

DOWNTOWN

FORT LAUDERDALE

WALK SCORE®
OF 93

NORTHMARK BUILDING

33 NE 2ND ST
FORT LAUDERDALE, FL 33301

OFFICE SPACE FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

Bert Checa

Principal

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents the Northmark Building, an entirely vacant 23,296 SF three-story office building located in the heart of Downtown Fort Lauderdale's bustling Central Business District. This vacant property is ideal for headquarters or businesses seeking a premier presence in one of South Florida's most dynamic urban centers and can be leased in its entirety, or as 7,108 SF -8,094 SF full floorplates with prominent building signage available perfect for a headquarters. The building features a lobby area with 2 elevators, 24-hour controlled access, and boasts a private 55-space surface parking lot for a 2.36 per 1,000 SF parking ratio. Situated directly across from City Hall and only two blocks north of Broward Blvd, the property enjoys unmatched connectivity to Downtown's key landmarks, just 0.5 miles from the center of Downtown Fort Lauderdale and Las Olas entertainment area and 2.8 miles from the Beach. With a Walk Score® of 93, this "Walker's Paradise" offers unparalleled convenience to dining, shopping, and entertainment in the vibrant urban core, and is conveniently within walking distance to Brightline Fort Lauderdale Station benefiting employees and clients alike.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

PROPERTY HIGHLIGHTS



THE NORTHMARK BUILDING:

3 Story Office Building
23,296 SF GLA Fully Vacant
Great for Headquarters!
Full Floorplates Available
Prominent Signage Options
Private Parking Lot with 55 Spaces



PRIME DOWNTOWN CBD LOCATION:

Downtown Fort Lauderdale
Walk Score® of 93: "Walker's Paradise"
**Walk to Brightline High Speed
Commuter Rail**
Minutes from Las Olas Blvd w/Premier
Dining, Shopping & Entertainment!



EXCEPTIONAL ACCESSIBILITY:

0.3 Miles to US-1
1.7 Miles to I-95
5.6 Miles to Florida's Turnpike
15 Mins to Fort Lauderdale Int'l Airport

Fort Lauderdale, Florida

Major Highways: I-95, I-76, I-595, I-195, I-4

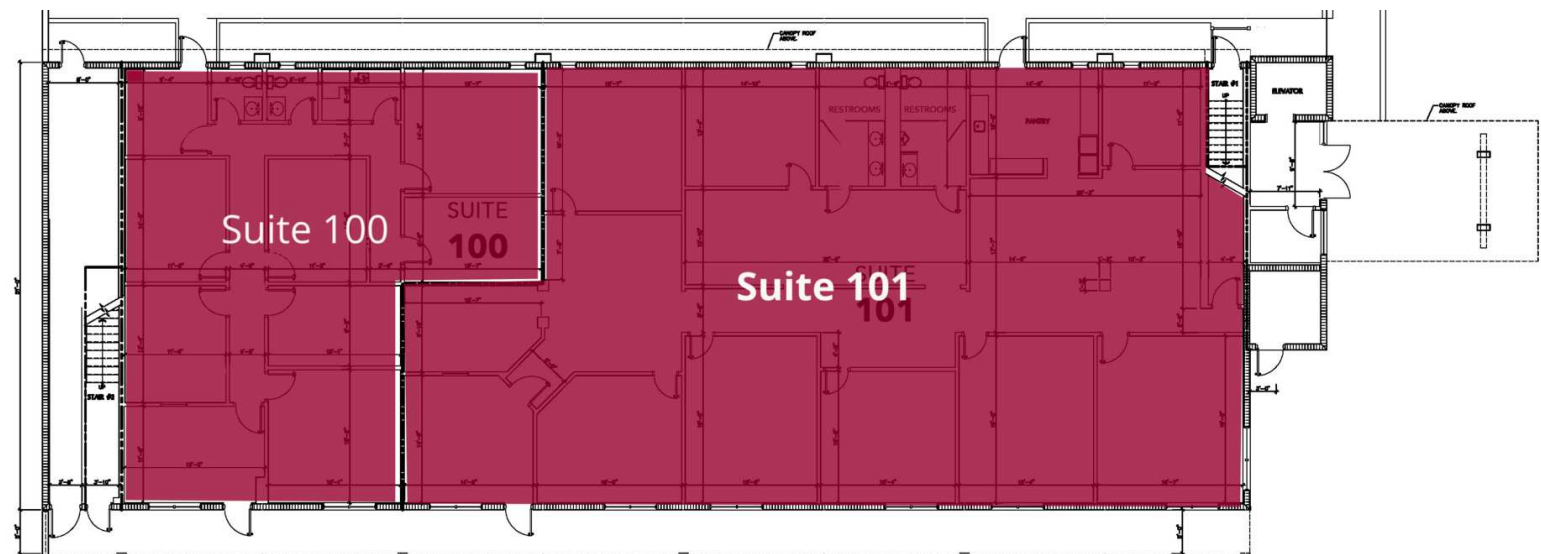
Landmarks and Businesses:

- Hotels:** Hilton, Westin, Marriott, Ritz-Carlton, Four Seasons, Conrad, The Ritz-Carlton, Marriott.
- Restaurants:** Bastille, P, Morton's, The Wharf, Tommy Bahama, The Cheesecake Factory, Timpano, New River, Lobster Bar, Yolo, Howl at the Moon, Volo, The Fresh Market, Morton's, Cafe Bastille, P, The Wharf, Tommy Bahama, The Cheesecake Factory, Timpano, New River, Lobster Bar, Yolo, Howl at the Moon, Volo.
- Parks:** Esplanade Park, Holiday Park.
- Government:** City of Fort Lauderdale City Hall, Broward County, Broward Center for the Performing Arts.
- Other:** Brightline, Bank of America, McDonald's, Sarpino's, History Fort Lauderdale, Las Olas Beach, Las Olas Blvd, Broward Blvd, W Broward Blvd.

WALK SCORE® OF 93 - "WALKERS PARADISE"



AVAILABLE OFFICE SUITES



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Suite 100	2,467 - 23,296 SF	Modified Gross	\$26.00 SF/yr
Suite 101	4,867 - 23,296 SF	Modified Gross	\$26.00 SF/yr

FULL FLOORPLATES AVAILABLE



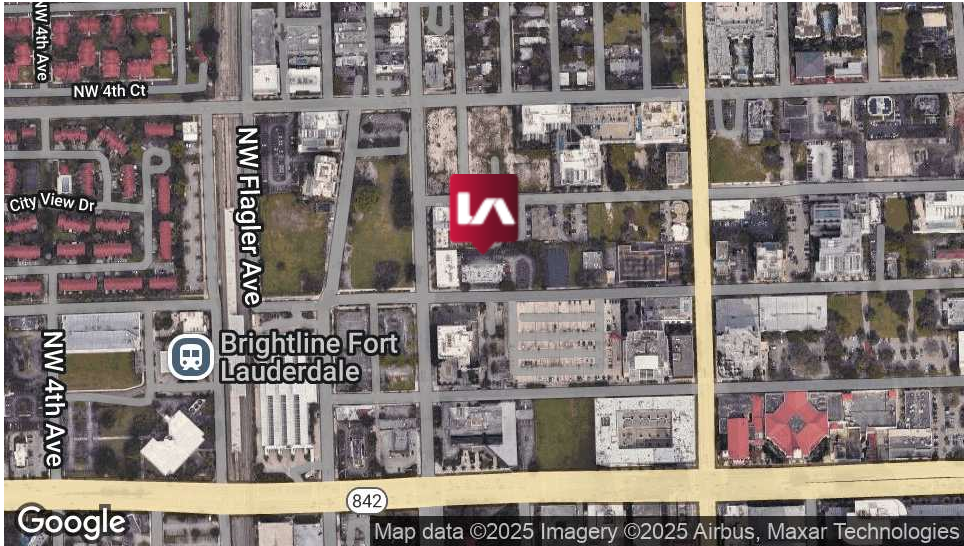
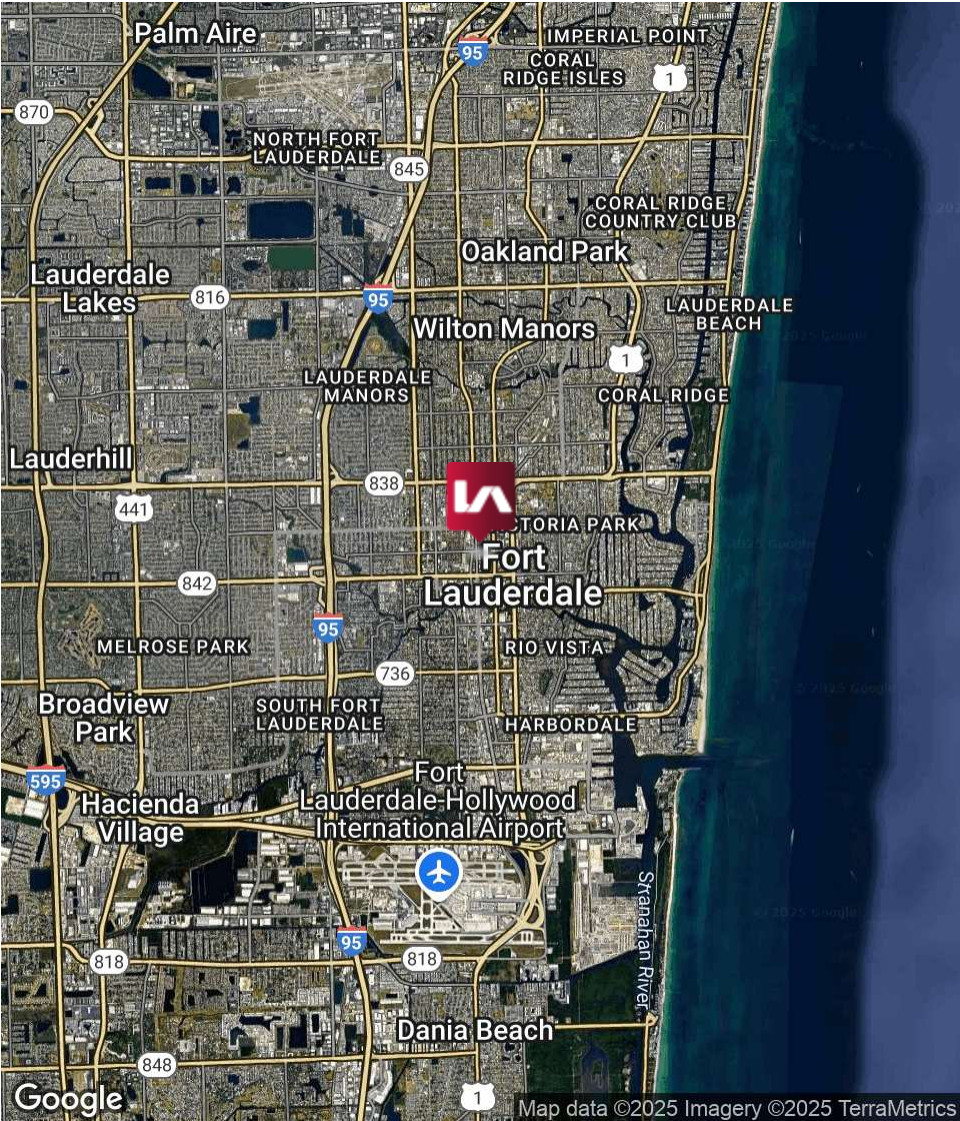
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,467 - 23,296 SF	LEASE RATE:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	7,108 - 23,296 SF	Modified Gross	\$26.00 SF/yr
2nd Floor	Available	8,094 - 23,296 SF	Modified Gross	\$26.00 SF/yr
3rd Floor	Available	8,094 - 23,296 SF	Modified Gross	\$26.00 SF/yr

CENTRALIZED LOCATION IN FORT LAUDERDALE, FL



LOCATION OVERVIEW

The property is located in Fort Lauderdale, FL on 33 NE 2nd St. just half a mile from US-1 and 0.3 miles from Broward Blvd. The property has excellent access just 1.7 miles to I-95, 3.8 miles to SR/441, and 5.6 miles to Florida's Turnpike. Fort Lauderdale International Airport is located just 6.2 miles from the property, roughly a 15-minute drive, Miami International Airport is approximately 50 minutes and Palm Beach International Airport is less than 1 hour.

CITY INFORMATION

CITY:	Fort Lauderdale
MARKET:	South Florida
SUBMARKET:	Fort Lauderdale

AFFLUENT DEMOGRAPHIC PROFILE

— KEY FACTS —

160,407
Total Population

\$111,000
Average Household Income

40.9
Median Age

2.2
Average Household Size

EDUCATION

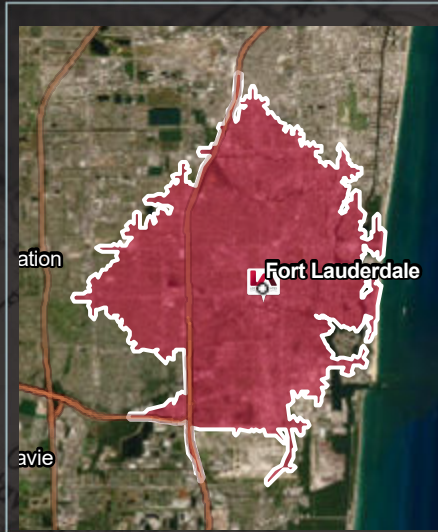
10%
No High School Diploma

24%
High School Graduate

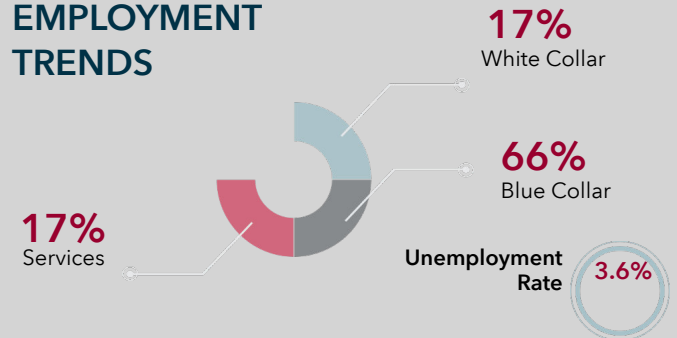
24%
Some College

42%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

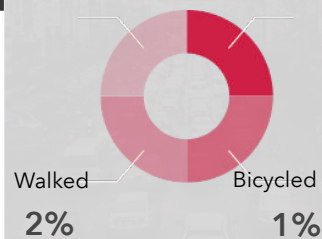


EMPLOYMENT TRENDS



COMMUTING TRENDS

3% Took Public Transportation
7% Carpooled



NEARBY AMENITIES



816
Number of Restaurants

3,026
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
212,349

Daytime Population: Workers
138,489

Daytime Population: Residents
73,860

BUSINESS



17,690
Total Businesses



146,764
Total Employees



21,488,978,365
Total Sales