

Law Firm Inks 11-Year Lease Deal In Downtown Fort Lauderdale

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NAI/Merin Hunter Codman, Inc. announced that Chairman **Neil E. Merin, SIOR, CCIM** and Managing Director **Adam Starr** have finalized an 11-year, 9,285-square-foot lease transaction with **Stok Kon + Braverman** at **1 East Broward** on behalf of the landlord, **1 East Broward Owner, LLC**. Stok Kon + Braverman is a full-service law firm with offices in Fort Lauderdale and Boynton Beach.

“We are excited to welcome Stok Kon + Braverman to 1 East Broward. Stok who explored many of downtown’s most exclusive office properties, ultimately chose 1 East Broward due to the landlord’s continuing commitment to an extensive property improvement program as well as the suite’s existing high-end features and efficiency. Creating a welcoming, safe, and convenient office space experience for their employees was of utmost importance, as most of the firm’s employees returned to in-person work post initial lockdowns,” stated Starr.

1 East Broward is a 19-story, 350,000-square-foot, Class-A, office building located at the northeast corner of Broward Boulevard and Andrews Avenue in downtown Fort Lauderdale.

1 East Broward Owner, LLC, who purchased the property in 2018, immediately implemented a multi-million-dollar property improvement program which has included lobby, common area, lighting, and bathroom upgrades. A new security access card and visitor management system as well as a complete state-of-the-art elevator modernization have recently been completed. The property is known for its grand lobby, impressive views, state-of-the-art

fitness center including Peloton bikes, manned 24/7 security, and a variety of on-site dining and concierge services. Tenants also enjoy plentiful parking in the garage, connected by an air-conditioned skywalk.

1 East Broward is downtown Fort Lauderdale's closest office building to the Brightline, and the property offers superb walkability to dining and retail destinations including Flagler Village's Arts and Technology Village (FATVillage), Music & Arts South of Sunrise District (MASS), the renowned Las Olas Boulevard and The Warf at Riverfront. 1 East Broward additionally offers fantastic access to I-95, I-595 and the Hollywood/Fort Lauderdale International Airport.

Robert A. Stok, Esquire Managing Principal of Stok Kon + Braverman stated, "We surveyed the entire Fort Lauderdale office market and determined that 1 East Broward Boulevard is the ideal office building to establish a permanent home for our firm. It's location, convenient to the federal and Broward courthouses in the heart of downtown Fort Lauderdale's commercial center, with easy access to rail and highway transportation, high end hotels and restaurants, meshes perfectly with the firm's suite of business services and is appealing to our clientele and employees."

NAI/Merin Hunter Codman's Chairman Neil Merin stated, "Stok Kon + Braverman has a long history as one of Broward County's premier boutique law firms and we are proud that they have made a long-term commitment to make 1 East Broward their home. Ownership has recently invested significant capital upgrading and modernizing the building's elevators, security systems, common areas and amenities, and are committed to continuing to improve the property to attract high quality tenants like Stok, Kon and Braverman."