

115

DOWNTOWN
FORT LAUDERDALE /
FLAGLER VILLAGE

PARKING LOT FOR LEASE

- 45 PARKING SPACES, PLUS GRASS AREA
- LARGEST INDEPENDENT PARKING LOT IN FLAGLER VILLAGE
- CLOSE TO RETAIL, OFFICE, HOTELS, BRIGHTLINE, CITY HALL, AND FEDERAL COURTHOUSE

115 NE 2ND STREET
FORT LAUDERDALE, FL 33301





North View



THE RISE

NOLA LOFTS CONDO

PERFORMING ARTS CENTER

brightline
STATION

CITY HALL

115

STRADA CONDOMINIUM



Southeast View





Flagler Village

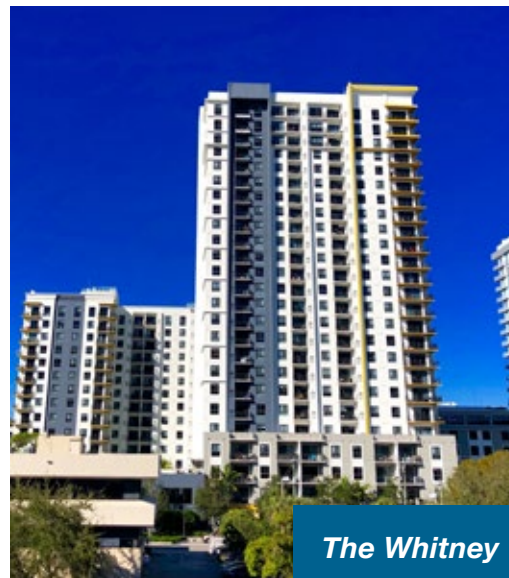
The 115 Parking Lot is ideally located in the thriving and emerging Flagler Village neighborhood in downtown Fort Lauderdale, and sits between 3rd Avenue to its east and Andrews Avenue to its west. The lot rests in the spine of downtown. Flagler Village includes multi-family residential, retail, office and numerous hotels.



The Dal Mar



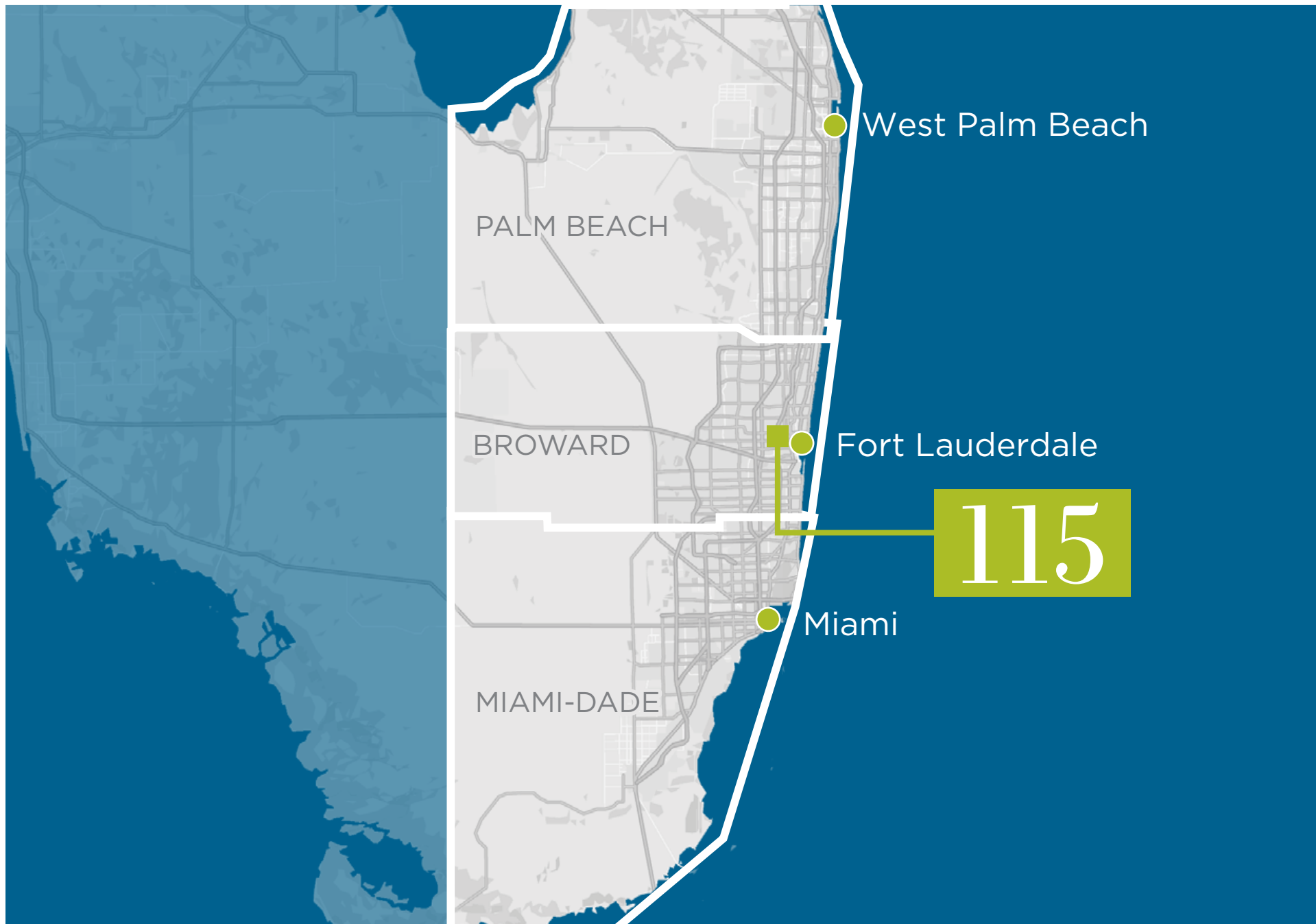
*Batch New Southern
Kitchen and Tap*



The Whitney



The Rise



A major highlight of the property is Brightline's Fort Lauderdale train station is two blocks west of the property, providing the opportunity to be in a Transit Oriented Neighborhood.



With Brightline's current station locations in the downtowns of Miami, Aventura, Fort Lauderdale, Boca Raton and West Palm Beach, and the recently added stations to its intercity rail at the Aventura Mall, Orlando International Airport, most of South Florida's arts, cultural, entertainment, business and government centers will be accessible within 45 minutes. In effect all of South Florida's premiere urban areas become an extended neighborhood of the property's location in Flagler Village.







115 is located in close proximity to premiere neighborhoods



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