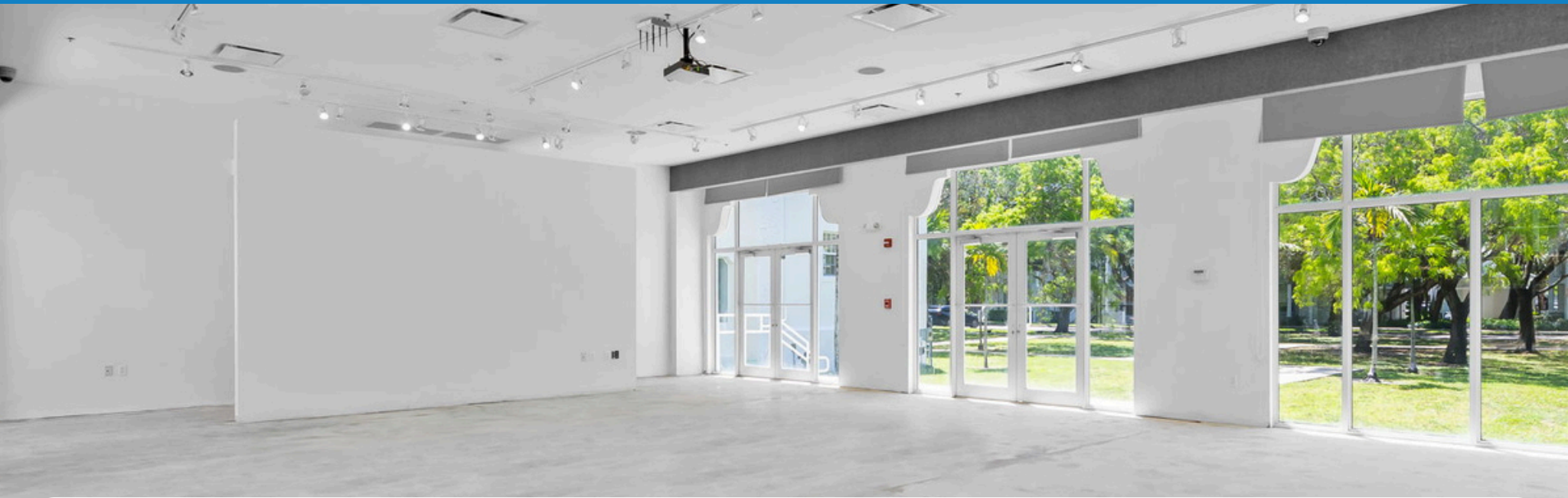




301 SW 13TH AVENUE, FORT LAUDERDALE
SAILBOAT BEND HISTORIC DISTRICT

OVERVIEW



Address	301 SW 13 th Avenue, Fort Lauderdale, Florida 33312
Size	11,408 Square Feet
Price	\$6,495,900.00
Zoning	PUD - Offices, Arts, Historic Uses Permitted
Year Built.	1923

FORMER WEST SIDE SCHOOL



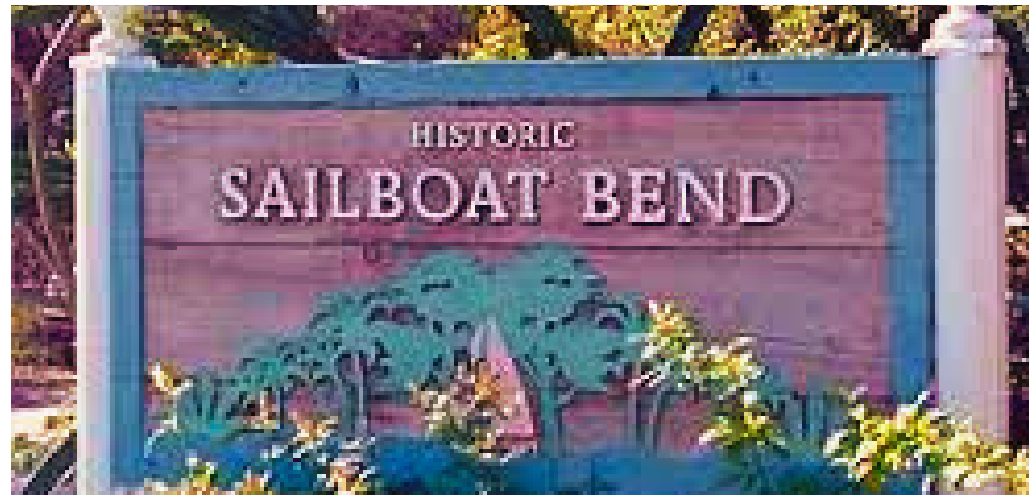
Landmark Asset - The former West Side School, an $\pm 11,408$ square foot landmark building located in the heart of the highly sought-after Sailboat Bend Historic District. Originally constructed in 1923, this architecturally significant structure stands as one of the city's earliest educational institutions and a lasting piece of Fort Lauderdale's cultural fabric. Featuring timeless design elements, irreplaceable character, and a commanding presence, the property offers a unique canvas for adaptive reuse, ideal for an owner-user or investor seeking a truly differentiated asset.



SOUGHT AFTER SAILBOAT BEND LOCATION



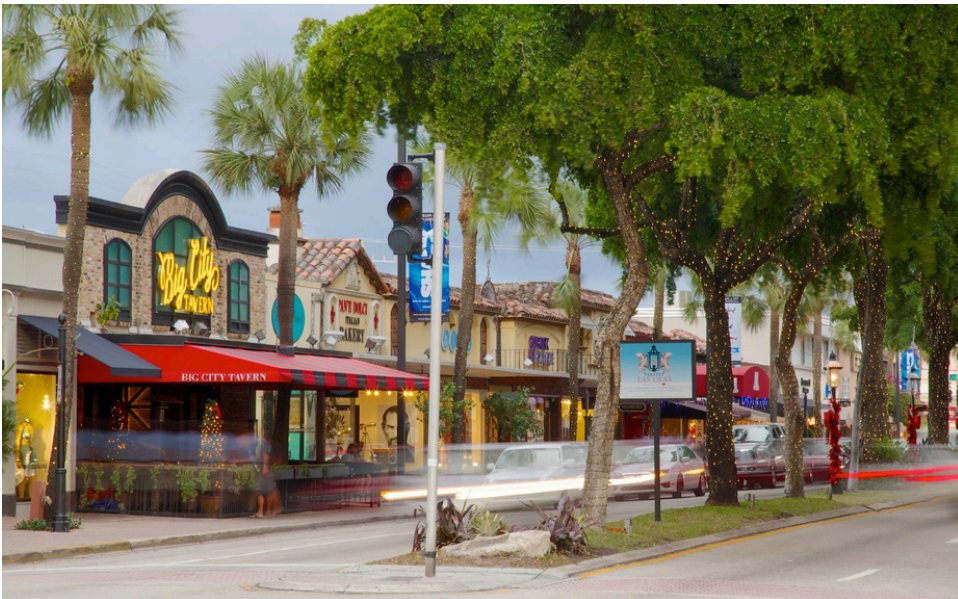
Sailboat Bend - Sailboat Bend is widely regarded as Fort Lauderdale's most historic and architecturally rich neighborhood, offering a rare blend of Old Florida charm and urban accessibility. Nestled along the scenic New River, the district is characterized by tree-lined streets, preserved historic homes, and a strong sense of community, all within minutes of the city's core. The area has experienced a steady resurgence driven by nearby development in Downtown Fort Lauderdale and Flagler Village, attracting a mix of creative office users, boutique businesses, and residents seeking a more authentic, walkable environment.



MINUTES TO LAS OLAS BLVD.



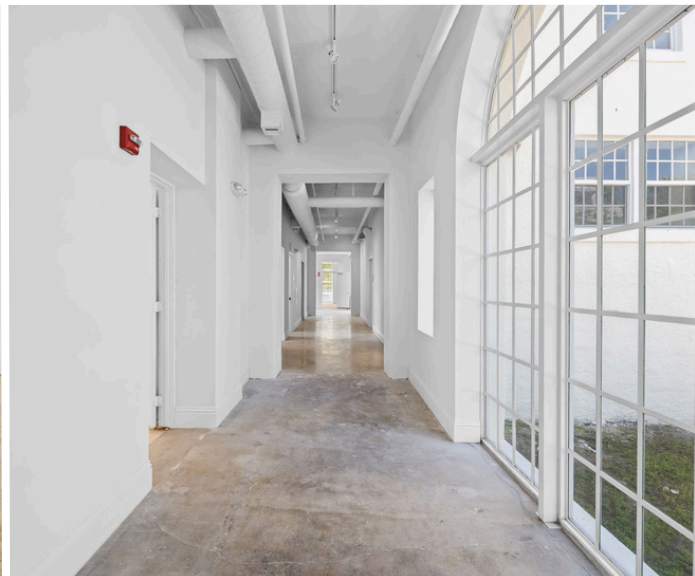
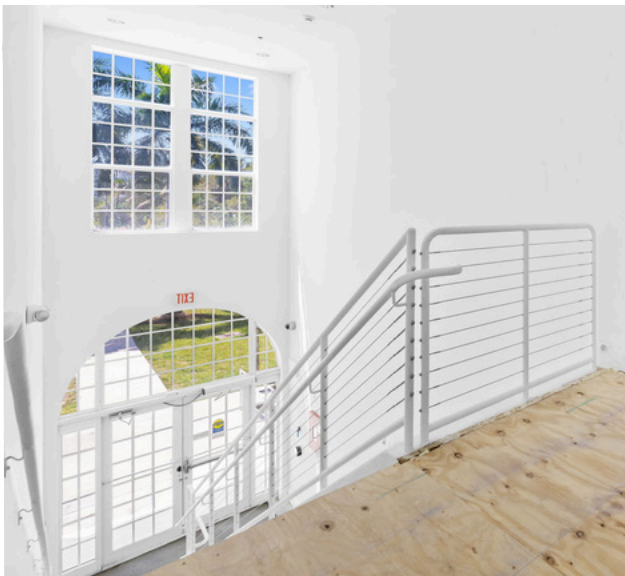
Las Olas Boulevard - Fort Lauderdale's premier shopping, dining, and entertainment corridor, connecting the city's downtown core to the beach. Known for its walkable streetscape, mix of upscale boutiques, restaurants, galleries, and offices, Las Olas offers exceptional visibility and foot traffic in one of South Florida's most iconic destinations.



NOT JUST A PROPERTY, A PIECE OF THE STORY.



NOT JUST A PROPERTY, A PIECE OF THE STORY.



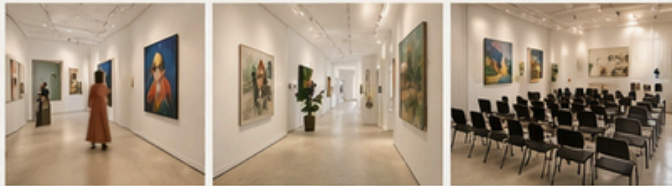


TRANSFORMING A LEGACY. CREATING INSPIRATION.

VERSATILE SPACES. ENDLESS POSSIBILITIES.

1. ARTS & CULTURAL GALLERY

INSPIRE. EXHIBIT. CONNECT.



- Rotating art exhibitions & installations
- Community workshops & talks
- Private events & receptions
- Local artist studios

*A hub for
creativity, culture
and community.*

2. CREATIVE OFFICE & STUDIO

COLLABORATE. INNOVATE. GROW.

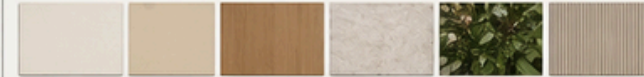


- Creative coworking & private offices
- Design studios & content creation
- Team workshops & strategy sessions
- Brand incubator or innovation lab

*Where ideas
come together
to build the future.*

3. WELLNESS & MOVEMENT LOUNGE

MOVE. RESTORE. ELEVATE.



- Yoga, pilates & movement classes
- Aesthetics & holistic wellness
- Infrared sauna, cold plunge, treatments
- Zero-proof bar & community lounge

*A destination
for mind, body
and connection.*

4. ZERO PROOF LOUNGE & SOCIAL SPACE

SIP. SOCIALIZE. SAVOR.



ONE SPACE. MANY POSSIBILITIES.

This historic landmark is more than a building — it's a canvas for visionaries, creators, and changemakers.



Bring your vision to life in a space that empowers, inspires and leaves a lasting legacy.

5. EVENT & EXPERIENCE VENUE

GATHER. CELEBRATE. MAKE AN IMPACT.



VISION BOARD

THE POSSIBILITIES ARE ENDLESS.



OWN A PIECE OF HISTORIC FORT LAUDERDALE!

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