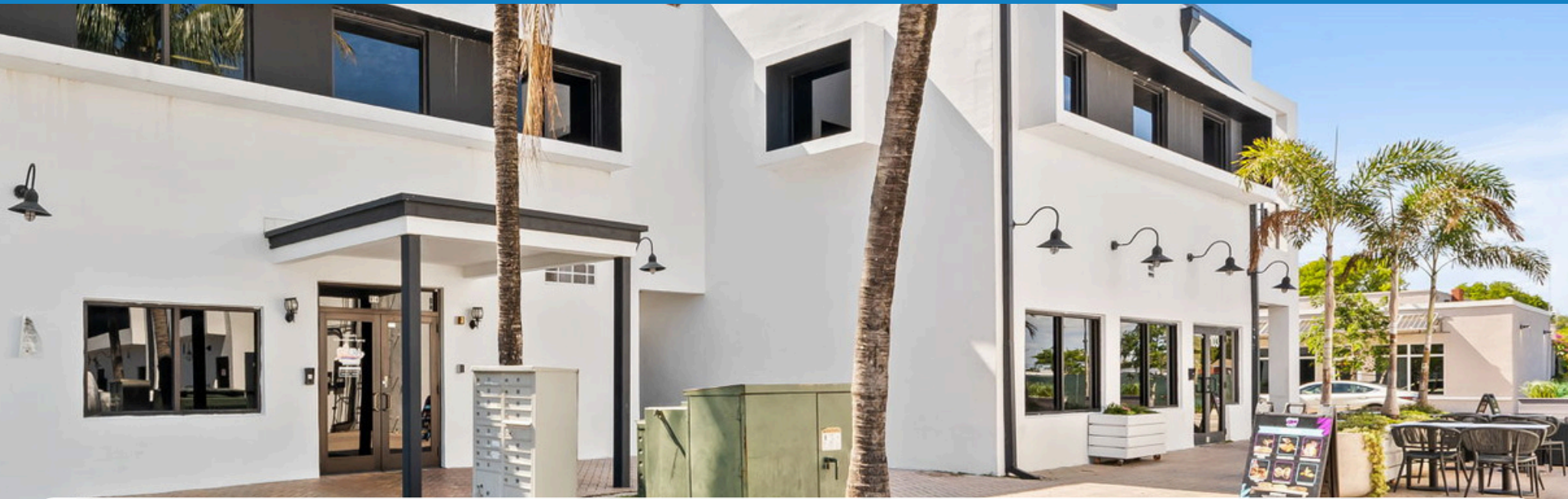




FREESTANDING OFFICE/RETAIL  
FOR LEASE IN DOWNTOWN FT LAUDERDALE



# OVERVIEW



<b>Address</b>	914 NW 6 <sup>th</sup> Street, Fort Lauderdale, Florida 33311
<b>Size</b>	1,898-8,396 Square Feet
<b>Price</b>	\$25.00/SF NNN (est. \$12/SF)
<b>Zoning</b>	NWRAC-MUw
<b>Parking</b>	Ample, Shared Parking On-Site

# STEPS TO FLAGLER VILLAGE

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**Flagler Village** - Fort Lauderdale's fastest-growing urban neighborhood, anchored by a dense concentration of new luxury apartments, creative office space, and destination retail. The area continues to attract residents, professionals, and visitors drawn to its walkable streets, curated tenant mix, and proximity to downtown. Located just minutes from Las Olas Boulevard, Brightline, and Fort Lauderdale Beach, Flagler Village offers unmatched connectivity in a true live-work-play environment.



# ONLY BLOCKS FROM THRIVE ARTS DISTRICT

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**Thrive Art District** is a dynamic cultural and entrepreneurial hub situated in Fort Lauderdale's Progresso Village neighborhood. This 5.3-acre development has transformed a once-industrial area into a vibrant community space that celebrates art, innovation, and local business.

Offering over 80,000 Sq. Feet of adaptive re-use retail bays with custom art work throughout, Thrive is home to Pulse Pilates, Alma Matcha, Sweet Leaf, Greek Sugar, YogiThot, Steamy Lit, Casa De Kava, C-ALMA, Connect Records, and many more.



# MULTIPLE CONFIGURATIONS AVAILABLE

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1,898-4,158 SQUARE FEET OF GROUND FLOOR AVAILABLE.



# ENTIRE SECOND FLOOR AVAILABLE

4,238 SQUARE FEET OF SECOND FLOOR AVAILABLE.  
ELEVATOR ACCESS.





AMPLE SHARED PARKING

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POTENTIAL FOR OUTDOOR ACTIVATION

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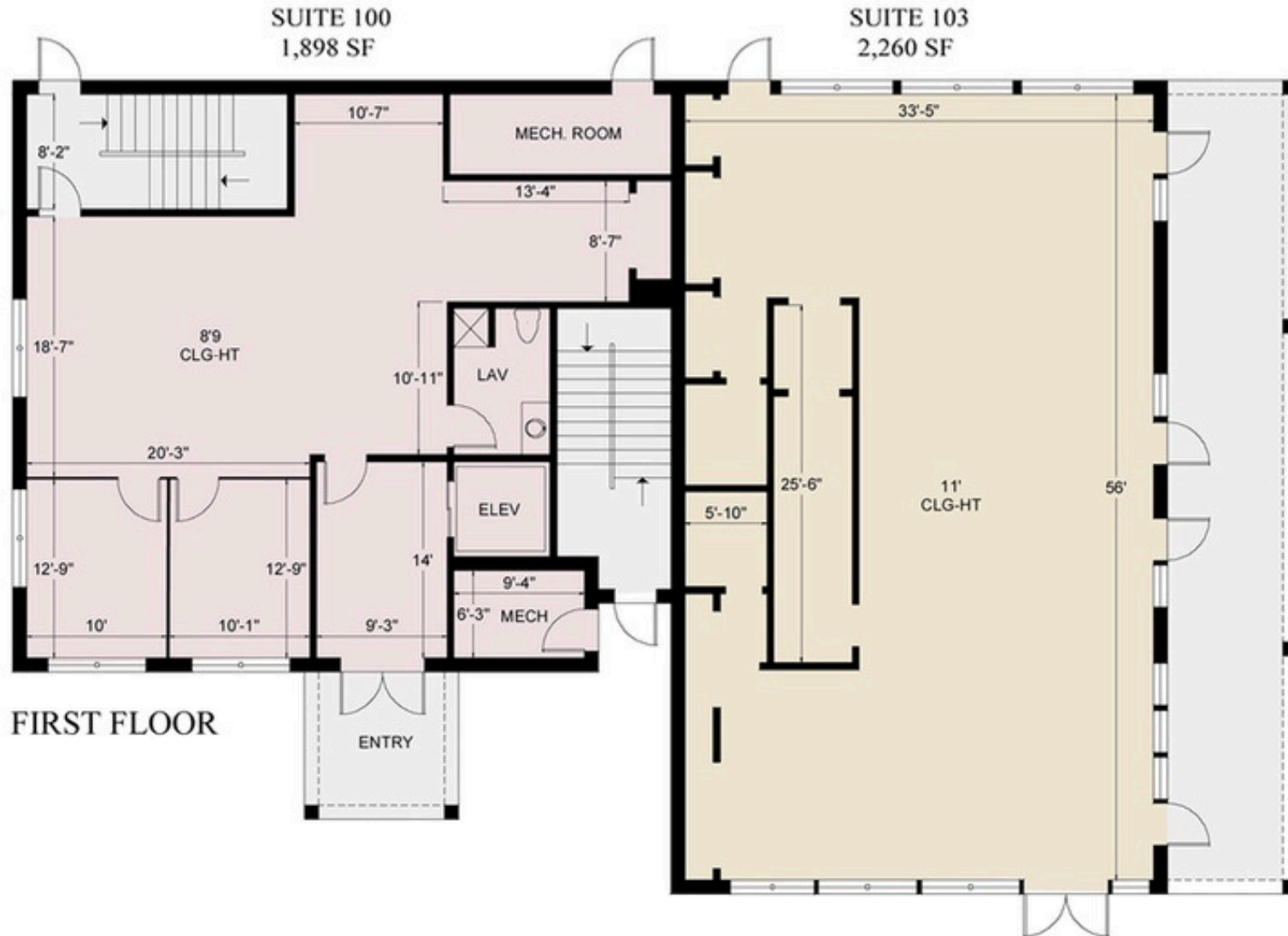
STEPS TO DOZENS OF APARTMENTS, RETAIL & DINING!

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# FLOORPLAN



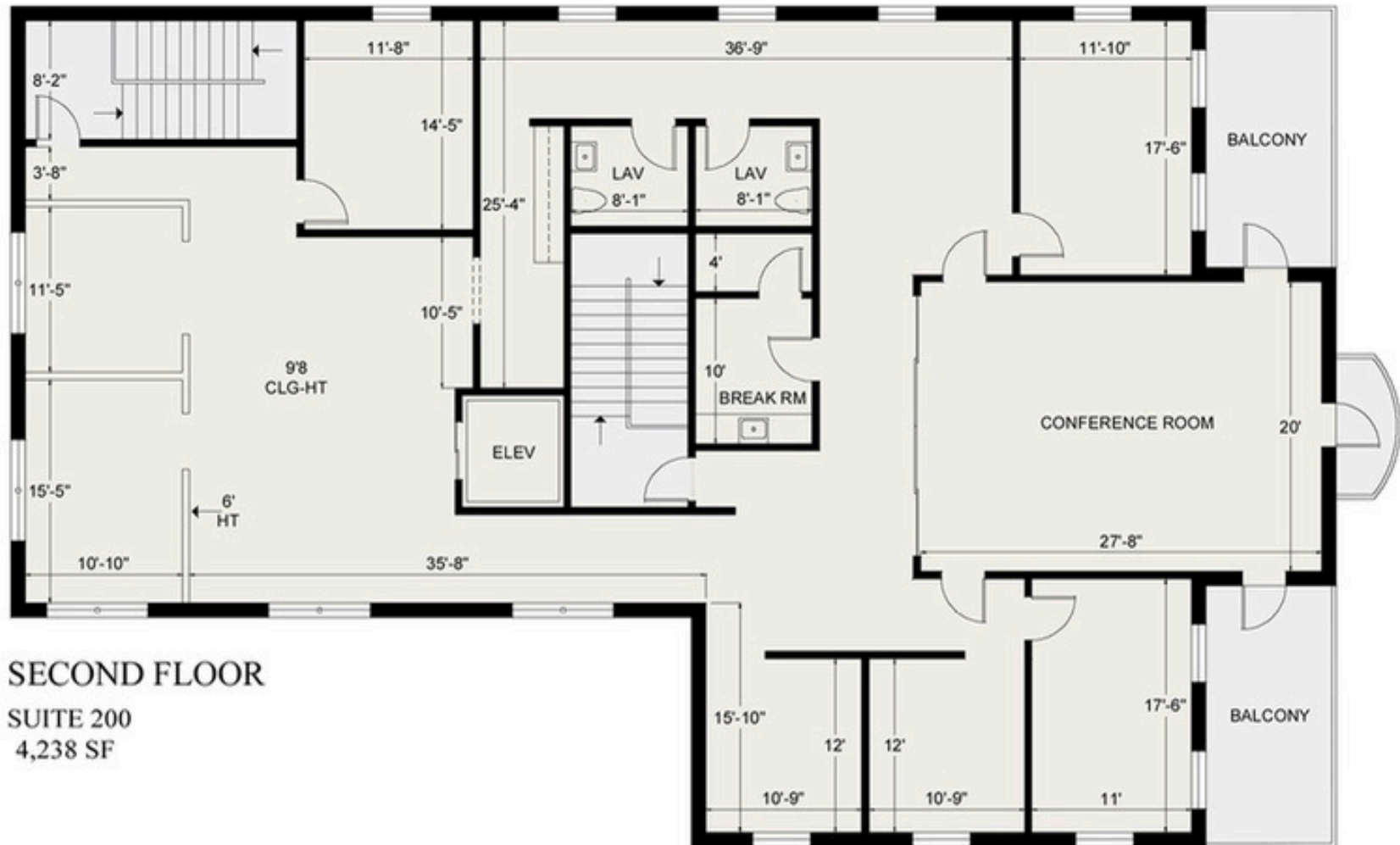
SIXTH STREET PLAZA  
914 NW 6TH STREET



# FLOORPLAN



SIXTH STREET PLAZA  
914 NW 6TH STREET



SECOND FLOOR

SUITE 200  
4,238 SF

CONTACT



KALEY TUNING

kt@nativerealty.com  
(954) 871 - 8927

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