

AVAILABLE FOR LEASE

817 NW 1ST STREET
FORT LAUDERDALE, FL

The Backyard of Lauderdale

Colliers

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COLLIERS
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A Blank Canvas for Events, Live
Music & Community Gatherings

3,750 SF BUILDING + 14,000 SF FENCED YARD

LARGE OUTDOOR VENUE SITE WITH EXISTING BUILDING IN DOWNTOWN FORT LAUDERDALE

Positioned in the heart of Downtown Fort Lauderdale, Colliers presents a rare opportunity to lease a highly flexible 20,909 SF urban property featuring a large open-air yard, a freestanding building, and ample on-site parking. Formerly home to Barkyard n' Brews, the site is uniquely suited for a variety of adaptive uses, including entertainment, event, hospitality, food & beverage, recreation, fitness, experiential retail, and creative commercial concepts.

- 15 parking spaces, with potential for more
- 3,750 square foot building
- 14,000 SF of open and fenced yard space
- Zoned B-3 Commercial
- Open concept suitable for a variety of retail, entertainment, and standard Industrial uses.

PROPERTY FEATURES



Modernized front building with enhanced curb appeal and a refreshed street presence.



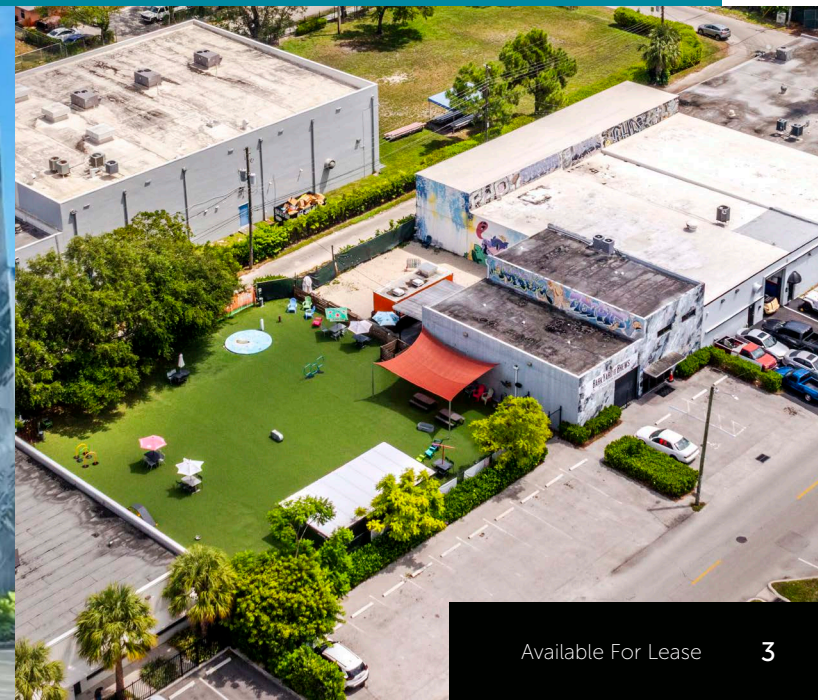
Highly visible site offering excellent exposure, accessibility, and frontage within the heart of Downtown Fort Lauderdale.



Rare urban site featuring a large open-air yard and freestanding building, creating flexibility for a wide range of uses.



Flexible Opportunity for Entertainment, Hospitality & Experiential Uses



The Heart of Everything

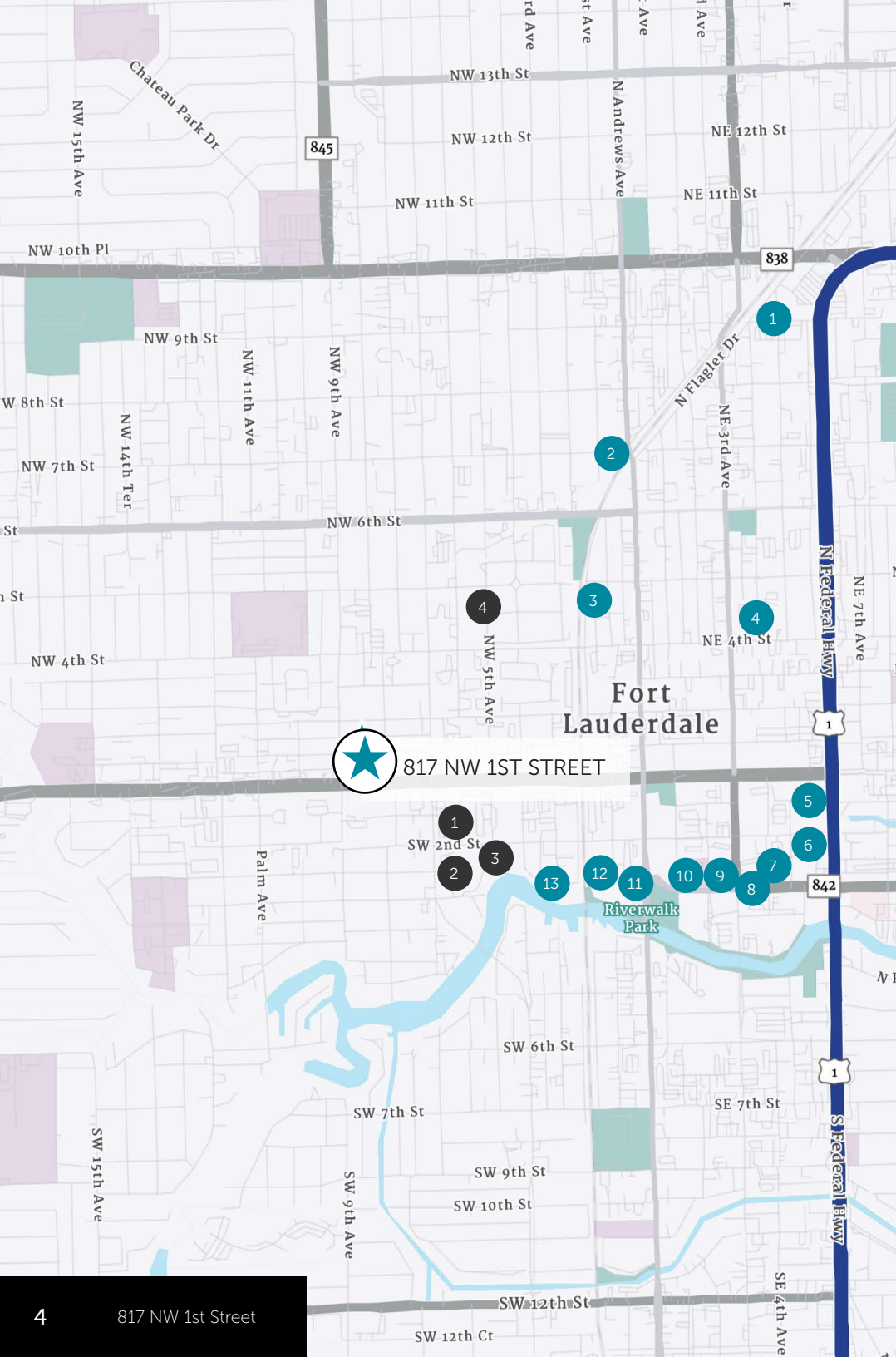
FORT LAUDERDALE'S NEXT OUTDOOR ENTERTAINMENT DESTINATION

RESTAURANTS

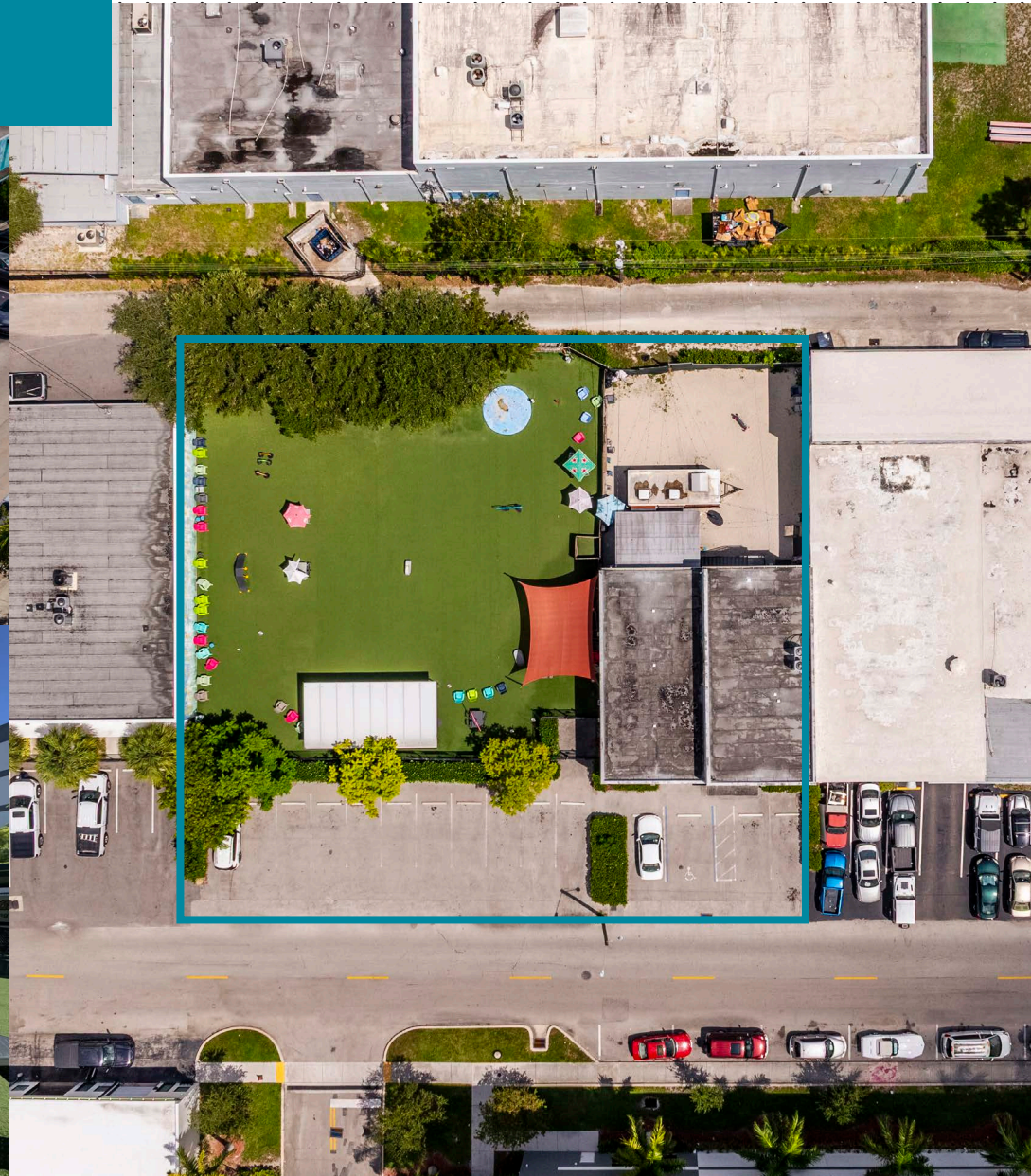
- 1 Heritage
- 2 Sistrunk Marketplace
- 3 Laudy Bar & Craft Kitchen
- 4 Mister 01 Extraordinary Pizza
- 5 Morton's Steakhouse
- 6 Bellagamba's Fine Italian
- 7 Rice Mediterranean Kitchen
- 8 YOLO Restaurant
- 9 Moxie's
- 10 Naked Farmer
- 11 TIMBR
- 12 The Wharf
- 13 The House on the River

ARTS

- 1 Broward Center of the Performing Arts
- 2 Museum of Discovery & Science
- 3 NSU Art Museum
- 4 Thrive District



Creative Space. Urban Energy



Location Highlights



NEARBY RESTAURANTS

Surrounded by Flagler Village's vibrant dining scene, including Heritage, The Katherine, Santiago's Bodega, Temple Street Eatery, Sistrunk Marketplace, and Circle House Coffee, offering a diverse mix of chef-driven cuisine, casual dining, and local favorites.

TRANSPORTATION

Minutes from Brightline Station and major transportation corridors, offering seamless access throughout South Florida and direct high-speed rail service to Orlando.



AREA FOOT TRAFFIC

Located in one of Fort Lauderdale's most active urban neighborhoods, surrounded by residential density, dining, entertainment, and office users that generate consistent pedestrian traffic throughout the day and evening.



BUSINESS & EMPLOYMENT HUB

Neighboring Downtown Fort Lauderdale and Flagler Village's growing office market provide access to a steady daytime workforce and expanding business community.

RESIDENTIAL GROWTH

Surrounded by thousands of apartment units and ongoing mixed-use development, Fort Lauderdale continues to attract a growing population of residents seeking an urban live-work-play lifestyle.



ARTS & ENTERTAINMENT

Located within Fort Lauderdale's vibrant creative district, the property is surrounded by galleries, live music venues, breweries, public art installations, and community events that contribute to the neighborhood's unique character and year-round activity.

DOWNTOWN FORT LAUDERDALE



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TRUIST

Walgreens



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BREWING

ExtraSpaceStorage

BROWARD BOULEVARD - 74,000 AADT
ADVANCE
AUTO PARTS



1ST STREET



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