

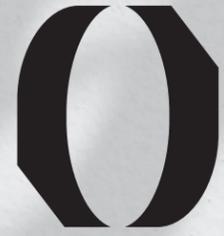
FLAGSHIP CORNER RETAIL & RESTAURANT SPACE

DOWNTOWN FORT LAUDERDALE

OMIBELLE

300 NE 3rd Avenue, Fort Lauderdale, FL 33301





PROPERTY HIGHLIGHTS

Join the new Ombelle, a luxury condo development with two towers totaling 775 residences and flagship Equinox gym

6,519 SF available with large patio
- Ownership open to division scenarios

Located in the heart of Flagler Village in Downtown Fort Lauderdale, steps from Las Olas Blvd

Walking distance to thousands of residential units and hotels including the Dalmar Hotel, Rise Flagler Village, The Whitney, Manor at Flagler, The Pearl, Solmar on Sixth, Motif, Aviah Flagler, Sole at FTL, and more

Flagler Village and Las Olas have over 10,000 residential units planned, approved, or under construction

Delivery Q4 2027



AREA DEMOGRAPHICS:

Within a 3-mile radius



Population
152,049



Daytime Population
204,223



Households
72,059



Avg Household Income
\$124,856



UP TO 6,519 SF OF RETAIL SPACE AVAILABLE

Open to divisions





AN ABUNDANCE OF AREA AMENITIES

- | | | |
|---|---|--|
| 1. Mona's | 41. Java & Jam | 81. Tin Roof |
| 2. JB&C Juice Bar & Cafe | 42. Eddie V's Prime Seafood | 82. Wawa |
| 3. Batch, The Cookie Company | 43. Crema Gourmet Ft Lauderdale | 83. Aldi |
| 4. Blueprint Cookies | 44. La Corte Cafe | 84. Checkers |
| 5. Heritage | 45. Elba Las Olas | 85. Office Depot |
| 6. Glitch Bar | 46. Lobster Bar Sea Grille | 86. Winn Dixie |
| 7. Patio Bar & Pizza | 47. IT! Italy Ristorante & Cafe & Bar | 87. Dunkin' |
| 8. Good Luck Cat Cafe | 48. The Cheesecake Factory | 88. Arby's |
| 9. The Whole Enchilada Fresh Mexican Grill | 49. Big City Tavern | 89. Wendy's |
| 10. Hatch | 50. American Social | 90. Cyclebar |
| 11. North Italia | 51. Boathouse At The Riverside | 91. European Wax Center |
| 12. Wells Coffee - Flagler Village | 52. El Camino Ft Lauderdale | 92. PNC |
| 13. Circle House Coffee | 53. Vinos on Las Olas | 93. The Fresh Market |
| 14. Sip Java Co. | 54. Caffe Europa | 94. FedEx Office |
| 15. Shuck N Dive | 55. Louie Bossi's Ristorante Bar Pizzeria State & Liberty Lululemon | 95. Brightline |
| 16. Jersey Mike's Subs | | 96. McDonald's |
| 17. Sistrunk Marketplace & Brewery | | 97. McDonald's |
| 18. Mitch's Downtown Bagel Cafe | | 98. CVS Pharmacy |
| 19. Batch New Southern Kitchen and Tap: Ft Lauderdale | | 99. Regions |
| 20. Tacocraft Taqueria & Tequila Bar | | 100. Publix |
| 21. 511 Bar & Lounge | | 101. Publix |
| 22. Livia Bar and Grill | | 102. Publix |
| 23. Laudy Bar - Craft Kitchen & Cocktails | | 103. Sunglass Hut |
| 24. Mister O1 Pizza - Ft Lauderdale | | 104. Yeti |
| 25. Doc B's Restaurant | | Warby Parker |
| 26. Foxy Brown | | 105. Tommy Bahama |
| 27. Colada Cuban Cafe - Ft Lauderdale | | 106. Starbucks |
| 28. Rhythm & Vine | | 107. NSU Art Museum - Ft Lauderdale |
| 29. Vale Healthy Kitchen | | 108. The Wharf - Ft Lauderdale |
| 30. Temple Street Eatery | | 109. Legacy |
| 31. Top Hat Deli | | 110. Aroma360° |
| 32. Suan Thai and Japanese Restaurant | | J.McLaughlin |
| 33. The Wilder | | Envy |
| 34. Sarpino's Pizzeria - Ft Lauderdale | | Robinson's Jewelers |
| 35. Ichimora | | Lilly Pulitzer |
| 36. Morton's The Steakhouse | | Romero Britto |
| 37. Café Bastille Ft Lauderdale | | 111. Fleming's Prime Steakhouse & Wine Bar |
| 38. Fogo de Chao Brazilian Steakhouse Moxies | | 112. Rice Mediterranean Kitchen |
| 39. Pura Vida Miami | | 113. Rumble Boxing |
| 40. YOLO Restaurant | | 114. Yoga Joint |





AREA DEVELOPMENT

HOTELS - EXISTING

1. Tru by Hilton - 108 Rooms
2. Home2Suites by Hilton - 110 Rooms
3. Hampton by Hilton Inn - 156 Rooms
4. Element Fort Lauderdale - 114 Rooms
5. The Dalmar, A Tribute Portfolio Hotel - 209 Rooms
6. Fairfield Inn & Suites - 108 Rooms
7. Hyatt Centric - 238 Rooms
8. Riverside Hotel - 231 Rooms

HOTELS - UNDER CONSTRUCTION

1. The Whitfield Las Olas Hotel & Spa - 140 Rooms

OFFICE - EXISTING

1. Plaza at Las Olas - 93,269 SF
2. 200 East Broward - 235,110 SF
3. The Main Las Olas - South - 387,402 SF
4. 1 East Broward - 350,797 SF
5. Las Olas River House - 18,000 SF
6. The AutoNation Building - 204,337 SF
7. 300 Las Olas Place - 219,220 SF
8. Plaza 100 - 165,627 SF
9. Tower 101 - 266,620 SF
10. One Financial Plaza - 573,328 SF
11. 110 Tower - 394,830 SF
12. Courthouse Place - 66,261 SF
13. Museum Plaza on Las Olas - 185,000 SF
14. 550 Building - 100,316 SF
15. Broward Financial Centre - 325,492 SF
16. 200 E Las Olas - 281,713 SF
17. 350 Las Olas Centre - 264,214 SF
18. Bank of America Plaza at Las Olas City Centre - 408,444 SF
19. Las Olas Centre I - 210,225 SF
20. SunTrust Center at Las Olas Square - 460,248 SF
21. 888 E Las Olas Blvd - 65,060 SF
22. Himmarshee Landing - 288,385 SF
23. Las Olas Square - 60,000 SF
24. 105 N Federal Hwy - 36,193 SF
25. Victoriana Building - 65,996 SF
26. 1 W Las Olas Blvd - 32,249 SF

OFFICE - UNDER CONSTRUCTION

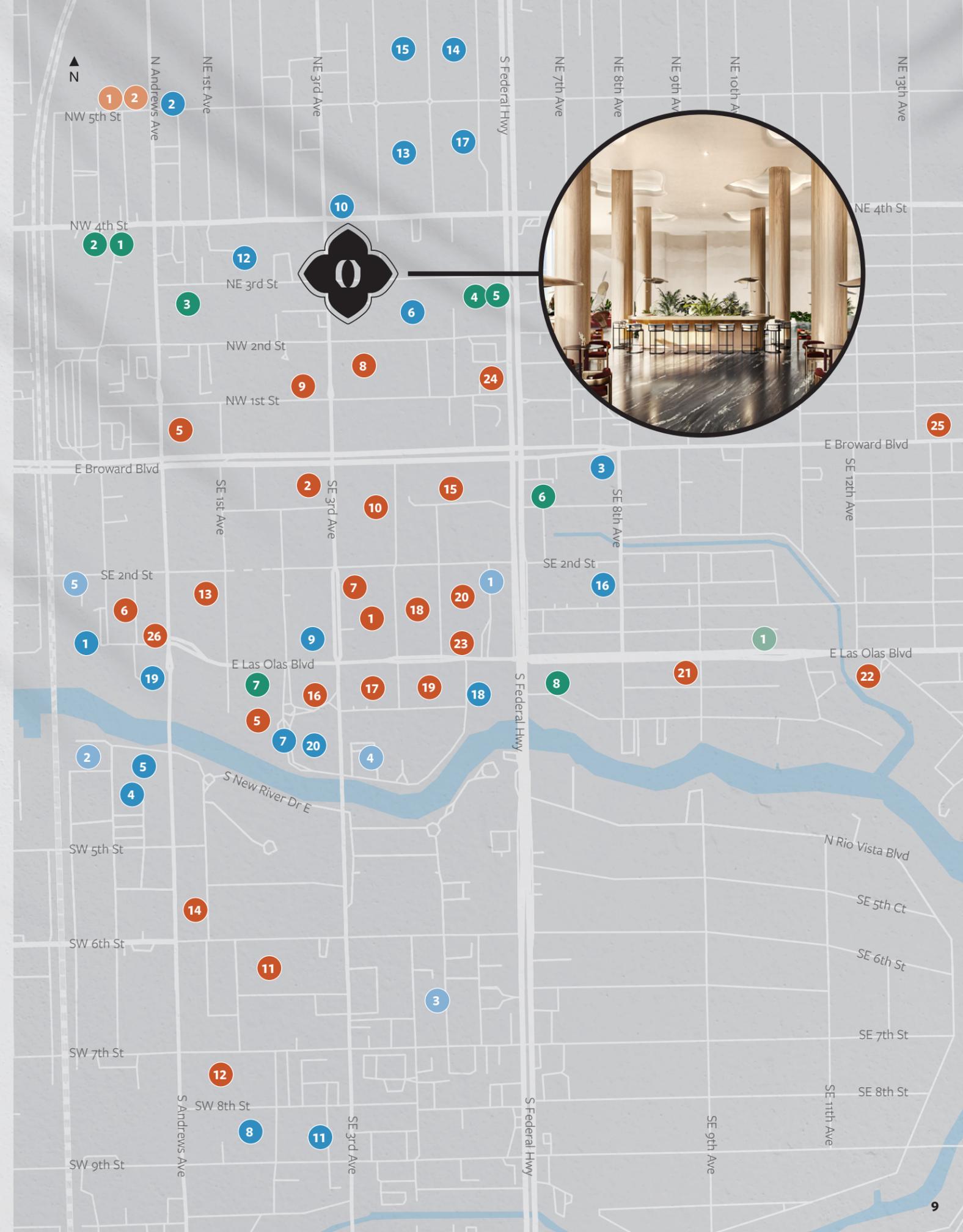
1. T3 Fat Village West - 210,000 SF
2. T3 Fat Village East - 174,790 SF

MULTIFAMILY - EXISTING

1. Society Las Olas - 838 Units
2. Motif at Flagler Village - 385 Units
3. Laureat Apartments - 327 Units
4. Regatta at New River - 230 Units
5. New River Yacht Club - 249 Units
6. The Rise Flagler Village - 348 Units
7. The Registry Las Olas - 374 Units
8. The Queue - 191 Units
9. Novo Las Olas - 341 Units
10. Pearl Flagler Village - 350 Units
11. Pinnacle at Tarpon River - 112 Units
12. The Whitney - 386 Units
13. Aviah Flagler Village - 218 Units
14. The Manor at Flagler Village - 382 Units
15. Solmar on Sixth - 286 Units
16. Amaray Las Olas by Windsor - 254 Units
17. The Edge at Flagler Village - 353 Units
18. ICON Las Olas - 272 Units
19. 10X Riverwalk - 260 Units
20. Alluvion Las Olas - 380 Units

MULTIFAMILY - UNDER CONSTRUCTION

1. Veneto - 259 Units
2. Harbour at New River - 233 Units
3. Advantis Station - 252 Units
4. One River - 251 Units
5. Riverwalk Residences of Las Olas - 192 Units
6. Society Las Olas Phase II - 563 Units



OMIBELLE

FORT LAUDERDALE

CONTACT

JONATHAN ROSEN

954-729-1074
jonathan.rosen@jll.com

DANIEL GARDNER

904-534-8785
daniel.gardner@jll.com

MICHAEL BARASHICK

561-444-6489
michael.barashick@jll.com

us.jll.com/retail

Lic. Real Estate Brokers

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