

Why 110 Tower ?



110% Location: 110 Tower's dynamic location provides quicker ingress and egress thanks to multiple access routes. This provides an advantage over other Class A office developments located in the congested core of the Downtown Fort Lauderdale submarket



110% Amenities: Abundant On-Site Amenity Package: a 15,000 sf full-service, executive health club (110 Fitness), a full service retail bank, car wash and NYC Cafe on the ground floor and multiple conference facilities and terrace on 7th floor available for meetings and events



110% Views: 110 Tower offers some of the best views in the county with unobstructed panoramic views of the water, Ft. Lauderdale Airport, Port Everglades and the City



110% Efficiency: LEED EB Certified and winner of USGBC 2011 Outstanding Building of the Year Award resulting in lower operating costs

For more information on 110 Tower, contact exclusive leasing agents:

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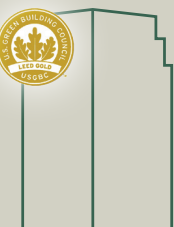
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110 TOWER FACTS:

- Dynamic Downtown Fort Lauderdale Environment
- Amazing Water and City Views
- Available spaces from 2,500 square feet
- Abundant On-site and Surrounding Area Amenities
- Easy Access to Interstate and Airport
- Multi-Million Dollar Renovation - Dramatic New Lobby and Exterior Lighting Scheme
- LEED® EB certified and winner of USGBC 2011 Outstanding Building of the Year award



*Where your
office works
110% better*

110 TOWER

110 SE 6th Street
Fort Lauderdale, FL 33301
954.607.6651

www.110tower.com

*Exclusively leased and managed by
Transwestern South Florida*

 **TRANSWESTERN®**

What Tenants Have to Say About 110 Tower:



“It is important to convey our commitment as trusted sources for the highest level of legal advisory in all facets of our business dealings. 110 Tower has been the home for our firm since 1994 and we have recently extended our term and our footprint within the Tower. The property is in line to the stature we maintain.” - Tripp Scott



“Our firm has 7 locations throughout the state and as such, our clients and workforce are often traveling between offices. It was essential to our firm to be located in a Class A office tower that also provided ease of access to major highways, airports, thoroughfares and amenities as well as close proximity to the courthouse. 110 Tower is the only property that met, and exceeded, all of our requirements.” - Luks & Santaniello



“Whoever said you cannot come home again was mistaken. We previously practiced law at the 110 Tower and were recently drawn back again by the strength of the new ownership group, technological advancements and significant capital improvements to what was already a Class A building a stone’s throw to the courthouse. As importantly, the building management keeps us very happy tenants. Bending over backwards to keep us satisfied is the norm.” - Zebersky & Payne



“We are a global company that also takes great pride in our local business and community initiatives. 110 Tower strikes a perfect balance in appealing to the needs of our clients, guests and workforce. It is an iconic building that defines the local landscape and is highly recognizable at the center of it all.” - Sabadell United Bank



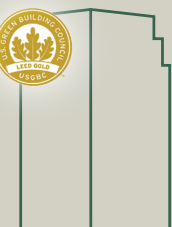
“We pride ourselves on our accessibility to our clients. We cannot afford to waste time traveling to and from court. 110 Tower is practically connected to the Broward County Courthouse and makes this a perfect location for us and any professional service firm connected to the sectors of law, accounting, finance and business” - Entin & Della Ferra

ABOUT 110 TOWER:

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 near completing 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.



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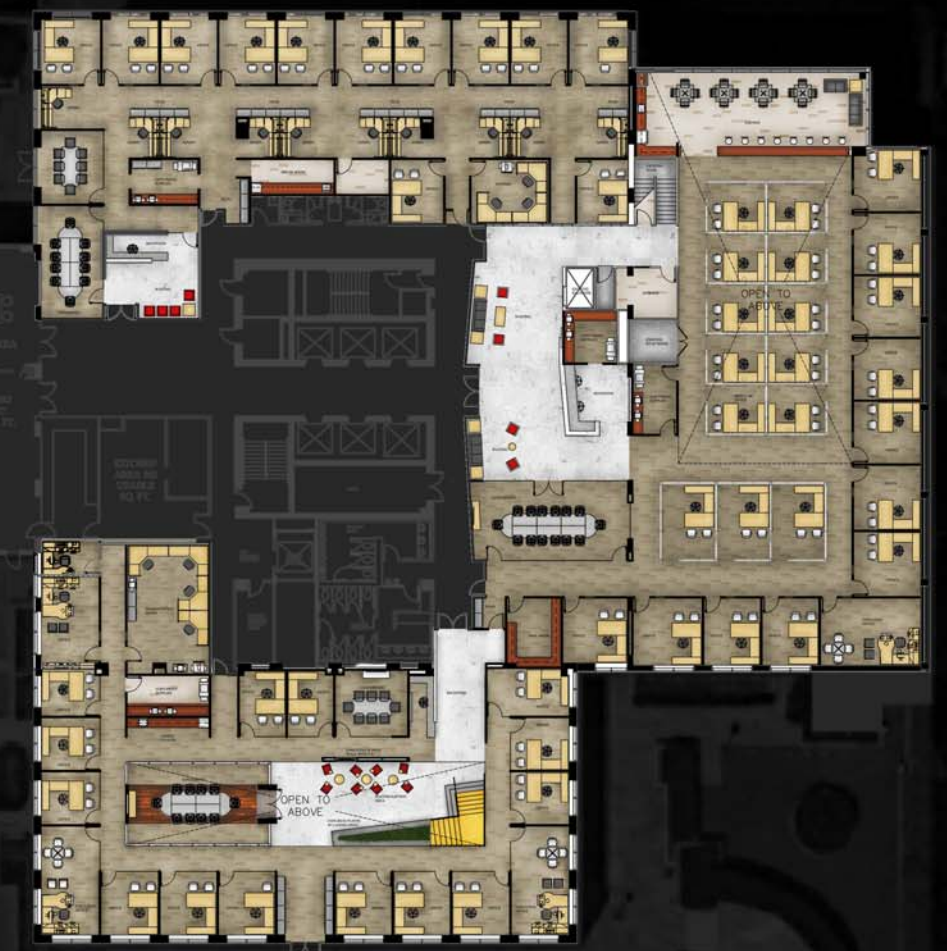
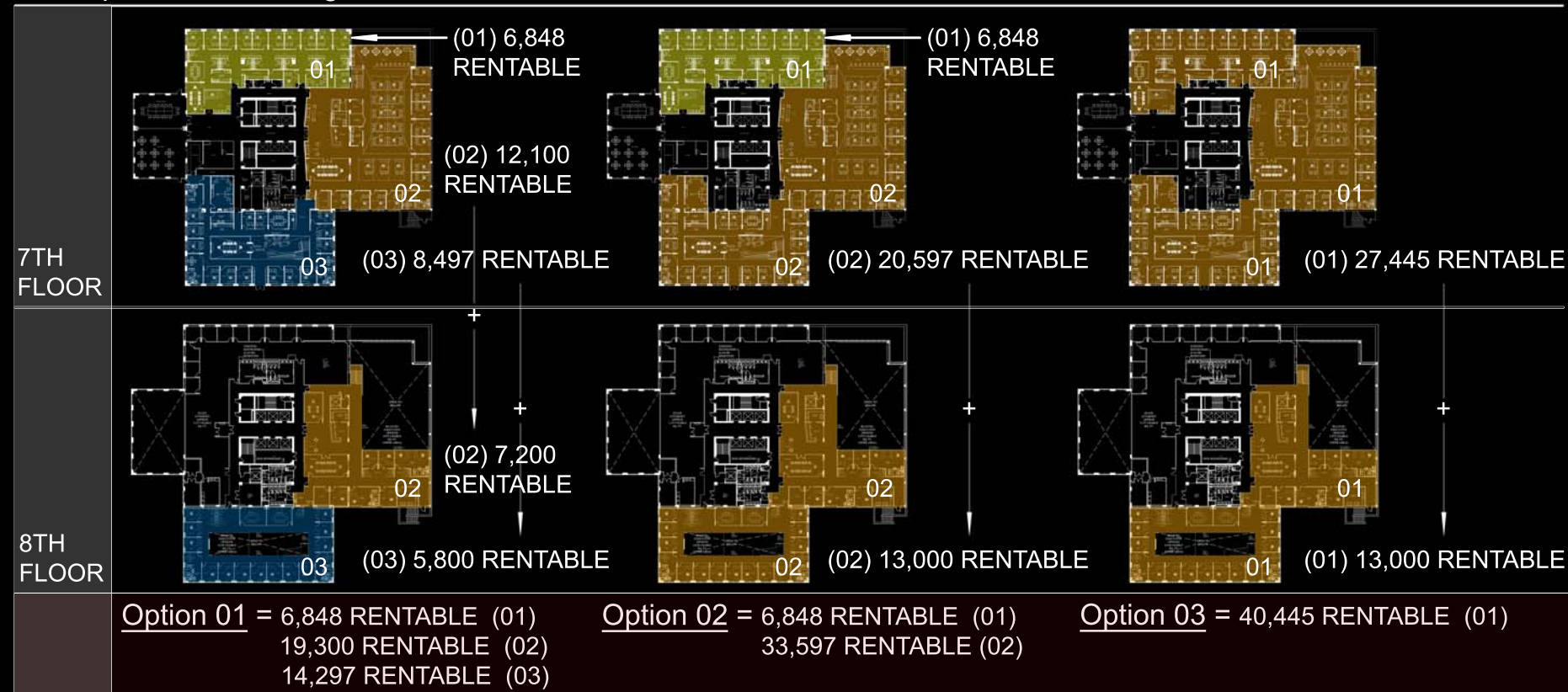


110 TOWER EXECUTIVE CENTER

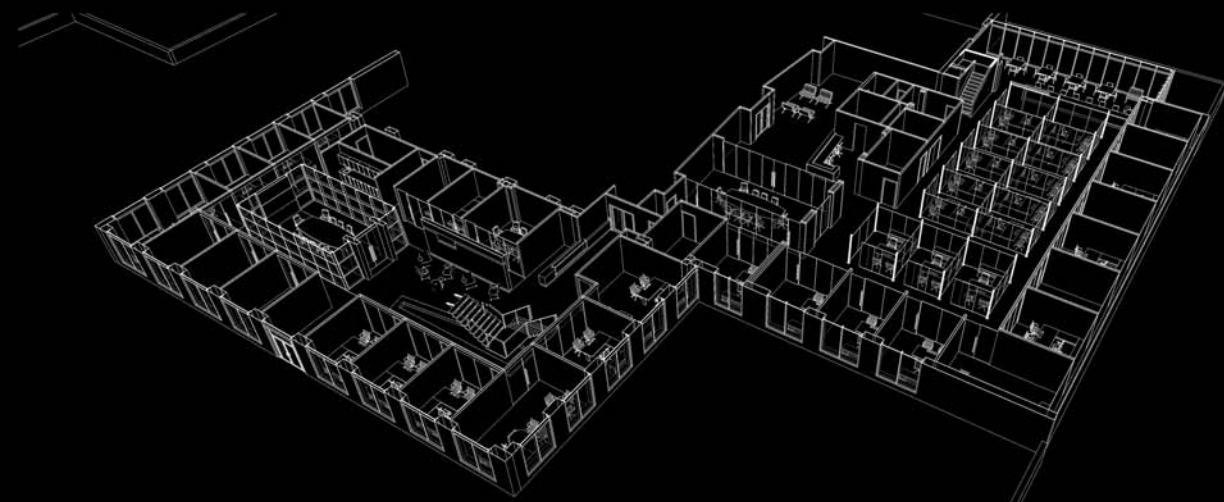


The floor plans and images shown in this marketing material are artistic renderings and indicative only. While they represent current building plans, the owner and its agents reserve the right to modify and adjust plans according to planning and construction requirements at any point without notice.

Conceptual Suite Configurations



Proposed 8th Floor Axometric



Proposed 7th Floor Axometric

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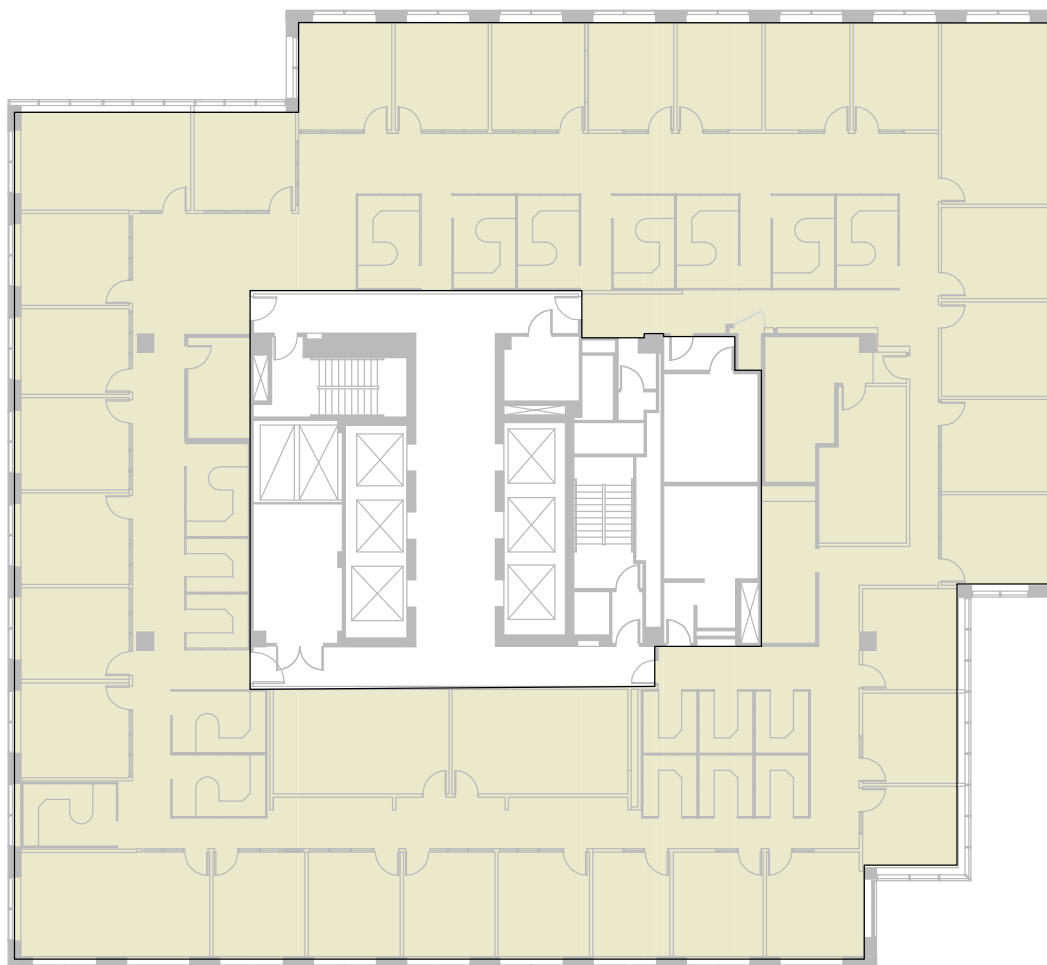
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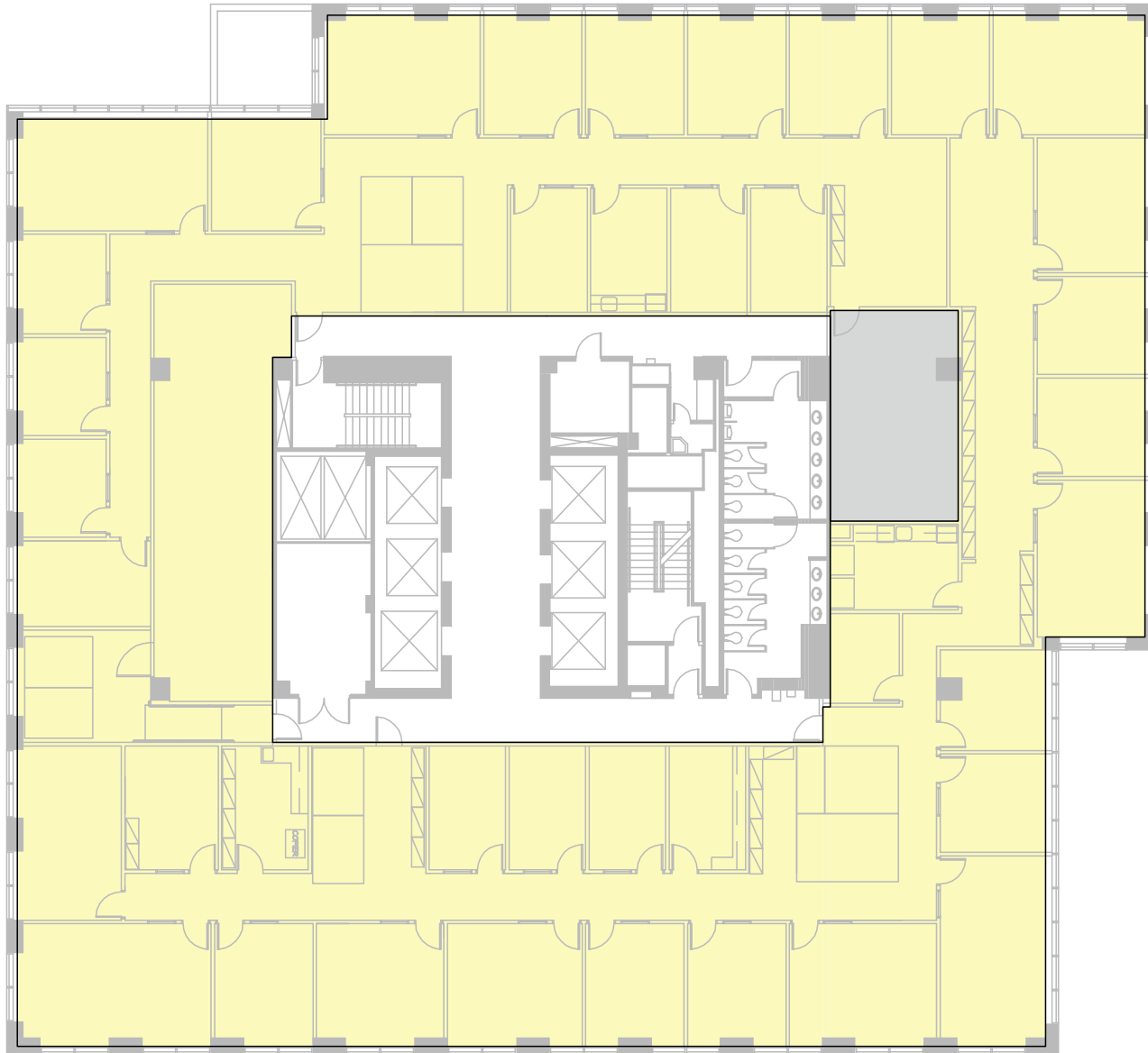


27th Floor

110 Tower

14,728 RSF

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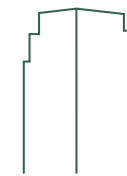


26th Floor

110 Tower

14,873 RSF

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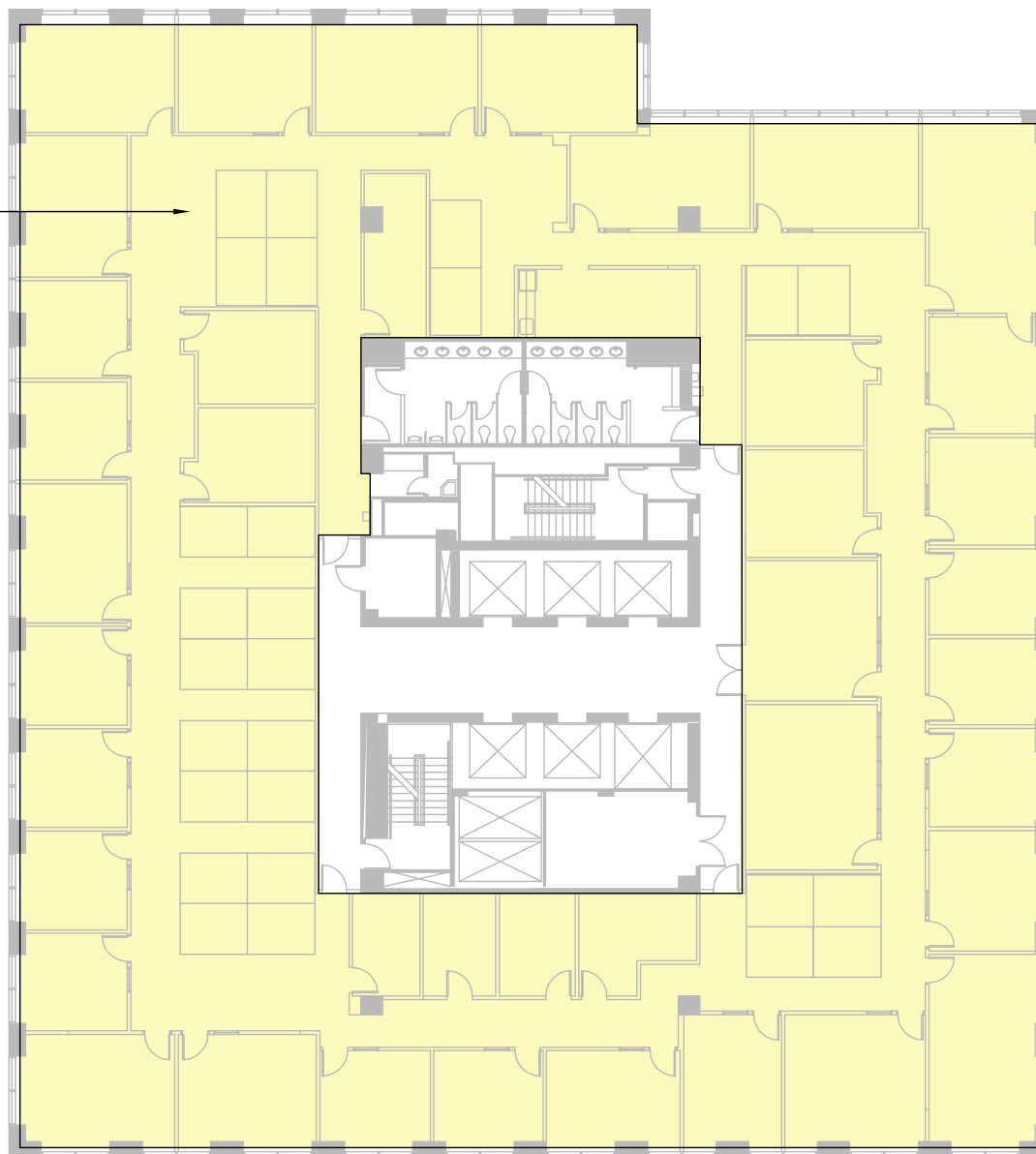
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SUITE 2300
15,298 RSF



Suite 2300

110 Tower

15,298 RSF