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FOUR WEST
LAS OLAS

RETAIL
FOR LEASE



Highlights

- ±4,988 sf of available retail space
- Property will soon house the 2nd South Florida locations of Garcia's Seafood Grille & Fish Market and The Wharf - an outdoor culinary, music and event space currently located in Miami
- Located along the Riverwalk at the entrance of Las Olas Boulevard, the major restaurant, café, boutique strip running through the heart of Fort Lauderdale attracting tourists, locals and the 41,096 area employees
- Downtown Fort Lauderdale is experiencing steady population growth
- Over 4.8 million square feet of office space within the CBD
- ½ mile walk to the Brightline Train Station connecting Ft Lauderdale to West Palm Beach, and soon to Miami and Orlando
- Huizenga Park, Museum of Discovery and Science and Broward Center for the Performing Arts within walking distance

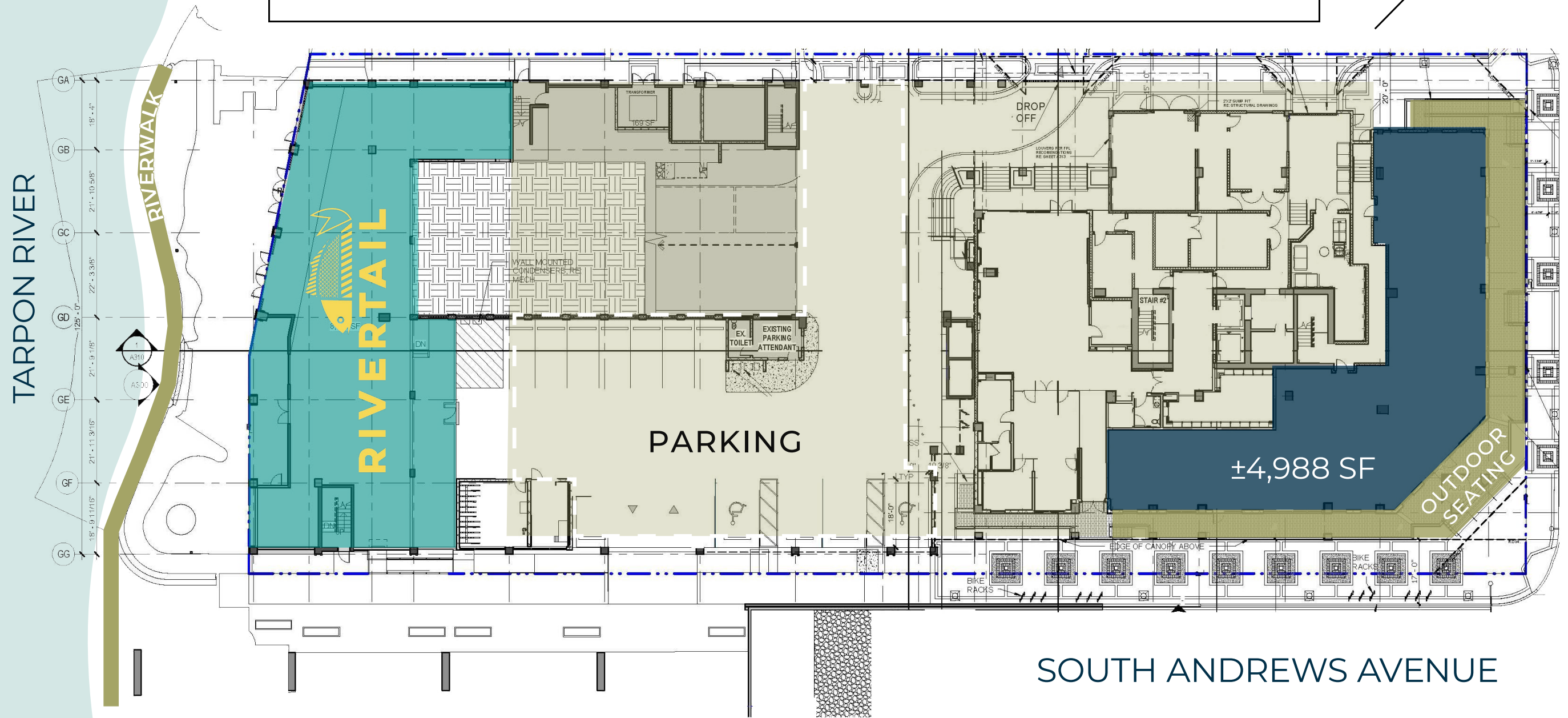




THE WHARF™
FORT LAUDERDALE

BODEGA
Taqueria y Tequila

Floor Plan



TARPON RIVER
RIVERWALK
PARKING
SOUTH ANDREWS AVENUE
LAS OLAS BOULEVARD
N

Las Olas Riverfront & Downtown Fort Lauderdale CBD

Las Olas Boulevard is famous throughout South Florida for its beautiful tree-lined charm, incredible dining and shopping, and relaxed ambiance. For decades, locals and tourists alike have flocked to Las Olas as a place for drinking, eating, shopping and entertainment. Restaurants like American Social, Big City Tavern, Louie Bossi, Rocco's Tacos and Royal Pig Pub line the streets along with boutique shopping such as Alex & Ani, Hoffman's Chocolates, Chico's, Sunglass Hut, Bluemercury and Tommy Bahama. Las Olas is not just a place for dining and shopping, but entertainment as well. The Broward Center for the Performing Arts, The Florida Grand Opera, The Museum of Discovery & Science and the IMAX 3D Theater are all within a few blocks of Las Olas Riverfront project.

There are over 6 million square feet of office in the Fort Lauderdale CBD

within one mile of Las Olas Riverwalk. Approximately 3.5 million square feet of these are considered Class A office. On the residential side, Fort Lauderdale has seen a boom in individuals, especially millennials moving to the Las Olas/CBD community, who desire to commute less and take advantage of the dining, entertainment and art that has sprouted within the neighborhood. Since 2012, an incredible 66 individual development projects have been built or are planned to be built in the CBD neighborhood, with over 17,000 units being residential and over 4.3 million being office space. This tremendous growth will continue as the Brightline Train now connects to Miami, and will soon connect to Orlando. The Las Olas Riverfront is positioned as a central point among all of this growth that has come to Las Olas, Fort Lauderdale, and South Florida.



Area Retail

Himmarshee Street

TACOCRAFT
PUBLIC HOUSE
RED IVY
SWAY
ROK BRGR
CAPONES
AMERICA'S BACKYARD



Riverwalk Fort Lauderdale



BODEGA
THE WHARF
MATCHBOX
ROOFTOP
TOWNSHIP

Broward County Courthouse
Broward County Public Schools
Publix
DUNKIN' DONUTS
The Grind Coffee Project
PHAT BOY

FORT LAUDERDALE

DOWNTOWN FORT LAUDERDALE

Broward County Library

NSU ART MUSEUM
FORT LAUDERDALE

FAU

Bubier Park

Eddie V's
PRIME SEAFOOD
(Coming soon)

Central Business District

Las Olas Blvd

DEL FRISCO'S GRILLE
AMERICAN SOCIAL
TIMPANO
LOBSTER BAR
GreenWise
java&jam
YOLO
BEEHIVE KITCHEN
Sky

Fort Lauderdale Airport

TARPON RIVER

BEVERLY HEIGHTS

RIO VISTA



LEGEND

- 1. Broward Center for the Performing Arts
- 2. Museum of Discovery & Science
- 3. Capone's
- 4. Himmarshee Public House
- 5. ROK: BRGR
- 6. TacoCraft
- 7. Red Ivy
- 8. The Wharf
- 9. Bodega
- 10. Rooftop
- 11. Township
- 12. Huizenga Park
- 13. Broward College
- 14. YOLO
- 15. Beehive Kitchen
- 16. Publix*
- 17. Java + Jam
- 18. Sky Thai Sushi
- 19. Royal Pig Pub & Kitchen
- 20. Del Frisco's
- 21. Timpano
- 22. Lobster Bar & Grill
- 23. Big City Tavern
- 24. Wild Sea Oyster Bar
- 25. American Social
- 26. Capital One Cafe
- 27. Kilwins
- 28. Sunglass Hut
- 29. Chico's
- 30. Sweet Nectar
- 31. Sushi Shack Floridian
- 32. B Square Burger + Booze
- 33. Talento
- 34. The Balcony
- 35. Rocco's Tacos
- 36. Bombay Darbar
- 37. The Cheesecake Factory
- 38. Riverside Hotel
- 39. Maus & Hoffman
- 40. Tommy Bahama
- 41. Bluemercury
- 42. Alex and Ani
- 43. Louie Bossi's
- 44. Casa Sensei

* denotes "Coming Soon" locations



FOUR WEST

LAS OLAS

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