

Freestanding Building Retail/Office For Lease in the heart of Flagler Village

200 NE 3rd Ave, Fort Lauderdale, FL 33301



Property Highlights

- Freestanding 8,667 SF building (Ground Floor: 4,112 SF, Second Floor: 4,555 SF) with an existing drive-thru and private parking lot in Downtown Fort Lauderdale
- Located in the heart of Flagler Village and steps from Las Olas
- 19 dedicated on-site parking spaces
- Strong branding opportunity on high exposure street within the booming Flagler Village neighborhood
- Next to the new Ombelle development (790 units), Dalmar Hotel, The Whitney, The Rise Flagler Village, Tower 101, Plaza 100, Church by the Glades, and more
- Surrounded by Fort Lauderdale's top retail and restaurants including Top Hat Deli, Sparrow, Terrace Grill, Yoga Joint, Hotworx, MisterO1 Pizza, Doc B's, and Fresh Market
- Landlord open to all retail and office use
- Current Layout:
 - Ground Floor (4,112 SF): 2 offices, large open area, 2 ADA restrooms, multiple storage rooms with elevator
 - Second Floor (4,555 SF): 9 offices, large open area/conference room, 2 ADA restrooms, kitchenette

→ 3 Mile Demographics

150,817
Population

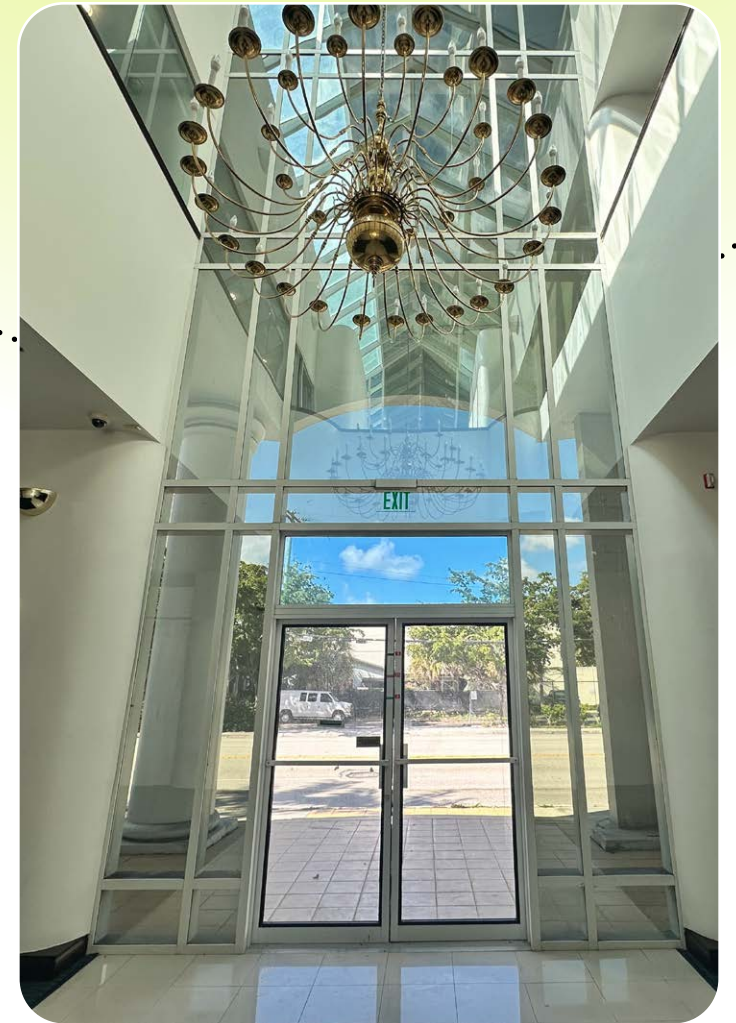
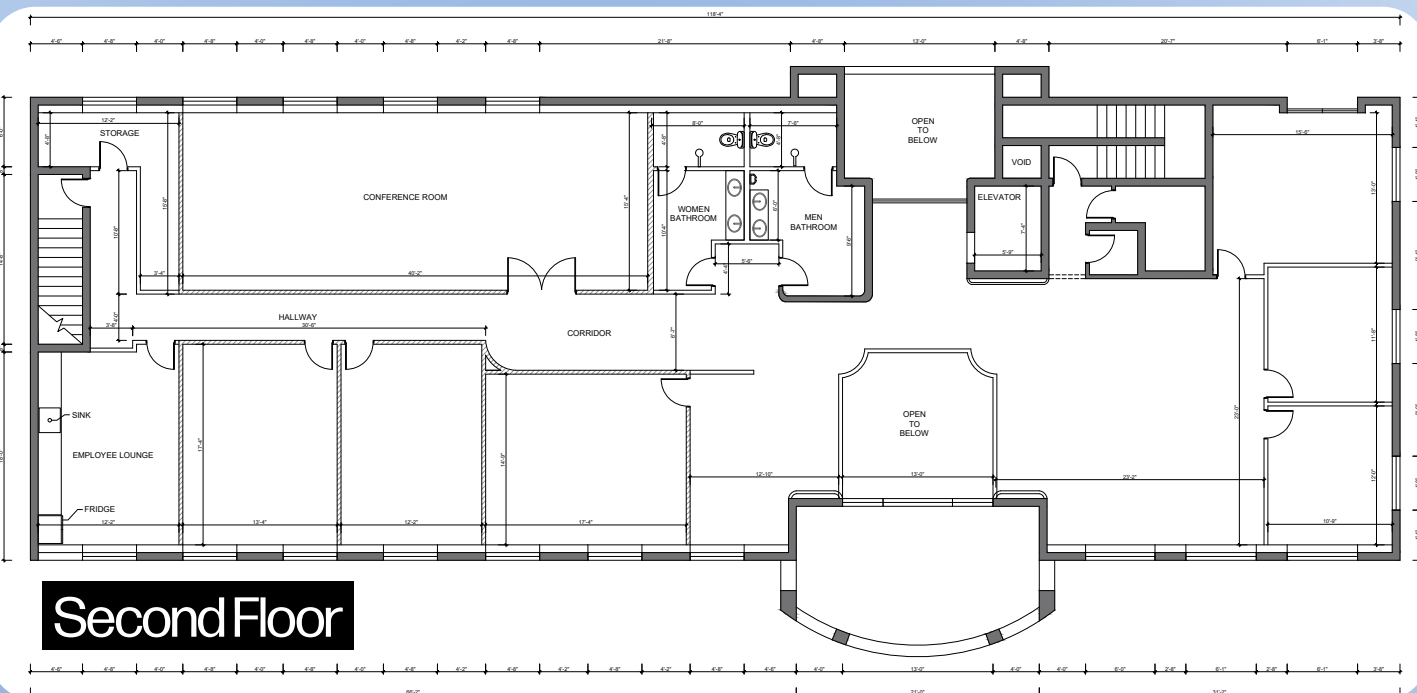
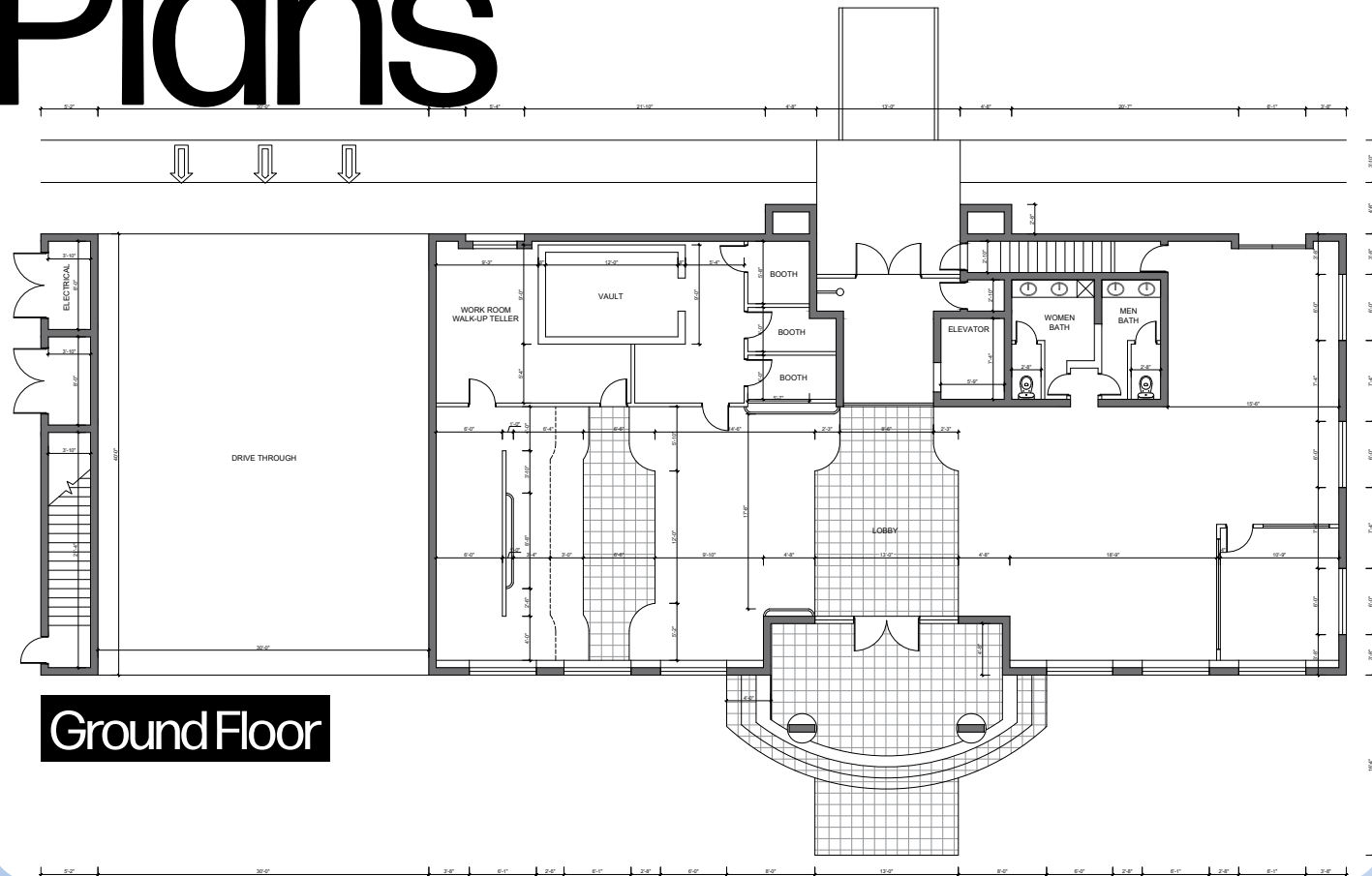
71,395
Estimated
Households

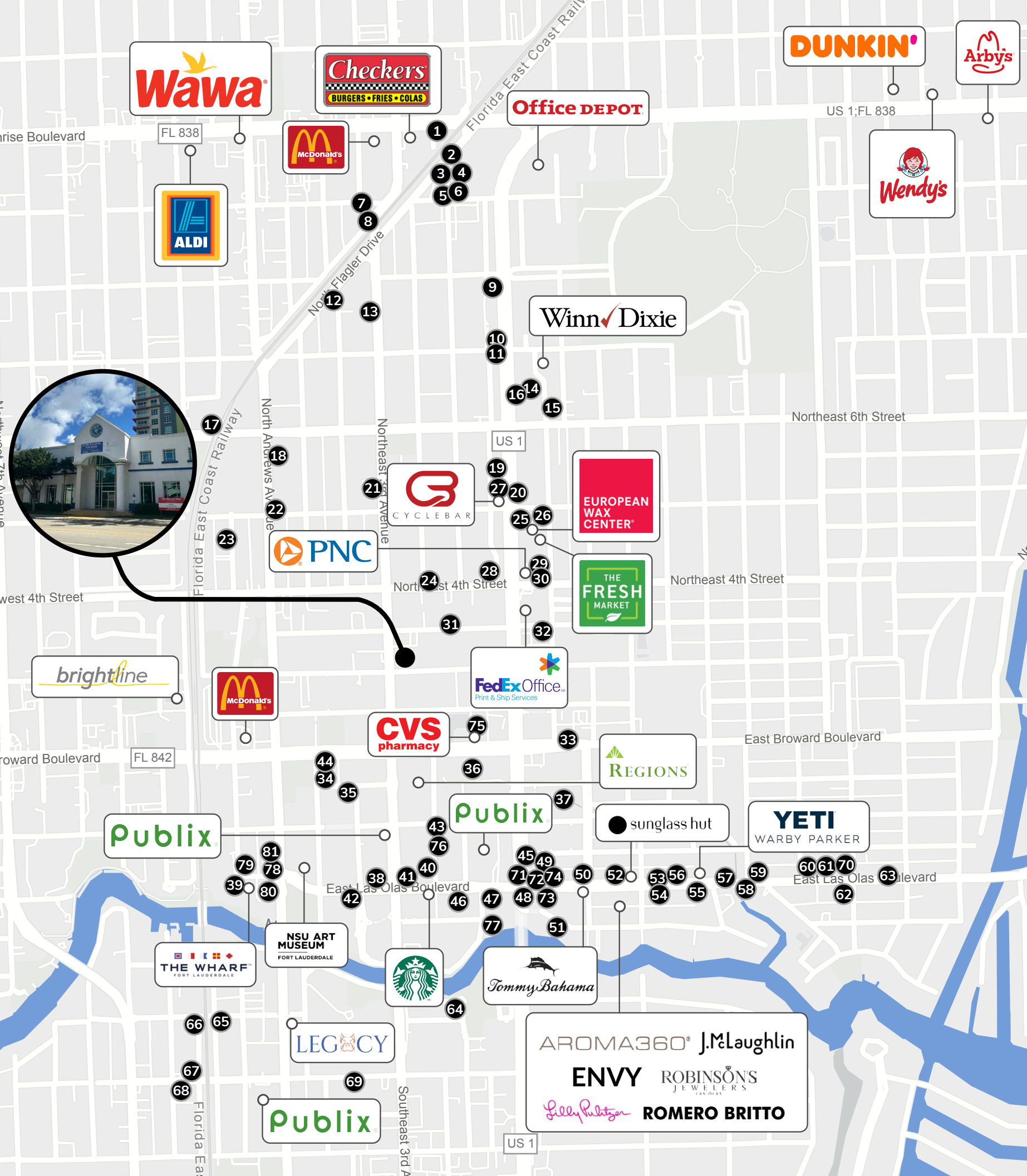
202,188
Daytime
Population

\$125,234
Average HH-I



Floor Plans





Area Retail

● RESTAURANTS / CAFES / NIGHTLIFE

- | | | |
|---|---|--|
| 1. Mona's | 30. Temple Street Eatery | 57. Luigis Tuscan Grill |
| 2. JB&C Juice Bar & Cafe | 31. Top Hat Deli | 58. Casa Sensei |
| 3. Batch, The Cookie Company | 32. Suan Thai and Japanese Restaurant | 59. PLANTA Queen |
| 4. Blueprint Cookies | 33. The Wilder | 60. Baires Grill - Las Olas |
| 5. Heritage | 34. Sarpino's Pizzeria Fort Lauderdale | 61. Rocco's Tacos & Tequila Bar |
| 6. Glitch Bar | 35. Ichimora | 62. Floridian Restaurant |
| 7. Patio Bar & Pizza | 36. Morton's The Steakhouse | 63. Bombay Darbar Indian Restaurant |
| 8. Good Luck Cat Cafe | 37. Caf/© Bastille Fort Lauderdale | 64. Askaneli Premium Georgian and International Restaurant |
| 9. The Whole Enchilada Fresh Mexican Grill | 38. Fogo de Ch/£o Brazilian Steakhouse | 65. Raw Brewing Company |
| 10. Hatch | 39. Pura Vida Miami | 66. The Fitz Bar & Lounge |
| 11. North Italia | 40. YOLO Restaurant | 67. Wells Coffee Tarpon River |
| 12. Wells Coffee - Flagler Village | 41. Java & Jam | 68. Tarpon River Brewing |
| 13. Circle House Coffee | 42. Eddie V's Prime Seafood | 69. Thats a Wrap Sandwich Co |
| 14. Sip Java Co. | 43. Crema Gourmet (Fort Lauderdale) | 70. Luigi's Coal Oven Pizza |
| 15. Shuck N Dive | 44. La Corte Cafe | 71. Hoffman's Chocolates |
| 16. Jersey Mike's Subs | 45. Elba Las Olas | 72. Pan'e Dolci Italian Bakery |
| 17. Sistrunk Marketplace & Brewery | 46. Lobster Bar Sea Grille | 73. Wild Sea Las Olas |
| 18. Mitch's Downtown Bagel Cafe | 47. IT! Italy Ristorante & Cafe & Bar | 74. Red Door Asian Bistro & Hibachi |
| 19. Batch New Southern Kitchen and Tap: Fort Lauderdale | 48. The Cheesecake Factory | 75. Einstein Bros. Bagels |
| 20. Tacocraft Taqueria & Tequila Bar | 49. Big City Tavern | 76. Coyo Taco |
| 21. 511 Bar & Lounge | 50. American Social | 77. SALT7 |
| 22. Livia Bar and Grill | 51. Boathouse At The Riverside | 78. Rooftop @1WLO |
| 23. Laudy Bar - Craft Kitchen & Cocktails | 52. El Camino Fort Lauderdale | 79. Bodega Taqueria y Tequila |
| 24. Mister O1 Pizza - Ft Lauderdale | 53. Vinos on Las Olas | 80. Velvet Taco |
| 25. Doc B's Restaurant | 54. Caffe Europa | 81. Tin Roof |
| 26. Foxy Brown | 55. Louie Bossi's Ristorante Bar Pizzeria | |
| 27. Colada Cuban Cafe - Fort Lauderdale | 56. Ann's Florist and Coffee Bar | |
| 28. Rhythm & Vine | | |
| 29. Vale Healthy Kitchen | | |

Development Map

HOTELS - EXISTING

- | | | |
|---|--|---|
| 1. Tru by Hilton
108 Rooms | 4. Element Fort Lauderdale
114 Rooms | 6. Fairfield Inn & Suites
108 Rooms |
| 2. Home2 Suites by Hilton
110 Rooms | 5. The Dalmar, A Tribute Portfolio Hotel
209 Rooms | 7. Hyatt Centric
238 Rooms |
| 3. Hampton by Hilton Inn
156 Rooms | | 8. Riverside Hotel
231 Rooms |

HOTELS - UNDER CONSTRUCTION

- | |
|---|
| 1. The Whitfield Las Olas Hotel & Spa
140 Rooms |
|---|

OFFICE - EXISTING

- | | | |
|---|--|---|
| 1. Plaza at Las Olas
93,269 SF | 10. One Financial Plaza
573,328 SF | 19. Las Olas Centre I
210,225 SF |
| 2. 200 East Broward
235,110 SF | 11. 110 Tower
394,830 SF | 20. SunTrust Center at Las Olas Square
460,248 SF |
| 3. The Main Las Olas - South
387,402 SF | 12. Courthouse Place
66,261 SF | 21. 888 E Las Olas Blvd
65,060 SF |
| 4. 1 East Broward
350,797 SF | 13. Museum Plaza on Las Olas
185,000 SF | 22. Himmarsee Landing
288,385 SF |
| 5. Las Olas River House
18,000 SF | 14. 550 Building
100,316 SF | 23. Las Olas Square
60,000 SF |
| 6. The AutoNation Building
204,337 SF | 15. Broward Financial Centre
325,492 SF | 24. 105 N Federal Hwy
36,193 SF |
| 7. 300 Las Olas Place
219,220 SF | 16. 200 E Las Olas
281,713 SF | 25. Victoriana Building
65,996 SF |
| 8. Plaza 100
165,627 SF | 17. 350 Las Olas Centre
264,214 SF | 26. 1 W Las Olas Blvd
32,249 SF |
| 9. Tower 101
266,620 SF | 18. Bank of America Plaza at Las Olas City Centre
408,444 SF | |

OFFICE - UNDER CONSTRUCTION

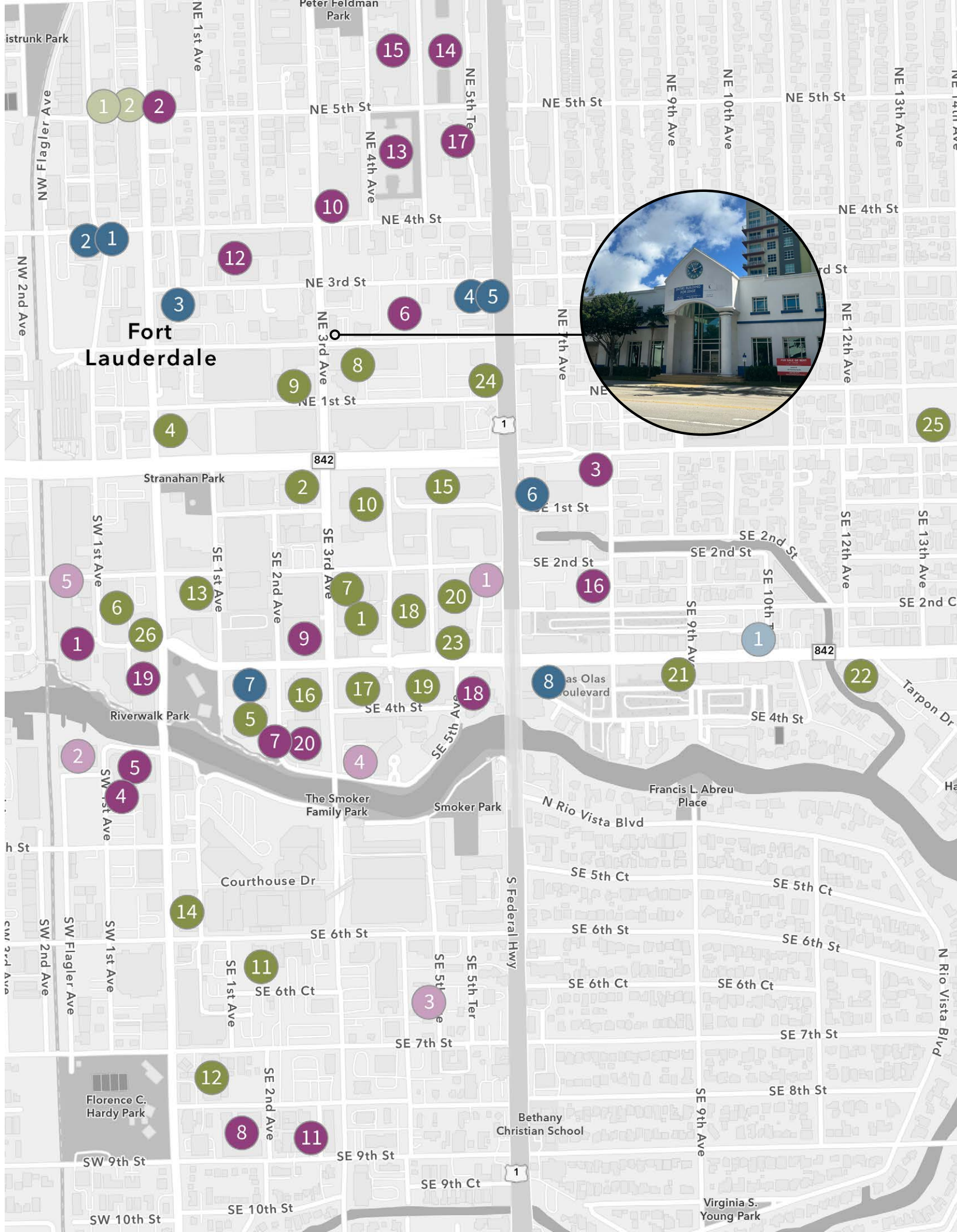
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|---|
| 1. T3 Fat Village West
210,000 SF |
| 2. T3 FAT Village East
174,790 SF |

MULTIFAMILY - EXISTING

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|---|--|---|
| 1. Society Las Olas
838 Units | 8. The Queue
191 Units | 15. Solmar on Sixth
286 Units |
| 2. Motif at Flagler Village
385 Units | 9. Novo Las Olas
341 Units | 16. Amaray Las Olas by Windsor
254 Units |
| 3. Laureat Apartments
327 Units | 10. Pearl Flagler Village
350 Units | 17. The Edge At Flagler Village
353 Units |
| 4. Regatta at New River
230 Units | 11. Pinnacle at Tarpon River
112 Units | 18. ICON Las Olas
272 Units |
| 5. New River Yacht Club
249 Units | 12. The Whitney
386 Units | 19. 10X Riverwalk
260 Units |
| 6. The Rise Flagler Village
348 Units | 13. Aviah Flagler Village
218 Units | 20. Alluvion Las Olas
380 Units |
| 7. The Registry Las Olas
374 Units | 14. The Manor at Flagler Village
382 Units | |

MULTIFAMILY - UNDER CONSTRUCTION

- | | | |
|---|---|---|
| 1. Veneto
259 Units | 3. Advantis Station
252 Units | 5. Riverwalk Residences of Las Olas
192 Units |
| 2. Harbour at New River
233 Units | 4. One River
251 Units | 6. Society Las Olas Phase II
563 Units |



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