



THRIVE ARTS DISTRICT

FORT LAUDERDALE

RETAIL, F&B & OFFICE FOR LEASE

For Lease By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Since its inception, Thrive Arts District has been redefining Fort Lauderdale's creative landscape, transforming a former industrial warehouse area into a vibrant community that celebrates art, culture, and entrepreneurship.

Thrive Arts District is a transformative 5.3-acre development at the heart of Fort Lauderdale's burgeoning cultural and creative scene. This dynamic district is poised to become a bustling hub of activity, blending the best of art, innovation, and commerce. With seamless access to Flagler Village, the city's vibrant arts and innovation community, and just steps from the renowned Las Olas Boulevard, the location offers an unmatched combination of visibility and connectivity.

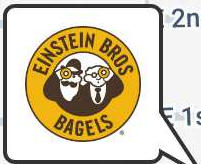
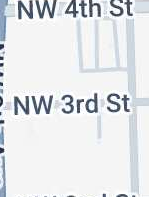
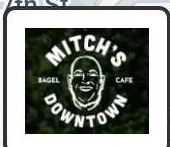
In addition to its commercial and cultural offerings, Thrive Arts District offers a series of events aimed at fostering community engagement and entertainment. The centerpiece of these activities is the Music Square, a 17,000 square foot space that hosts a variety of events every weekend including Artworks, Cars and Coffee Meetups, Markets, Music Festivals, Beer and Wine Festivals, and Pop-Up Events.

OFFERING SUMMARY

Base Rent:	\$34.00 - 45.00 SF/yr (NNN)
NNN:	\$10/SF
Available SF:	745 - 9,902 SF
Lot Size:	5.3 Acres
Building Size:	80,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	16,113	42,298	65,994
Total Population	29,191	83,923	138,545
Average HH Income	\$135,517	\$118,361	\$113,395

THRIVE Art District





THRIVE PROGRESSO MIXED USE BUSINESS DISTRICT SITE PLAN & TENANT LIST

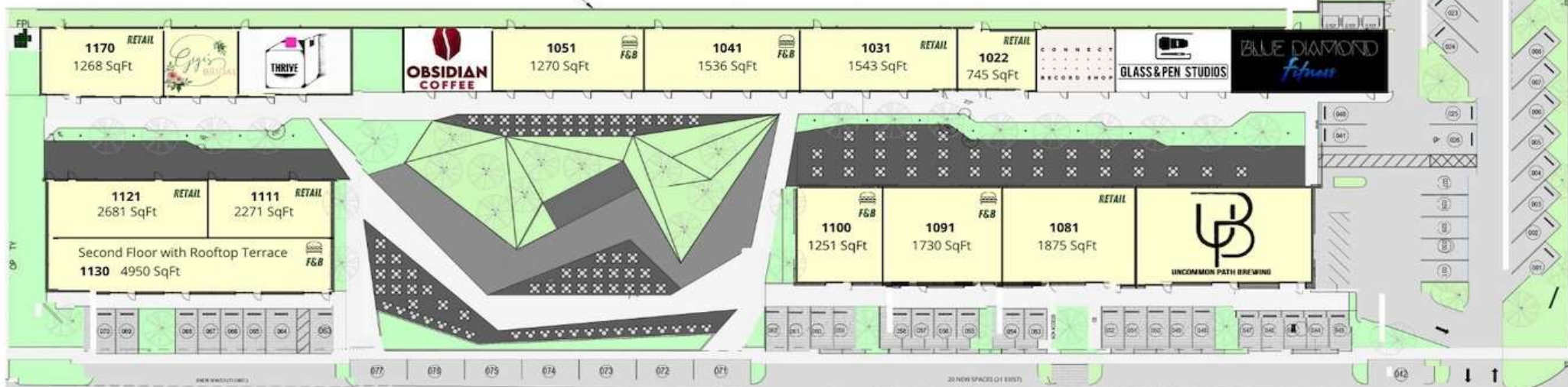


BLUE DIAMOND FITNESS 2.0
GLASS & PEN STUDIOS LLC
CONNECT RECORDS LLC
OBSIDIAN COFFEE LLC
UNCOMMON PATH BREWING
NATIONAL WATER RESTORATION
THRIVE MANAGEMENT
GIGI BRIDAL, LLC
PLEASANT IMAGE DISTRIBUTING

FITNESS STUDIO
PRODUCTION/PHOTO STUDIO
RECORD STORE
COFFEE SHOP
BREWERY
OFFICE
PROPERTY MANAGEMENT OFFICE
BRIDAL RETAIL STORE
HAIR PRODUCT DISTRIBUTION

SEART MARINE INC.
BEYOND HAUTE VINTAGE
JDR GROUP LLC
ROCU SOLUTION LLC
DRAGON KING SOLUTIONS INC.
ANA KING PHOTOGRAPHY LLC
ATOMIC FREEDOM LLC
TEKNICA ARCHITECTURAL CONCEPTS
AP TRAINING CENTER FL
FLAGLER VILLAGE GROUP

WAREHOUSE
CLOTHING DISTRIBUTION
WAREHOUSE (REAL ESTATE OFFICE)
WAREHOUSE/ SHOWROOM
OFFICE / WEB APP DEVELOPMENT
PRODUCTION/PHOTO STUDIO
HANDMADE LEATHER BAGS
OFFICE
JUDO-HEALTH-STUDIO
REAL ESTATE OFFICE



NW 5TH AVENUE

EDGE OF TRAVEL LANE

NW 5TH AVENUE



PROPERTY LINE

TRASH AREA

&NBSP;LEASE INFORMATION

Lease Type:	NNN
Total Space:	745 - 9,902 SF

Lease Term:	Negotiable
Lease Rate:	\$34.00 - \$45.00 SF/yr

&NBSP;AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
701 NW 5th Avenue // Building E2	Available	2,606 SF	NNN	\$34.00 SF/yr	Approved for Office
701 NW 5th Avenue // Building E2	Available	1,218 SF	NNN	\$34.00 SF/yr	Approved for Food and Beverage
701 NW 5th Avenue // Building E2	Available	3,428 SF	NNN	\$34.00 SF/yr	Approved for Retail
701 NW 5th Avenue // Building E1	Available	2,682 SF	NNN	\$34.00 SF/yr	Approved for Retail
701 NW 5th Avenue // Building E1	Available	2,712 SF	NNN	\$34.00 SF/yr	Approved for Retail
701 NW 5th Avenue // Building E1	Available	2,660 SF	NNN	\$34.00 SF/yr	Approved for Food and Beverage
710 NW 5th Avenue // Building B	Available	1,875 SF	NNN	\$34.00 SF/yr	Approved for Retail
710 NW 5th Avenue // Building B	Available	1,730 SF	NNN	\$34.00 SF/yr	Approved for Food and Beverage
710 NW 5th Avenue // Building B	Available	1,251 SF	NNN	\$34.00 SF/yr	Approved for Food and Beverage
710 NW 5th Avenue // Building A	Available	745 SF	NNN	\$34.00 SF/yr	Approved for Retail
710 NW 5th Avenue // Building A	Available	1,543 SF	NNN	\$34.00 SF/yr	Approved for Food and Beverage
710 NW 5th Avenue // Building A	Available	1,536 SF	NNN	\$34.00 SF/yr	Approved for Food and Beverage
710 NW 5th Avenue // Building A	Available	1,270 SF	NNN	\$34.00 SF/yr	Approved for Food and Beverage
744 NW 5th Avenue // Building D	Available	1,268 SF	NNN	\$34.00 SF/yr	Approved for Retail
744 NW 5th Avenue // Building C	Available	2,681 - 9,902 SF	NNN	\$35.00 SF/yr	Approved for Retail
744 NW 5th Avenue // Building C	Available	2,271 - 9,902 SF	NNN	\$35.00 SF/yr	Approved for Retail
744 NW 5th Avenue // Building C	Available	4,950 - 9,902 SF	NNN	\$45.00 SF/yr	Approved for Food and Beverage. 2nd Floor + Rooftop







FORT

OBSIDIAN
COFFEE

NOW
HIRING
OBSIDIAN
COFFEE

OBSIDIAN
COFFEE
Yellow Red
Obsidian Coffee



E2
701

E1
701

















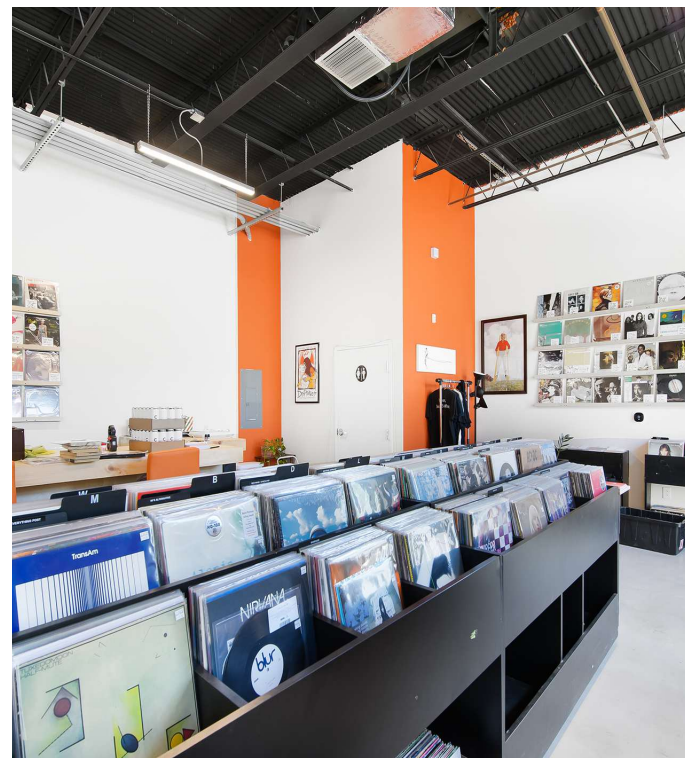
Thrive Tenant - Gigi's Bridal



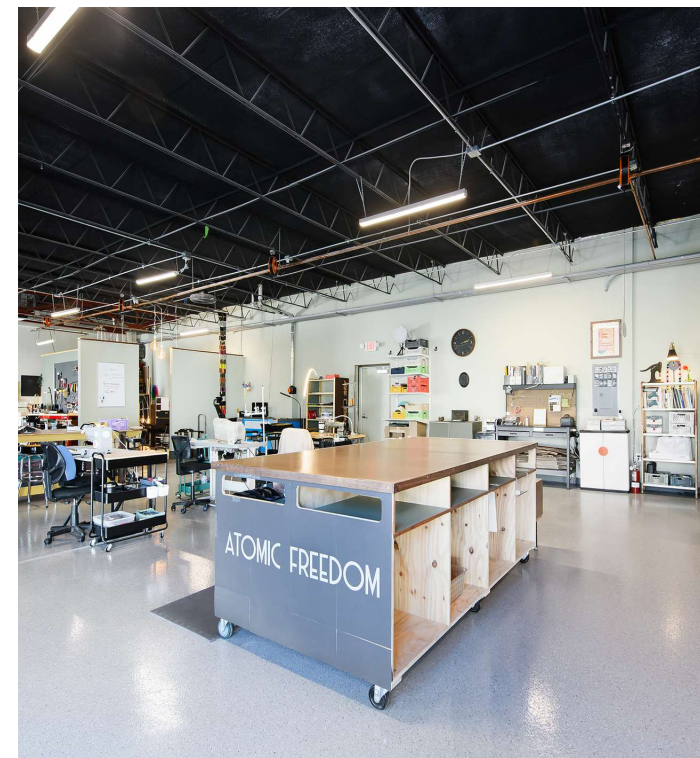
Thrive Tenant - Teknica Architectural Concepts



Thrive Tenant - Atomic Freedom



Thrive Tenant - Connect Records



Thrive Tenant - Atomic Freedom



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	29,191	83,923	138,545
Average Age	43	43	44
Average Age (Male)	43	44	44
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	16,113	42,298	65,994
# of Persons per HH	1.8	2	2.1
Average HH Income	\$135,517	\$118,361	\$113,395
Average House Value	\$742,341	\$665,180	\$616,138

Demographics data derived from AlphaMap



LISTED BY: KALEY TUNING

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