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South Florida Law Firm Enters 11-Year Lease as Office Market Heats Up

"Its 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," said the firm's managing principal.

By Melea VanOstrand | June 08, 2022



[//images.law.com/contrib/content/uploads/sites/392/2022/06/1-East-Broward-767x633.jpg](https://images.law.com/contrib/content/uploads/sites/392/2022/06/1-East-Broward-767x633.jpg) 1 East Broward is an iconic 19-story, 350,000-square-foot, Class-A office building in downtown Fort Lauderdale.

Office vacancy numbers are dropping as employees make their return to the office and more leases are being signed in South Florida and other regions across the country, including Las Vegas, Denver and San Jose.

That's according to Marcus & Millichap's May Office Research Brief, which found that while the amount of office space completed has slowed since 2019, Class A and mixed-use spaces with lots of amenities are becoming increasingly popular for tenants.

That's why law firm Stok Kon + Braverman has secured an 11-year lease at 1 East Broward, a 19-story, 350,00-square-foot office building in downtown Fort Lauderdale.

The firm, which also has offices in Boynton Beach, leased 9,285 square feet in the building, at the northeast corner of Broward Boulevard and Andrews Avenue.

During the pandemic, Broward County was the hardest hit among South Florida markets, the report says, but relief is expected as office firms are entering long-term plans more regularly, and most buildings underway have full leasing commitments.

Robert Stok, managing principal of Stok Kon + Braverman, said after surveying the entire office market in Fort Lauderdale, 1 East Broward Boulevard was the ideal building for a permanent home for the firm.

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Chairman Neil Merin and managing director Adam Starr of NAI/Merin Hunter Codman, a commercial real estate services firm, along with the Society of Industrial and Office REALTORS, Certified Commercial Investment Member, an expert in the commercial and investment real estate industry finalized the lease on behalf of the landlord, 1 East Broward Owner LLC.

"We are excited to welcome Stok Kon + Braverman to 1 East Broward," Starr said in a press release. "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."

The landlord bought the property in 2018 and started a multimillion-dollar property improvement program, which includes upgrades to the lobby, common areas, lighting and bathrooms. Other amenities in the upgrade include new access security cards, a visitor management system, updated elevators, a fitness center, 24/7 security, on-site dining and concierge services.

Merin said the law firm has a long history as being one of Broward County's premier boutique firms.

"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," said Merin.

The Class A office building is the closest office in downtown Fort Lauderdale to the Brightline and is walkable to Flagler Village's Arts and Technology Village, Music & Arts South of Sunrise District, Las Olas Boulevard and The Wharf at Riverfront.

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