

210 SW 2ND STREET

Fort Lauderdale



210 SW 2nd St Fort Lauderdale, FL 33301 | For Lease

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OVERVIEW

Building: 4,937 sq. feet

Suite 1 (West Bay): 1,787 sq. feet | \$50/Ft

Suite 2 (East Bay): 3,150 sq. feet | \$50/Ft

Suite 3 (Entire Building): 4,937 sq. feet | \$40/Ft

Lease Format: NNN (10.91/ft)

Downtown Fort Lauderdale Bar & Restaurant now available For Lease. The space is located in Fort Lauderdale's Himmarshee District, and is one of the only turnkey 2nd generation bar & restaurant spaces available in Downtown Fort Lauderdale. The space features high ceilings, full kitchen, built out bar, walk-in cooler, a 2nd floor balcony overlooking Himmarshee, and dedicated outdoor seating space on the ground floor. The longtime local favorite, Himmarshee is growing with several new venues opening, including The Wharf, Bodega, Rooftop, Township, and many more. This is one of the only locations in Fort Lauderdale that can have a 4 a.m. liquor license. The property is surrounded by several multifamily development sites, which combined are delivering thousands of residential units within walking distance of the property, which is making this already in demand location, even more valuable.

Overview | 210 SW 2nd St Fort Lauderdale

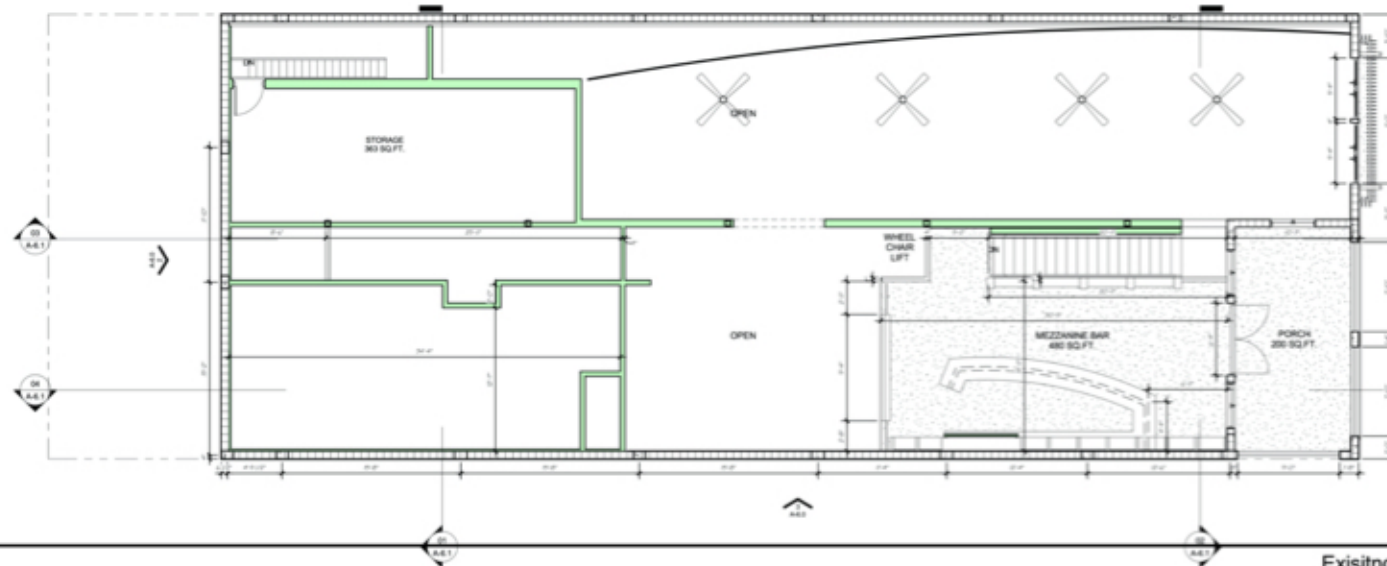
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Aerial Map | 210 SW 2nd St Fort Lauderdale

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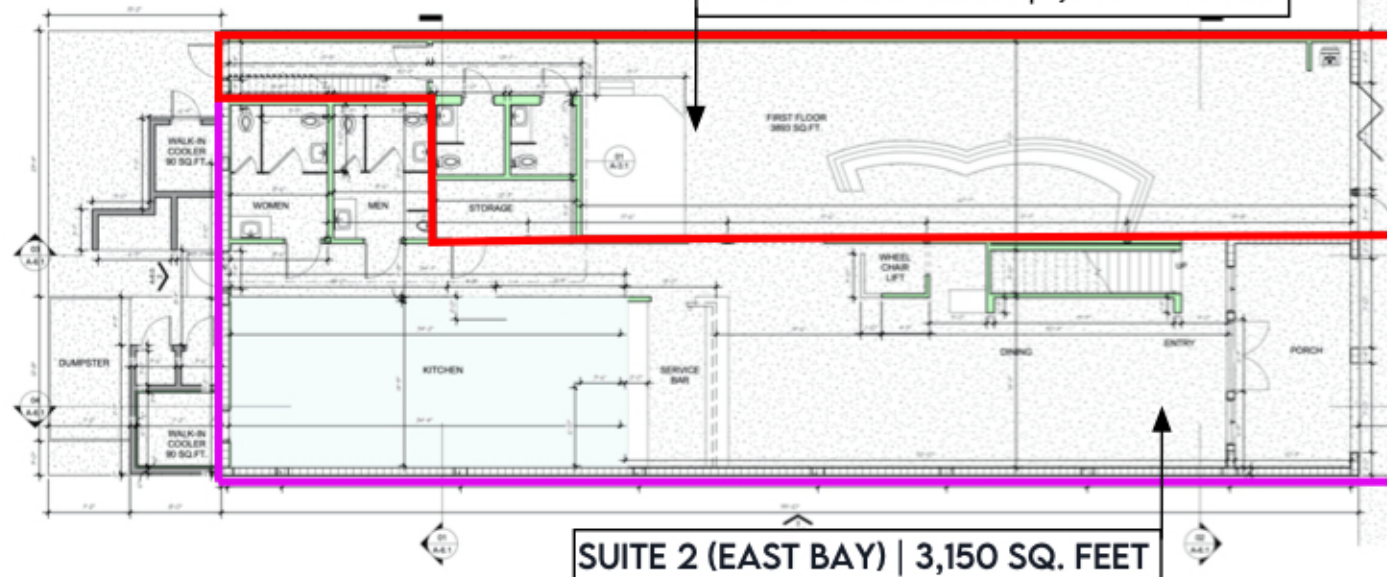
SUITE 3 (ENTIRE BUILDING) | 4,937 SQ. FEET



FIRST FLOOR RESTAURANT BAR SQ. FT.	3,893
SECOND FLOOR	
MEZZ:	480 SQ. FT.
OUTDOOR BALCONY:	200 SQ. FT.
OFFICE STORAGE:	363 SQ. FT.
GROSS TOTAL FLOOR AREA	4,936 SQ. FT.
OUTDOOR STORAGE AREAS	180 SQ. FT.

Existing Mezzanine Level Plan SCALE: 3/16" = 1'-0" 02 A&T

SUITE 1 (WEST BAY) | 1,787 SQ. FEET



SUITE 2 (EAST BAY) | 3,150 SQ. FEET

Existing First Floor Plan SCALE: 3/16" = 1'-0" 01 A&T

Site Plan | 210 SW 2nd St Fort Lauderdale

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An aerial photograph of a coastal city, likely Miami, showing a mix of modern high-rise buildings and older structures. A wide beach runs along the coast, with the ocean visible on the right. The sky is clear and blue.

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