



TIMBER	<b>T3</b>	TECHNOLOGY	<b>FAT VILLAGE</b>	ART
		TRANSIT		TECH
				FOOD

# HINES' T3 FAT VILLAGE TRANSFORMS THE WAY YOU WORK.

**OFFICES**

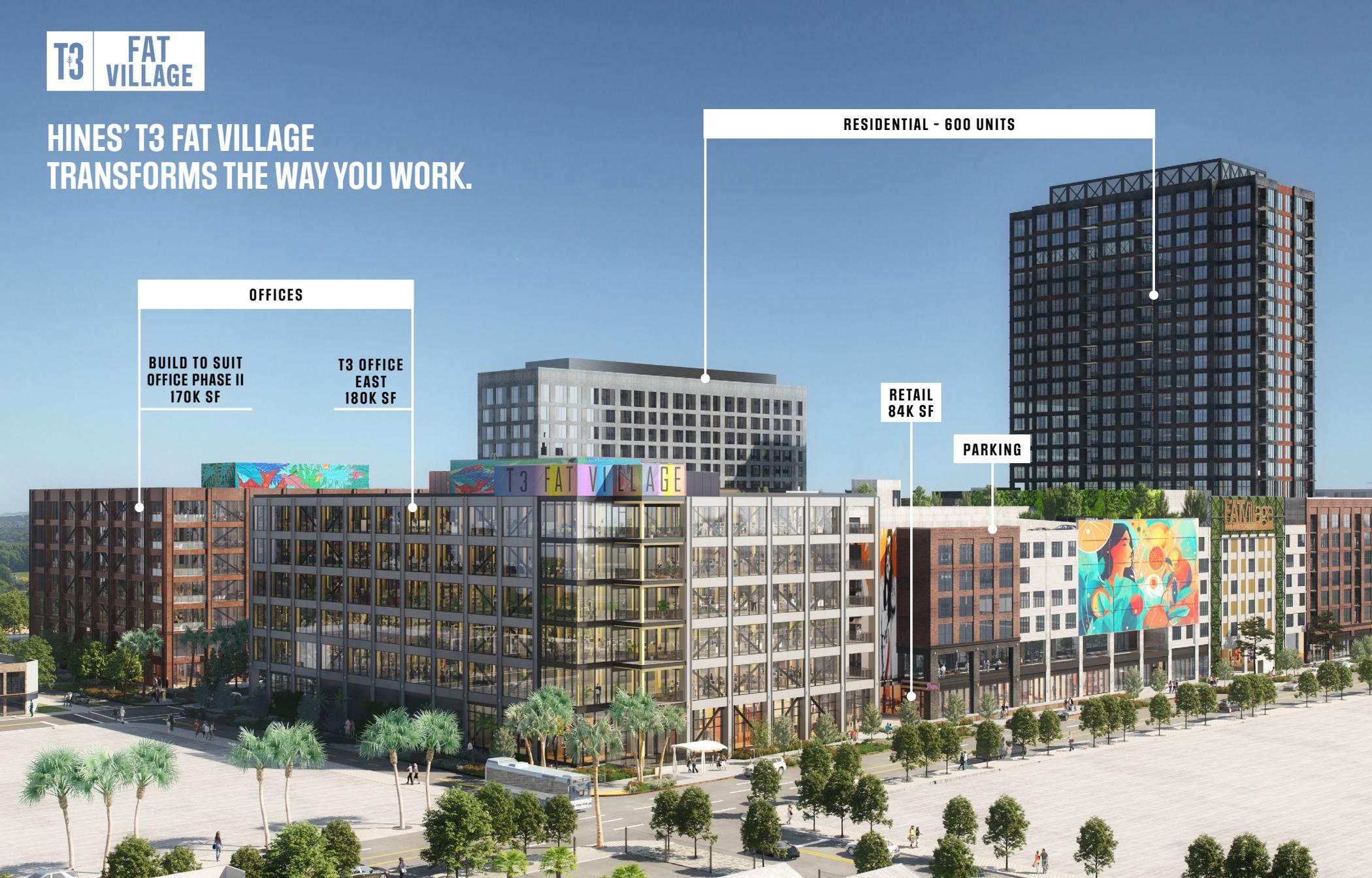
**BUILD TO SUIT  
OFFICE PHASE II  
170K SF**

**T3 OFFICE  
EAST  
180K SF**

**RESIDENTIAL - 600 UNITS**

**RETAIL  
84K SF**

**PARKING**



**IT TAKES A VILLAGE TO CREATE SOMETHING THIS GOOD.**

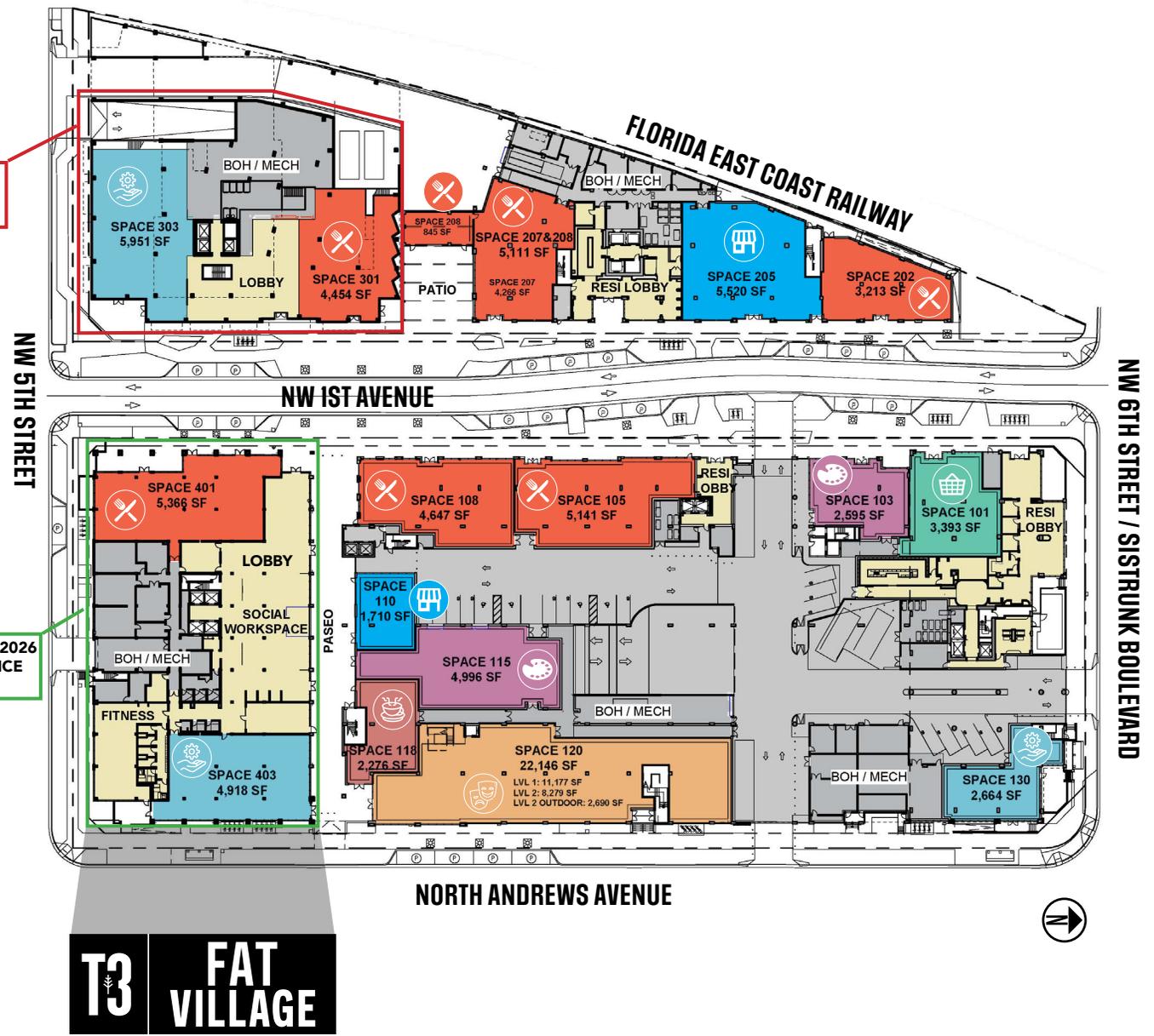
T3 OFFICE (EAST)	180K SF
BUILD TO SUIT PHASE II	170K+ SF
MULTI-FAMILY RESIDENTIAL	600 UNITS
TOTAL EXPERIENTIAL RETAIL	84K SF
PHASE I RETAIL	75K SF

-  **RESTAURANT & BAR (27,932 SF / 33%)**
-  **ENTERTAINMENT (22,146 SF / 26%)**
-  **SERVICES (13,533 SF / 16%)**
-  **ART RELATED (7,591 SF / 9%)**
-  **SHOPS (7,230 SF / 9%)**
-  **CONVENIENCE (3,393 SF / 4%)**
-  **COFFEE (2,276 SF / 3%)**

\* F&B Total (30,208 SF / 36%)

**BUILD TO SUIT  
170K+ SF  
PHASE II**

**DELIVERING Q3 2026  
180K SF OF OFFICE  
PHASE I**



**T3 FAT VILLAGE**

**BUILD TO SUIT OFFICE  
PHASE II (WEST)**

**T3 FAT VILLAGE**

**RESIDENTIAL  
600 UNITS**

**ANDREWS AVENUE**

**NW 5TH STREET**



**TRAIN STATION**

**NW 6TH STREET / SISTRUNK BOULEVARD**

**NW 1ST AVENUE**



## TIMBER

With mass timber as the building's structure and exposed timber as its signature feature, T3 brings sustainability, environmental conscience, and the health benefits of wood, to the workplace.

## TRANSIT

T3 locations are chosen for their accessibility. Each location is plugged into existing transit frameworks, accessible by foot in vibrant neighborhoods, and proximate to a city's center.

## TECHNOLOGY

From state-of-the-art connectivity systems to next-level innovations in touchless technology and air filtration, T3 sets a new standard for office buildings that makes each day faster, easier, safer, and more productive.



**PHASE I: 180,000 SF UNDER CONSTRUCTION Q3 2026**  
**PHASE II: ADDITIONAL 170,000+ SF FOR EXPANSION (BUILD-TO-SUIT)**

<b>BUILDING NAME</b>	T3 FAT VILLAGE
<b>ADDRESS</b>	501 N. ANDREWS AVENUE, FORT LAUDERDALE, FL 33301
<b>RENTABLE AREA</b>	EAST 180,000 RSF BTS - WEST 170,000+ RSF TOTAL 350,000+ RSF
<b>DELIVERING</b>	Q3 2026
<b>CERTIFICATIONS</b>	LEED, WELL, WIREScore, OPPORTUNITY ZONE
<b>STORIES</b>	6
<b>TYPICAL FLOOR PLATE</b>	35,300 RSF
<b>CEILING HEIGHT</b>	13' SLAB TO SLAB 9'6" CLEAR
<b>PARKING RATIO</b>	3.0/1,000
<b>DEVELOPER</b>	HINES / URBAN STREET DEVELOPMENT
<b>ARCHITECT</b>	DLR GROUP
<b>ON-SITE MANAGEMENT</b>	HINES
<b>LEASING COMPANY</b>	BLANCA COMMERCIAL REAL ESTATE, INC. LICENSED REAL ESTATE BROKER



T3 FAT VILLAGE



## SPACES THAT INSPIRE.

### FITNESS

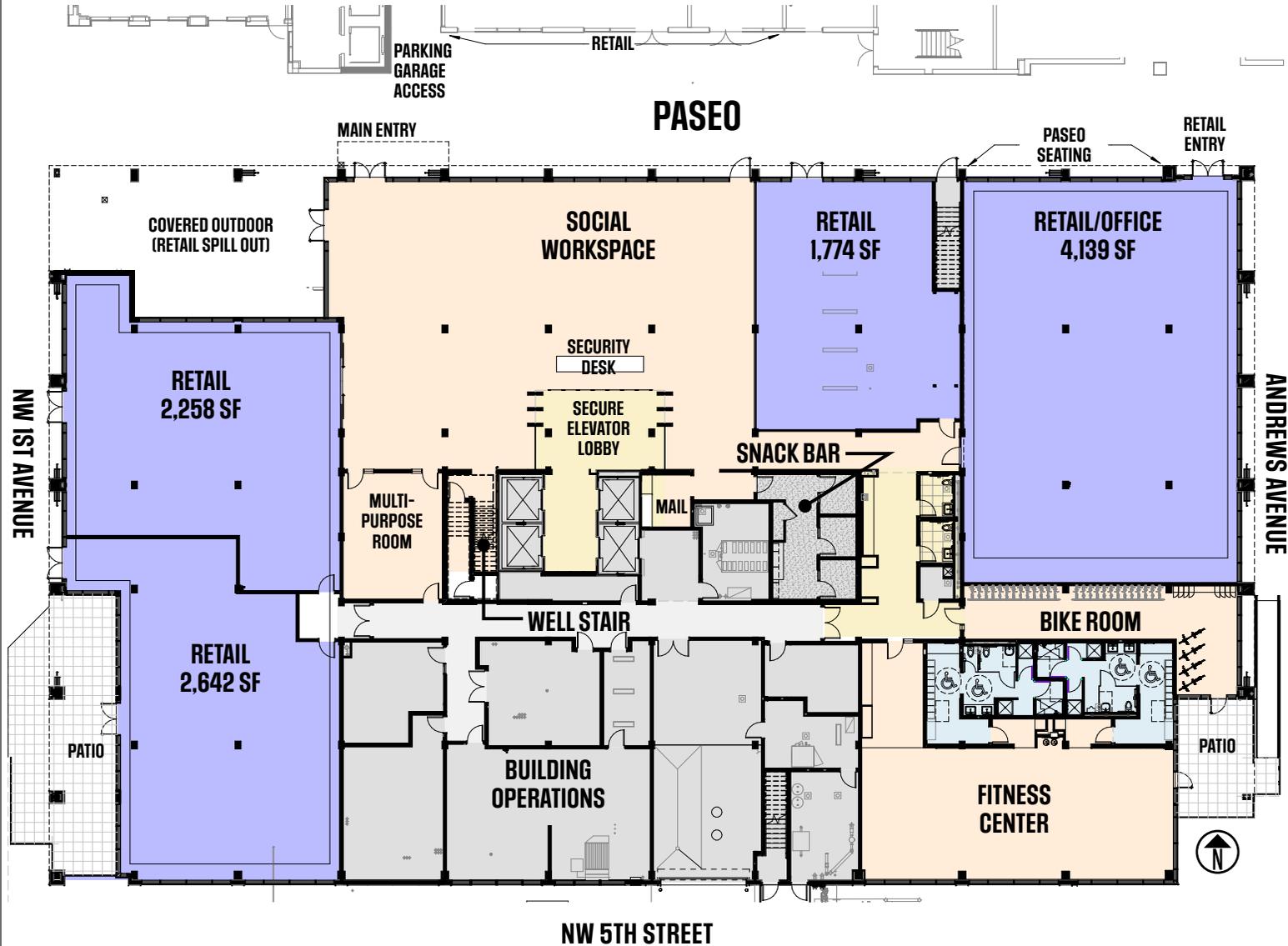
A fitness center fully equipped with state-of-the-art machines, showers and lockers just steps from your desk. Extensive cycle storage, bike racks and end-of-trip facilities for bike commuters.

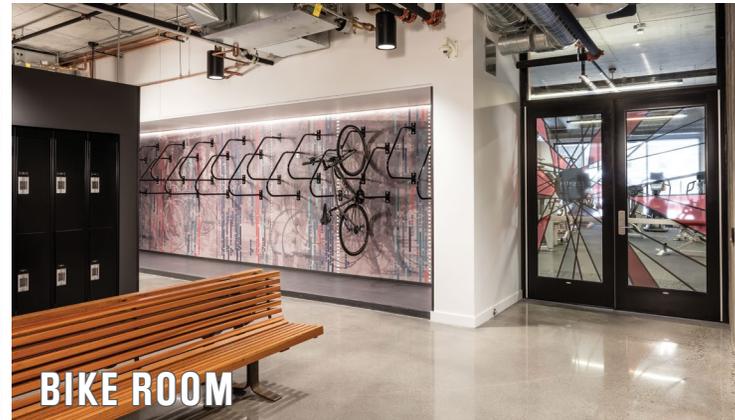
### SERVICE

Custom tenant-first services designed to enhance the overall tenant experience. Services include fitness classes and tenant programming, among others.

### COLLABORATION

A collaborative, tech forward, people-centric environment, designed for wellness, designed to inspire.





**BIKE ROOM**



**SOCIAL WORKSPACE**



**FITNESS**



**LOBBY**

## TYPICAL FLOOR PLAN.

### PERIMETER MEASURES

Core-to-window depth: 46'-57"

Column grid: 25'X 25'-30"

### CEILING HEIGHT

1st Floor: 20' slab-to-slab

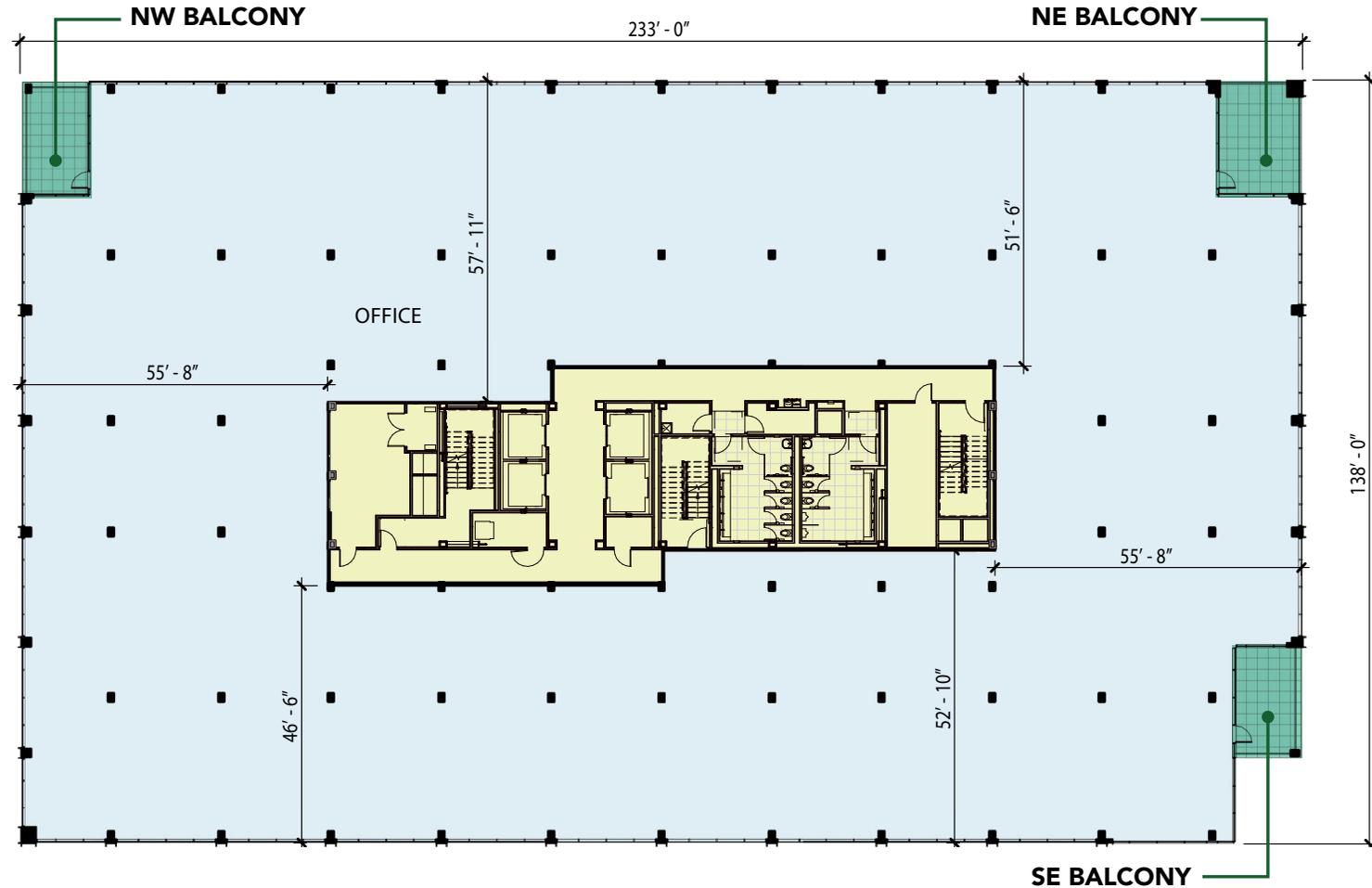
All upper floors: 13' slab to slab / 9'6" clear

### PRIVATE BALCONIES

Outdoor private balconies allow tenants to enjoy employee events, collaboration space or just get some fresh air while you work.

### NATURAL LIGHT

Continuous window curtain wall system allows for abundant natural light on every floor.



T3

FAT VILLAGE

# SAMPLE TEST FIT.

LEGEND	PROGRAM
OFFICE	24
WORKSTATIONS	100
PHONE (1 P)	8
HUDDLE (2-3 P)	3
SMALL MEET & COLLAB (4-6 P)	1
MED MEET & COLLAB (7 - 12 P)	4
LARGE MEET & COLLAB (14+ P)	0
VIRTUAL MEET (4 P)	1
TRAINING (16+ P)	1
BOARDROOM (16+ P)	1
IT BAR (2 P)	1
LIBRARY	1
LOUNGE	1
COPY/PRINT	3
GAME ROOM	1
COFFEE	1
RECEPTION	1
BREAK ROOM	1
STORAGE	5
SERVER	1
GENDER NEUTRAL RESTROOM	2
WELLNESS ROOM	1
MOTHER'S ROOM	1
GROUP FITNESS	1
CATERING KITCHEN	1



T3 MIDTOWN - ATLANTA

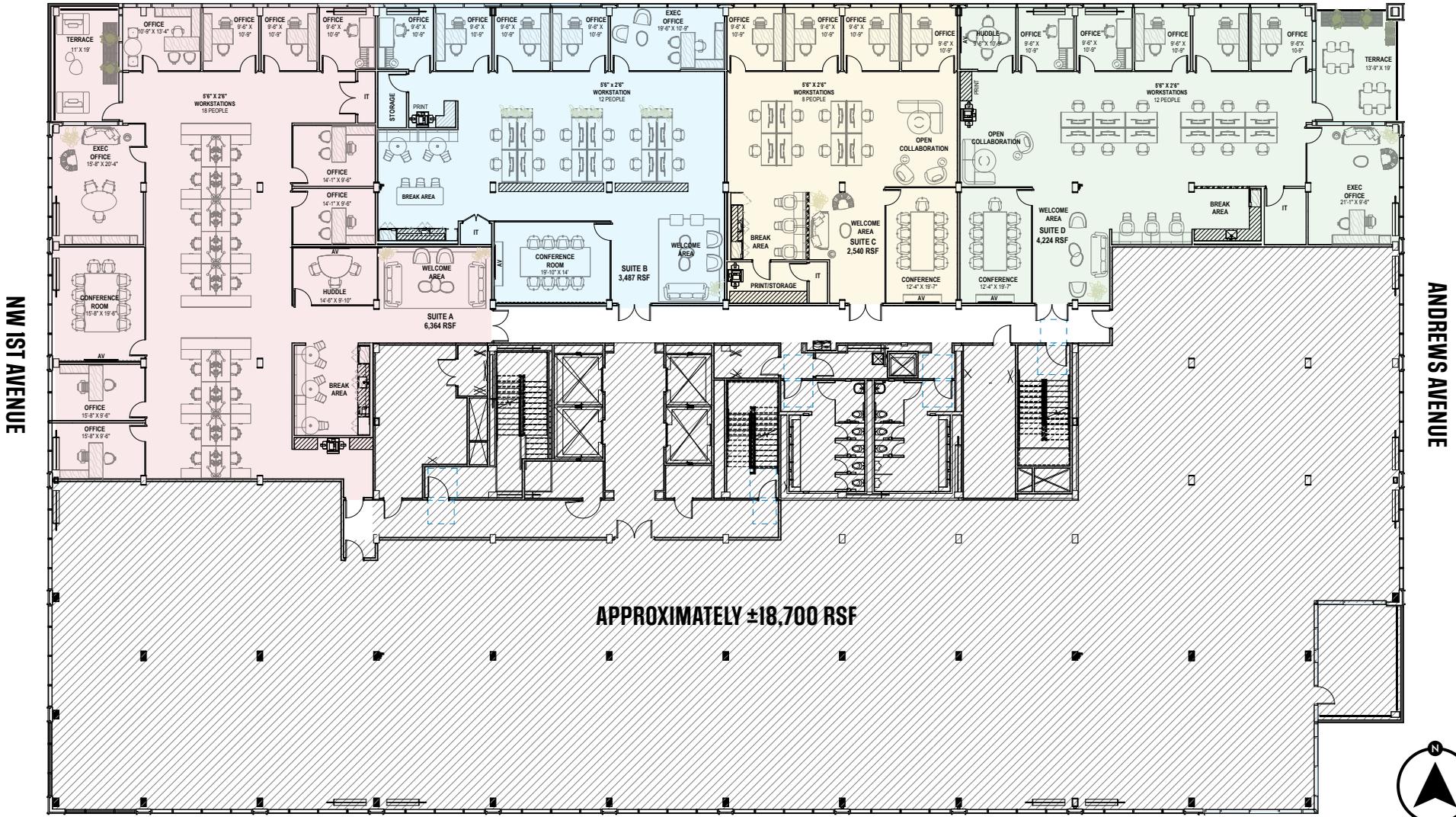
# 2<sup>ND</sup> FLOOR SPEC SUITES

**SPEC SUITE A ±6,364 SF**

**SPEC SUITE B ±3,487 SF**

**SPEC SUITE C ±2,540 SF**

**SPEC SUITE D ±4,224 SF**



**APPROXIMATELY ±18,700 RSF**

**NW 1ST AVENUE**

**ANDREWS AVENUE**

**NW 5TH STREET**



T3 FAT VILLAGE



T3

FAT VILLAGE

# FLAGLER VILLAGE IS FORT LAUDERDALE'S CREATIVE NEIGHBORHOOD.

FAT Village has the cultural diversity, evolving infrastructure and vibrant creative environment that make it a perfect home for a T3 project.

## STRONG

creative and cultural identity.

## WELL-POSITIONED

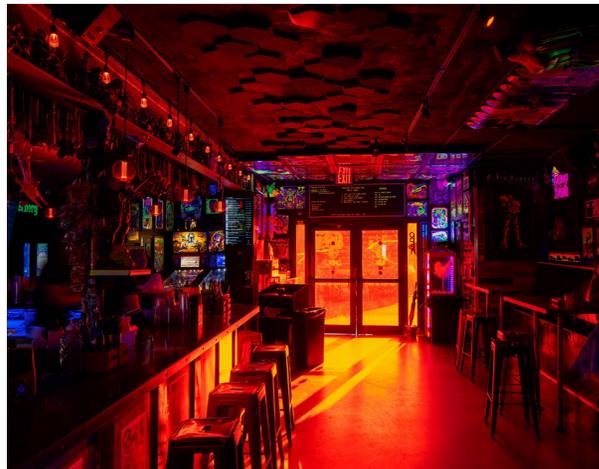
for continued rapid population growth.

## DIRECTLY CONNECTED

to regional mass transit.

## ABUNDANT

retail, residential and hospitality.





**THE PINNACLE OF  
LIVE, WORK, PLAY.**

A vibrant and growing urban center, Downtown Fort Lauderdale (inclusive of the CBD and Flagler Village) offers:

**10,700+  
RENTAL UNITS**

**3,450+  
CONDO UNITS**

**5M SF  
OF OFFICE**

**3M SF  
OF RETAIL**

**30+  
NEW, UNDERWAY  
& PROPOSED  
DEVELOPMENTS**



# THE DEFINITION OF CONNECTIVITY.

## CENTRAL

South Florida location

## DIRECT ACCESS

to statewide mass transit via Brightline

## OPPORTUNITY

to attract from a regional and diverse talent pool

## SEAMLESS

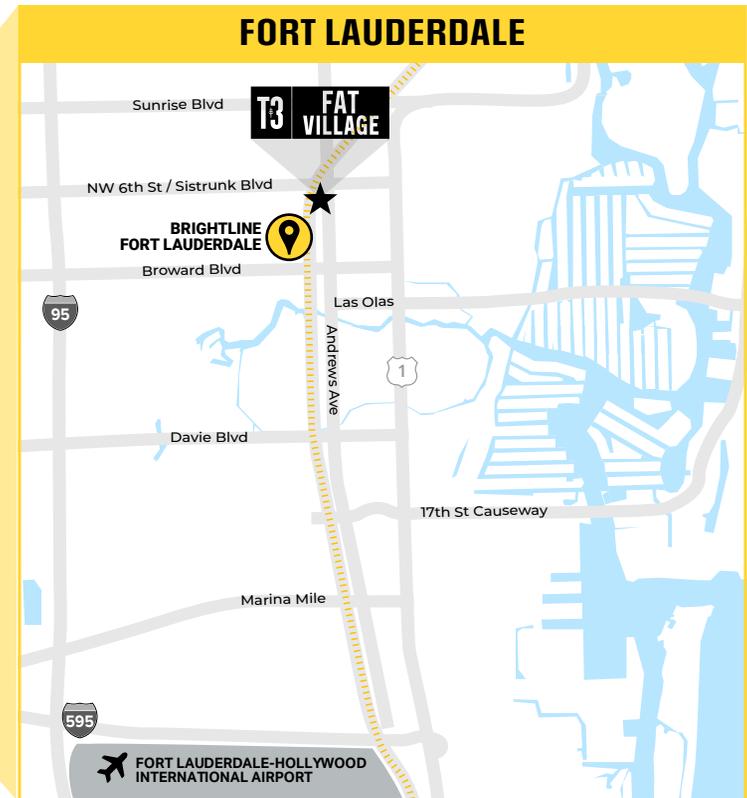
connectivity to the region's major business hubs

## MINUTES

from major highways and Ft. Lauderdale international airport

## 15-MINUTE DRIVE

to FLL International Airport from T3 FAT Village





**3.6 MILES**



**PORT EVERGLADES**

**MIAMI**



**FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT**

**4 MILES**

**FORT LAUDERDALE CBD**

**↑ 38 MIN. TO MIAMI**

**↑ 14 MIN. TO AVENTURA**



**2 MILES TO I-95 →**

**FLAGLER VILLAGE**

**T3**

**NW 5TH ST**

**FAT VILLAGE**

**↓ 16 MIN. TO BOCA RATON**



**NW 6TH ST**

**↓ 36 MIN. TO WEST PALM BEACH**

**↓ 2 HRS 50 MIN. TO ORLANDO**



**NE 4TH AVE**

**NE 3RD AVE**

**NE 2ND AVE**

**NE 1ST AVE**

**N ANDREWS AVE**

**NORTH FLAGLER DRIVE**

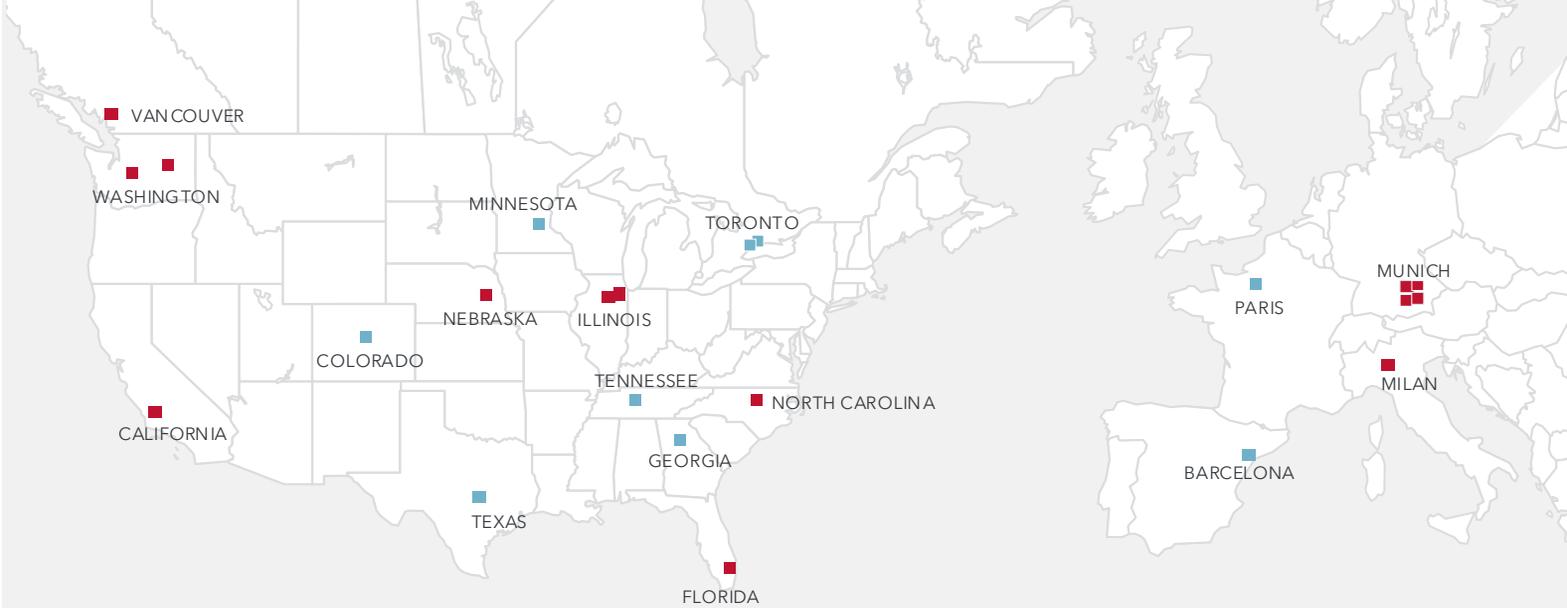
# T3 LOCATIONS CURRENT & UPCOMING.

## AMERICAS PROJECTS

<b>CALIFORNIA</b> 1125 Arguello	<b>NEBRASKA</b> T3 Mercantile	<b>WASHINGTON</b> T3 Main Place Redmond Town Center
<b>COLORADO</b> T3 RiNo	<b>NORTH CAROLINA</b> T3 American Tobacco Campus	<b>WASHINGTON, D.C.</b> 725 12TH Street
<b>FLORIDA</b> T3 FAT Village	<b>TENNESSEE</b> T3 Wedgewood Houston	<b>TORONTO</b> T3 Bayside T3 Junction
<b>GEORGIA</b> T3 West Midtown	<b>TEXAS</b> T3 ATX Eastside Alpine Center	<b>VANCOUVER</b> T3 Mount Pleasant
<b>ILLINOIS</b> T3 Oak Brook T3 Goose Island	<b>MINNESOTA</b> T3 Minneapolis	

## INTERNATIONAL PROJECTS

<b>PARIS</b> Stream (Hybrid)	<b>MILAN</b> Bovisa
<b>MUNICH</b> Aer LOVT & LOVT – Phase II Quartier FÜRstenried West	<b>LONDON</b> Soho Square
<b>BARCELONA</b> T3 Diagonal Mar	<b>MELBOURNE</b> T3 Collingwood



24

PROJECTS COMPLETED, IN DESIGN, & UNDER CONSTRUCTION

13

U.S. PROJECTS

11

INTERNATIONAL PROJECTS

### MAP KEY

■ Completed ■ In Design or Under Construction



## MAJOR BRANDS THAT CALL T3 HOME





**AUSTIN**

[T3Eastside.com](http://T3Eastside.com)

COMPLETED Q4 2023



**DENVER**

[T3Rino.com](http://T3Rino.com)

COMPLETED Q4 2023



**MINNEAPOLIS**

[T3NorthLoop.com](http://T3NorthLoop.com)

COMPLETED Q4 2016



**TORONTO**

[T3Bayside.com](http://T3Bayside.com)

COMPLETED Q4 2023



**ATLANTA**

[T3WestMidtown.com](http://T3WestMidtown.com)

COMPLETED Q4 2019



**WEDGEWOOD-  
HOUSTON**

Nashville, Tennessee

**NASHVILLE**

[T3WedgewoodHouston.com](http://T3WedgewoodHouston.com)

COMPLETED Q4 2023



**AUSTRALIA**

[T3Collingwood.com.au](http://T3Collingwood.com.au)

COMPLETED Q4 2023



**TORONTO**

[T3Sterling.com](http://T3Sterling.com)

COMPLETED Q4 2023



## **OPPORTUNITY ZONE.**

T3 FAT Village's location within an Opportunity Zone offers significant benefits for investors, tenants and the community.

**STIMULATES ECONOMIC GROWTH**

**PROVIDES TAX INCENTIVES**

**CREATES NEW EMPLOYMENT OPPORTUNITIES**





## FROM TREE TO T3.

T3 is a building model that Hines created in 2012 to address the needs of modern workers and the cultural demand for sustainability and authenticity.

T3 buildings combine the natural feel of timber with modern technology and efficiency. They are made from sustainably sourced timber that is more fire resistant than traditional building materials.

T3 construction also uses young trees instead of old growth trees, which helps sustain forests.

## FROM TREE TO T3.

### RENEWABLE RESOURCE

Timber can be replenished naturally over time through sustainable forest management practices unlike finite resources such as fossil fuels.

### CARBON SEQUESTRATION

By using timber in construction, the carbon dioxide absorbed by the trees remains locked away for the life of the building, acting as a carbon sink and helping to mitigate climate change.

### ENERGY EFFICIENCY

Timber has excellent insulating properties, reducing the need for additional energy consumption for heating and cooling buildings.

### RURAL COMMUNITIES

Timber industries often provide employment opportunities for people in rural communities, contributing to local economies and livelihoods.

### REDUCED ENVIRONMENTAL IMPACT

The production of timber generates fewer greenhouse gas emissions compared to traditional construction materials like concrete or steel.

### PSYCHOLOGICAL BENEFITS

Studies have shown that exposure to wood in indoor environments can have positive psychological effects, such as reducing stress and promoting feelings of comfort and relaxation.



FROM TREE TO T3

## OFFICE LEASING

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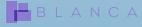
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Blanca Commercial Real Estate, Inc.  
Licensed Real Estate Broker

## OWNERSHIP

Hines

