

FOR LEASE

TOWER 101



101 NE 3rd Avenue, Fort Lauderdale, Florida 33301

CBRE



Highlights

Property Address	101 NE 3rd Avenue, Fort Lauderdale, Florida 33301
Asking Rate	Tower 101 - \$30.00 - \$35.00 NNN 101 Centre - \$30.00 - \$32.00 NNN
OPEX	Tower 101 - \$18.00 PSF, Full Service 101 Centre - \$18.00 PSF, Full Service
Parking	2.5/1,000 SF Unreserved: \$90.00 Reserved: \$125.00
Availability	Suite: 1930 - 1,829 SF Suite: 410 - 1,676 SF Suite: 420 - 2,504 SF Suite: 501 - 1,228 SF

FORT LAUDERDALE DEMOGRAPHICS



CURRENT POPULATION
1 MILE 22,439
3 MILE 137,693
5 MILE 294,692



PROJECTED AVERAGE H.H. INCOME (2024)
1 MILE \$109,245
3 MILE \$99,594
5 MILE \$90,332



DAYTIME POPULATION
1 MILE 73,857
3 MILE 212,468
5 MILE 390,024



AVERAGE HOUSEHOLD INCOME
1 Mile \$93,629
3 Mile \$85,956
5 Mile \$78,311

Property Overview

21 Story Class A Office Buildings

Move-in ready spec suites with high-end finishes available

Steps away from emerging Flagler Village neighborhood

Easy access to shopping, restaurants, museums and more in the Fort Lauderdale CBD

Building amenities include:

- Full service café
- On-Site Gym
- Conference facility
- On-Site property management
- 24/7 security
- Integrated structured parking
- Courtesy shuttle service
- Common area WiFi





On-Site & Area Information

Located within the emerging Flagler Village neighborhood a few blocks from Las Olas Boulevard, the buildings offer easy access to shopping, restaurants, museums, the beach, the Fort Lauderdale International Airport and more.

Building Features



**QUEST WORKSPACE
ON-SITE**



**2.5/1,000 PARKING
SPACES**



**21 STORIES
IN THE HEART OF
DOWNTOWN FORT
LAUDERDALE**



**PUBLIC
TRANSPORTATION
VIRGIN TRAINS & BUS STATION**



**GYM
ON-SITE**



**ON-SITE WIFI
AND FIBRE-OPTIC
ENABLED**



**24/7
SECURITY**



**CONFERENCE
ROOM**



**ON-SITE
CAFE**



Restaurants Within 1 Mile Radius North

- Top Hat Deli
- Colada
- The Brass Tap
- Henry's Sandwich Shop
- Whole Enchilada
- Doc B's Restaurant
- Press & Grind Caf 
- Suan Thai
- Anthony's Pronto Kitchen
- Christina Wan's
- The Poke House
- Shuck 'N Dive
- Sip Java Co.
- Temple Street Eatery
- American Icon Brewery
- JB&C Juice Bar & Caf 
- Poke LoLo
- Heritage
- Chick'nCone

Restaurants Within 1 Mile Radius South

- Yolo
- Beehive Kitchen
- Boathouse at Riverside
- Gran Forno Pronto Italian Bakery
- Caff  Europa
- Capital One Caf 
- American Social
- Casa Sensei Pan Asian Latin Fusion
- El Camino Fort Lauderdale
- Lobster Bar Sea Grille
- Louie Bossi's Ristorante
- Piazza Italia Fort Lauderdale
- Rocco's Tacos and Tequila Bar
- B Square Burgers & Booze
- Vinos On Las Olas
- Moxies

Contact Us

John Criddle
Executive Vice President
+1 561 283 5176
john.criddle@cbre.com

Joseph Freitas
First Vice President
+1 561 512 8844
joe.freitas@cbre.com

Max Pawk
Senior Associate
+1 561 393 1670
max.pawk@cbre.com

  2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.