

FOR LEASE



COASTAL TOWER

## STANDS ALONE

- ✓ Class A office space
- ✓ Panoramic views of the Atlantic Ocean and Intracoastal Waterway
- ✓ LEED® EB Silver Certification
- ✓ Plentiful neighborhood amenities and easy access to Downtown Fort Lauderdale
- ✓ On-site Café
- ✓ On-site Fitness center
- ✓ Executive Lounge/Conference Facility - delivery early 2019
- ✓ Free covered parking at 4/1,000 SF
- ✓ 24-hour controlled access and manned security

2400 E Commercial Blvd. Ft. Lauderdale, FL

[www.CoastalTowerOffice.com](http://www.CoastalTowerOffice.com)



Licensed R.E. Broker

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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 (coming soon) Coastal Tower provides an exceptional office experience.



12-story  
Height Tower



Parking  
4/1,000



9 miles to FLL's  
Brightline Station



80,000  
cars daily



Walk Score™  
70



On-Site  
Gym



24-Hour  
Security



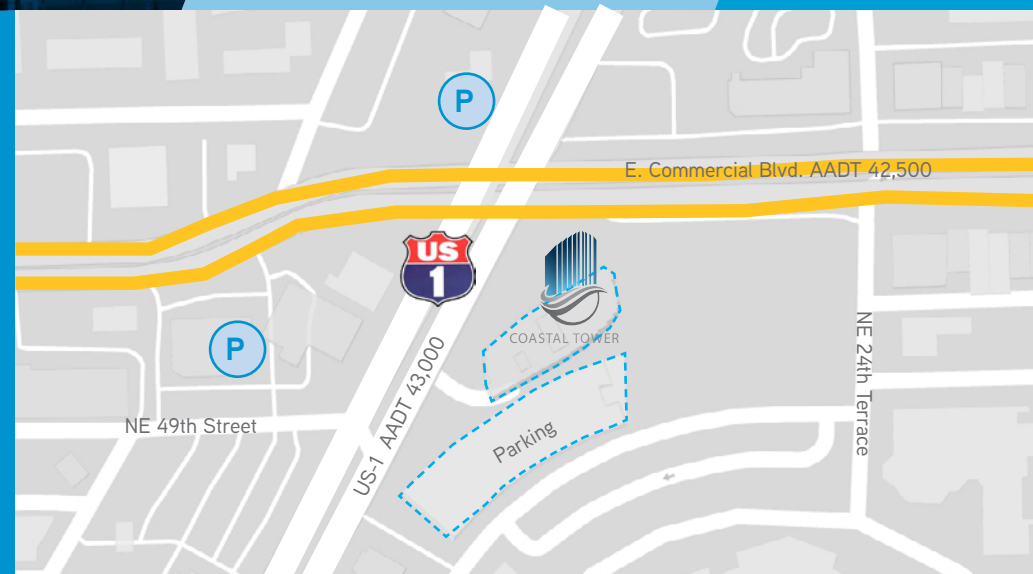
On-Site  
Cafe



Excellent  
access



11 miles to  
FLL-Hollywood  
airport







COASTAL TOWER

# AVAILABLE SPACES



Suite Number	Square Feet	
1030	2,869	
1000	9,752	
901	7,564	
711	3,013	
708	1,921	
520	2,969	Contiguous 7,509 SF*
517	4,540	
424	928	Contiguous 2,766 SF
423	1,838	
420	5,982	
415	2,305	
412	1,090	
322	2,715	Contiguous 8,135 SF*
321	2,317	
301	3,013	
302	2,380	Contiguous 9,488 SF
224	2,567	
222	6,921	
215	1,275	
214	1,261	
105	3,174	
101	4,291	

\* Multiple configurations - Please contact the leasing team to discuss all space options.





COASTAL TOWER

# 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.**









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FT. Lauderdale, FL

# Coastal Tower **STANDS ALONE**

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