



17 S. FORT LAUDERDALE BEACH BLVD.
FT. LAUDERDALE, FLORIDA



PROPERTY HIGHLIGHTS



Unmatched location right on Fort Lauderdale Beach, offering beachfront space for lease.



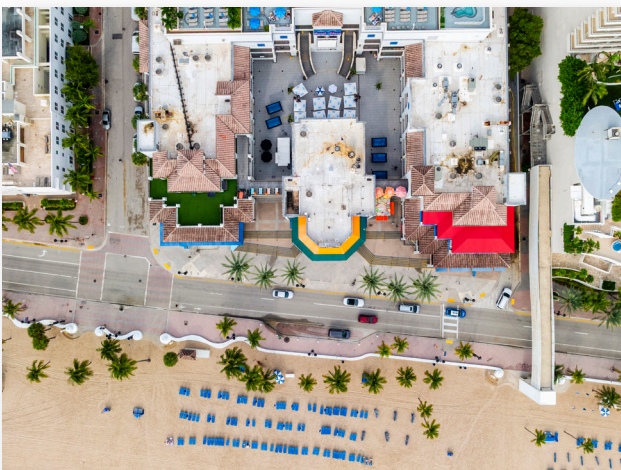
Significant recent renovations and an enhanced tenant mix position Beach Place as the leading tourism destination on the beach.



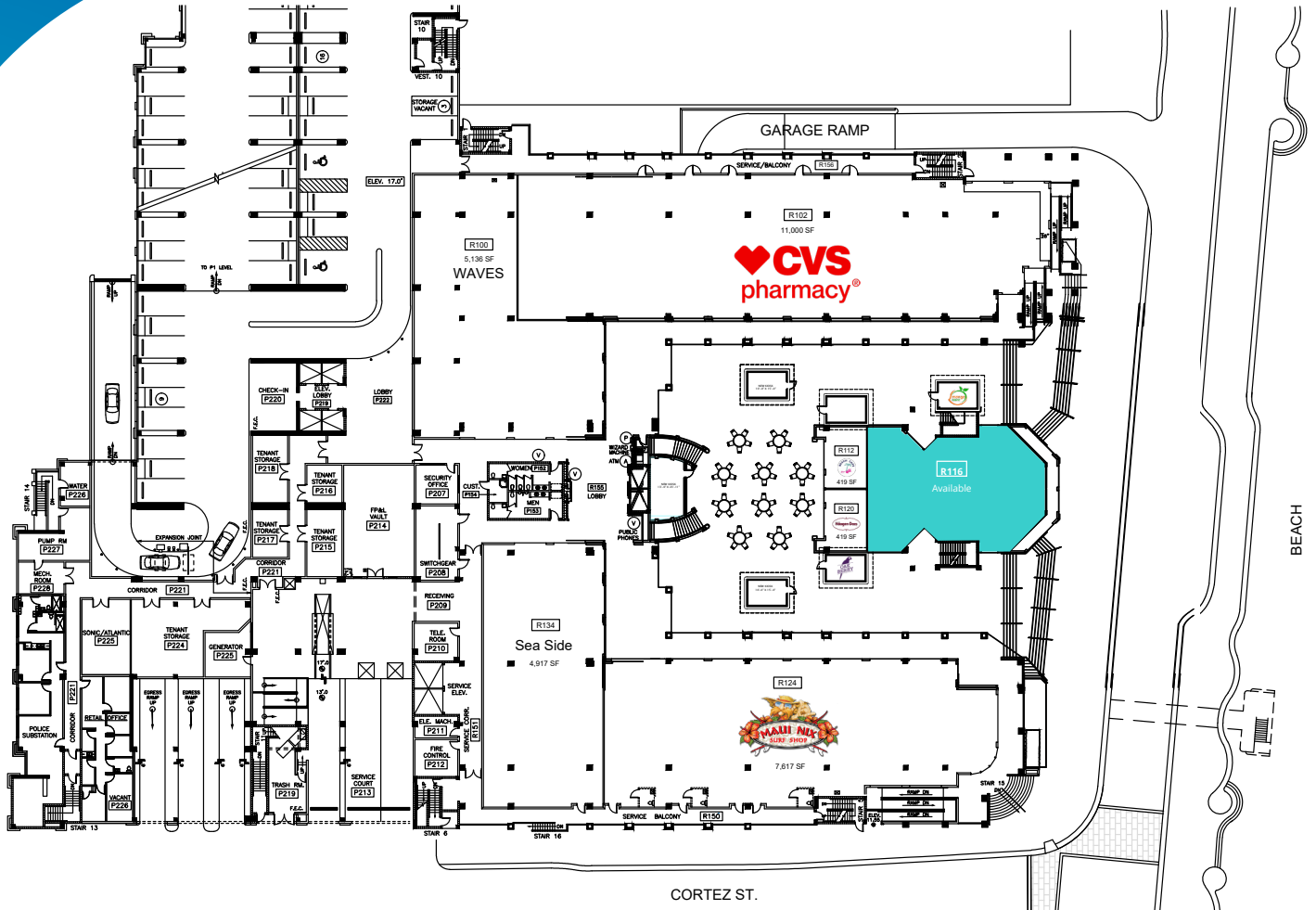
Become part of a lineup that includes nationally recognized apparel and entertainment brands, such as Maui Nix, Hooters, Häagen-Dazs, Taco Bell Cantina, Con Murphy's Irish Pub, CVS, and more.



Benefits from an attached multi-level parking garage, providing access to a built-in customer base at the Marriott Hotel.

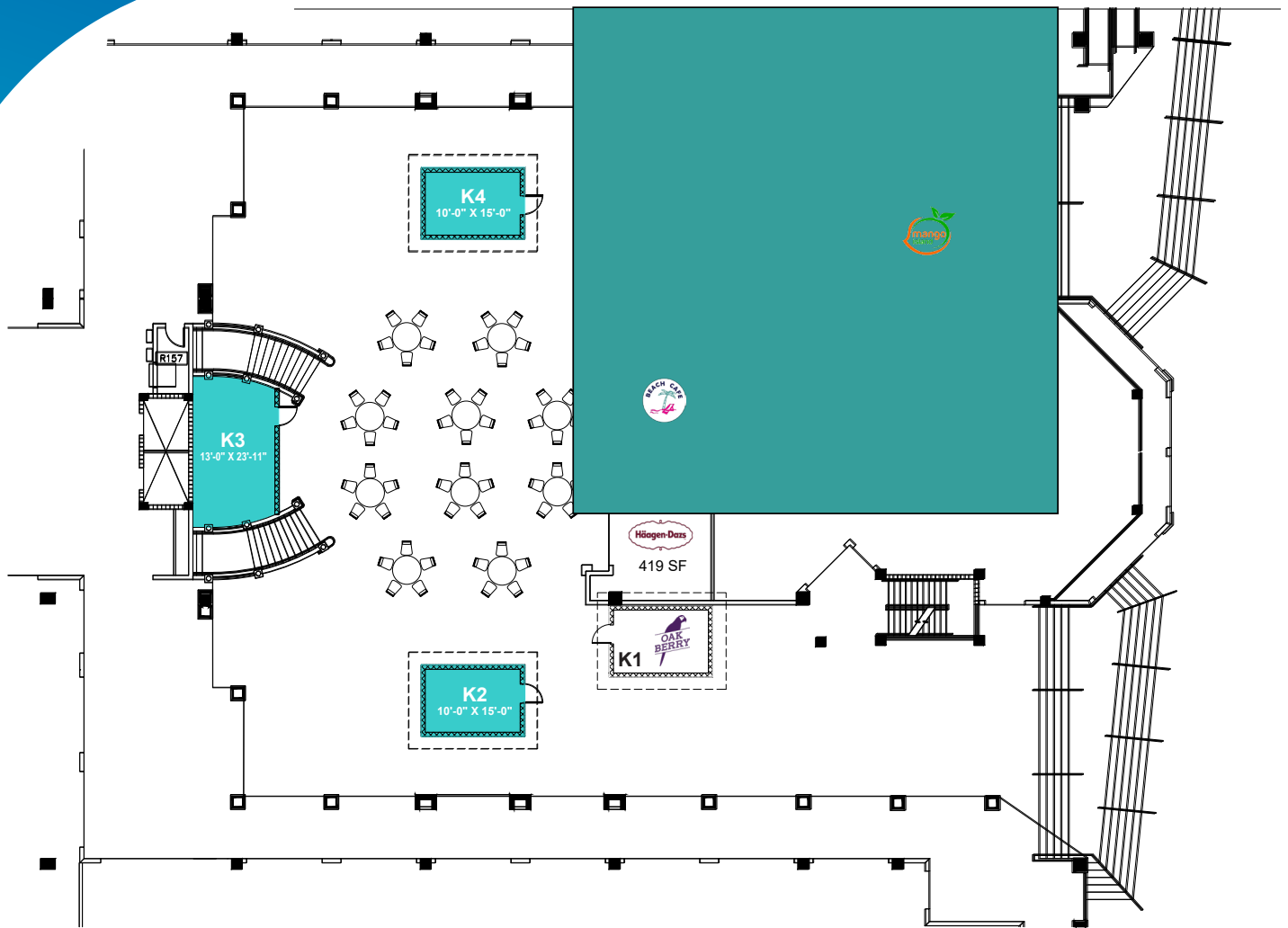


1ST FLOOR PLAN



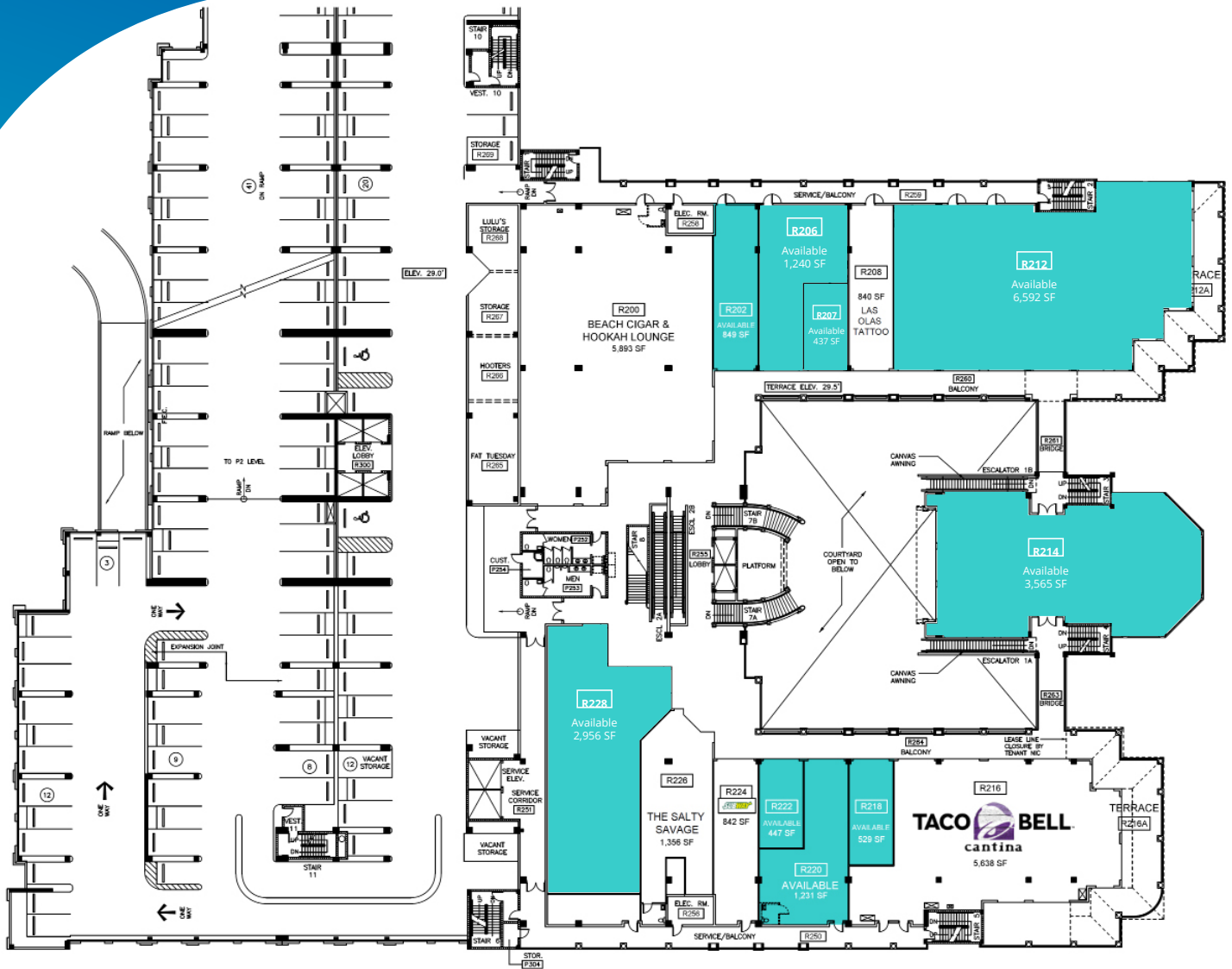
UNIT	TENANT	SF
R100	WAVES	5,136
R102	CVS Pharmacy	11,000
R112	Beach Cafe	419
R116	AVAILABLE	3,101
R120	Haagon Dazs	419
R124	Maui Nix	7,617
R134	Sea Side	4,917

KIOSK LOCATIONS



UNIT	TENANT	SF
K1	Oak Berry	10'-0" x 15'-0"
K2	AVAILABLE	10'-0" x 15'-0"
K3	AVAILABLE	13'-0" x 23'-11"
K4	AVAILABLE	10'-0" x 15'-0"
K5	AVAILABLE	10'-0" x 15'-0"
K6	Mango Island	10'-0" x 15'-0"

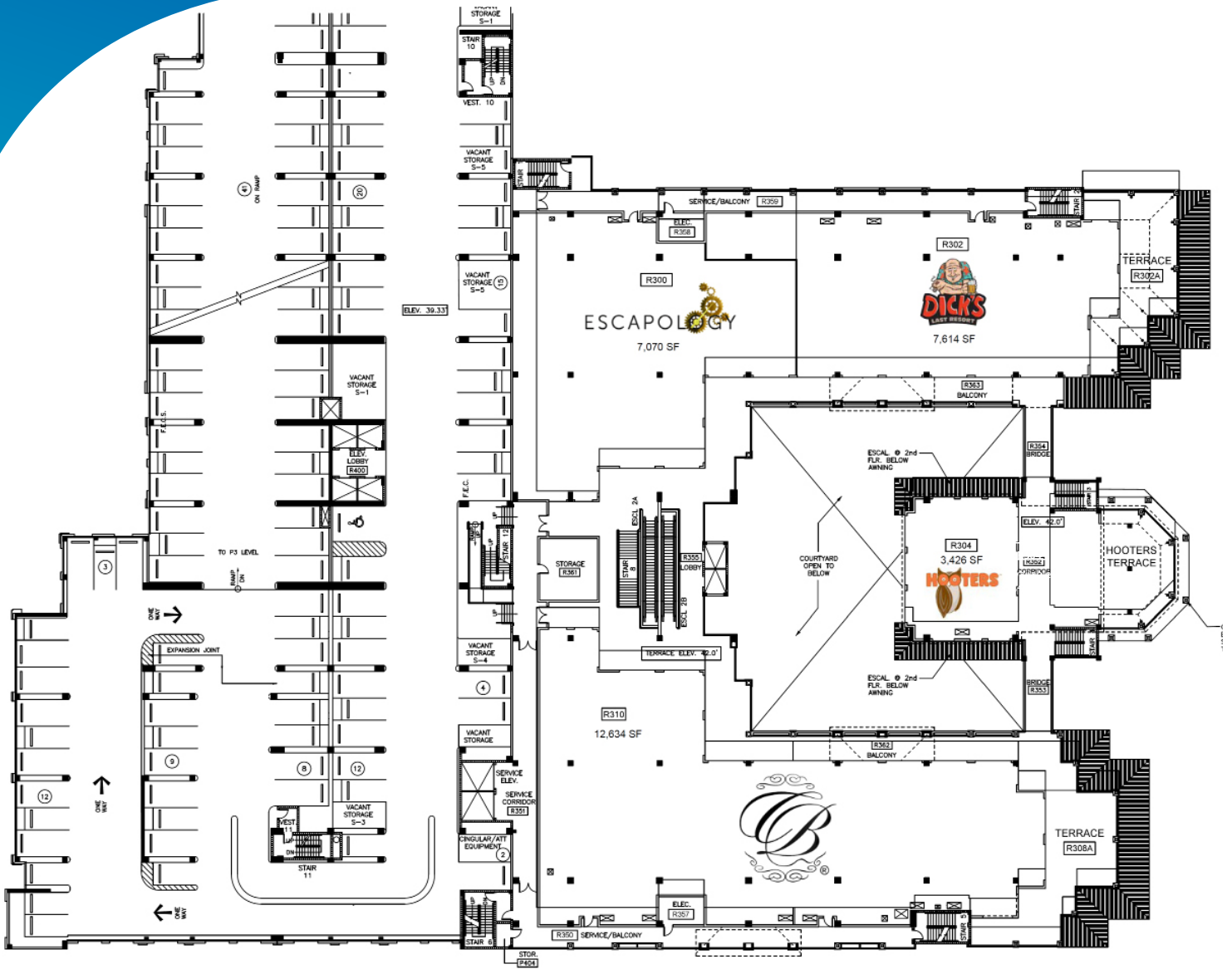
2ND FLOOR PLAN



UNIT	TENANT	SF
R200	Beach Cigar & Hookah	5,893
R202	AVAILABLE	849
R206	AVAILABLE	1,240
R207	AVAILABLE	437
R208	Las Olas Tattoo	840
R212	AVAILABLE	6,592
R214	AVAILABLE	3,565

UNIT	TENANT	SF
R216	Taco Bell Cantina	5,638
R218	AVAILABLE	529
R220	AVAILABLE	1,231
R222	AVAILABLE	447
R224	Subway	842
R226	The Salty Savage	1,356
R228	AVAILABLE	2,956

3RD FLOOR PLAN



UNIT	TENANT	SF
R300	Escapology	7,070
R302	Dick's Last Resort	7,614
R304	Hooter's	3,426
R310	Crystal Ballroom	12,364

WHAT'S IN THE AREA



COURTYARD
BY MARRIOTT

Fort Lauderdale
Aquatic Center

411 SOUTH
STATE ST
FT. LAUDERDALE
FLORIDA

MARRIOTT
VACATION
CLUB

Señor Fogg's
RESTAURANT & BISTRO

SURF STYLE

LAS OLAS
BEACH CLUB

BEACH PLACE

THE RITZ-CARLTON

S Fort Lauderdale Beach Blvd

AREA DEMOGRAPHICS

VISITORS

\$94,532
average HH income

46.4
median age

41%
higher education degree

WITHIN 3 MILES

\$180,819
average HH income

95,481
residents

124,647
daytime population

WITHIN 5 MILES

\$148,801
average HH income

216,453
residents

253,647
daytime population





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