div> <div>\$25.00-\$31.00 \$16.75 \$41.75-\$47.75</div>	<div>Base Opex Gross</div> <div>\$34.00 \$18.95 \$52.95</div>	<div>Base Opex Gross</div> <div>\$50.00 (1st Flr) \$30.00 (3rd/5th Flrs) \$15.67 \$65.67 (1st Flr) \$45.67 (3rd/5th Flrs)</div>	<div>Base Opex Gross</div> <div>\$22.00 (5-Yr) \$27.00 (3-Yr) \$14.50 \$36.50 (5-Yr) \$41.50 (3-Yr)</div>	<div>Base Opex Gross</div> <div>\$25.00 \$11.00 \$36.00</div>
<div></div> <div>Parking 3/1,000; Riverwalk Center Garage owned by the City</div>	<div></div> <div>Parking 2.5/1,000; City Hall Garage</div>	<div></div> <div>Parking 3/1,000</div>	<div></div> <div>Parking 3.1/1,000; City Hall Garage</div>	<div></div> <div>Parking 3.2/1,000; Garage and Surface parking</div>	<div></div> <div>Parking 6.75/1,000; Garage and Surface parking</div>
	<div>* More move-in space can be made available</div>	<div>* 500 Broward/Plaza 100 combined with existing Tower 101</div>	<div>* 500 Broward/Plaza 100 combined with existing Tower 101</div>		

Relocation of Offices

Tower 101 - Expires December 31, 2025

11th Floor (1,603 SF)

- Clerk's Office

14th Floor (17,717 SF)

- City Commission
- City Manager's Office
- Auditor's Office
- Public Works
- HR Director and Recruiting Staff
- IT Director
- Neighbor Support Manager
- Accounts Payable
- Office of Professional Standards
- Economic Development

1 East Broward - Expires July 31, 2023

16th Floor (3,575 SF)

- City Attorney's Office

Remotely Operating (including "Rotating Office Space")

Full Remote

- Office of Budget and Management
- Structural Innovation

Hybrid Remote

- Public Works, IT, HR, Finance, Neighbor Support

Next Steps

1. Move to Uptown
2. 1 E Broward - All Staff
3. 1 E Broward | Tower 101 | Remote work hybrid
4. Hybrid of some staff Uptown and public facing departments Downtown

Thank You for the Opportunity.

Can we answer any Questions?

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