

FOR LEASE

TOWER 101

Ready to Go Suites Available



101 NE 3rd Avenue, Fort Lauderdale, Florida 33301

CBRE



Highlights

Property Address	101 NE 3rd Avenue, Fort Lauderdale, Florida 33301
Asking Rate	Tower 101 - \$30.00 - \$35.00 NNN 101 Centre - \$30.00 - \$32.00 NNN
OPEX	Tower 101 - \$20.00 PSF, Full Service 101 Centre - \$20.00 PSF, Full Service
Parking	2.5/1,000 SF Unreserved: \$90.00 Reserved: \$125.00

Availability	Suite: 1120 - 1,585 SF Suite: 1930 - 1,829 SF Suite: 410 - 1,676 SF Suite: 450 - 2,030 SF Suite: 501 - 1,228 SF Suite: 600 - 4,213 SF
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FORT LAUDERDALE DEMOGRAPHICS



CURRENT POPULATION

1 MILE 22,439
3 MILE 137,693
5 MILE 294,692



PROJECTED AVERAGE H.H. INCOME (2024)

1 MILE \$109,245
3 MILE \$99,594
5 MILE \$90,332



DAYTIME POPULATION

1 MILE 73,857
3 MILE 212,468
5 MILE 390,024



AVERAGE HOUSEHOLD INCOME

1 Mile \$93,629
3 Mile \$85,956
5 Mile \$78,311



On-Site & Area Information

Located within the emerging Flagler Village neighborhood a few blocks from Las Olas Boulevard, the buildings offer easy access to shopping, restaurants, museums, the beach, the Fort Lauderdale International Airport and more.

Building Features



QUEST WORKSPACE
ON-SITE



2.5/1,000 PARKING
SPACES



21 STORIES
IN THE HEART OF
DOWNTOWN FORT
LAUDERDALE



PUBLIC
TRANSPORTATION
VIRGIN TRAINS & BUS STATION



GYM
ON-SITE



ON-SITE WIFI
AND FIBRE-OPTIC
ENABLED



24/7
SECURITY



CONFERENCE
ROOM



ON-SITE
CAFE

Property Overview

21 Story Class A Office Buildings

Move-in ready spec suites with high-end finishes available

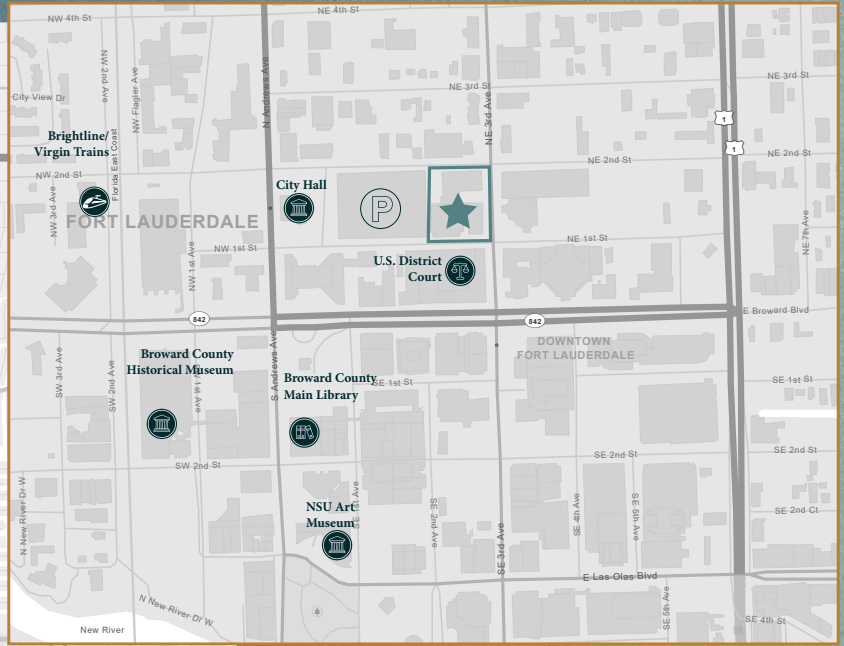
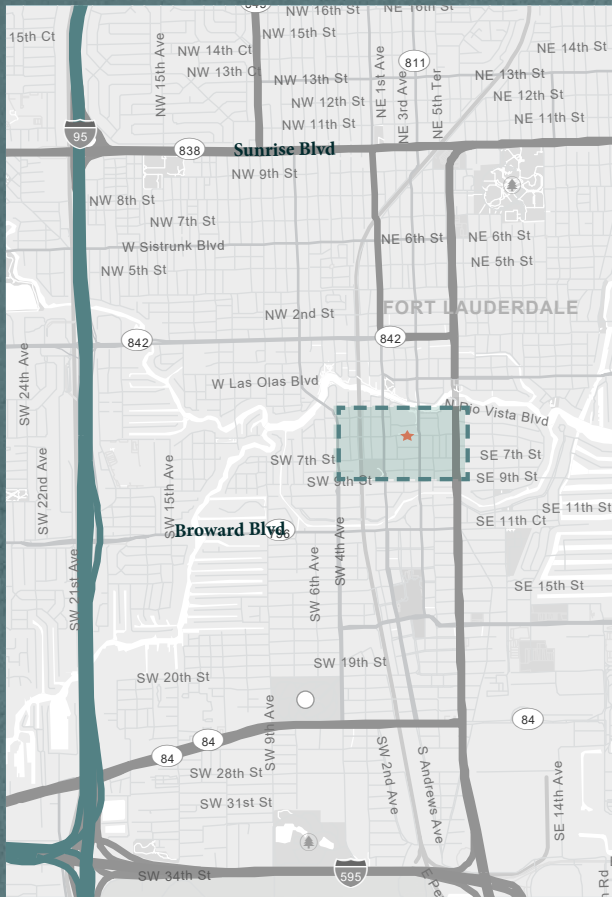
Steps away from emerging Flagler Village neighborhood

Easy access to shopping, restaurants, museums and more in the Fort Lauderdale CBD

Building amenities include:

- Full service café
- On-Site Gym
- Conference facility
- On-Site property management
- 24/7 security
- Integrated structured parking
- Courtesy shuttle service
- Common area WiFi





Restaurants Within 1 Mile Radius North

- Top Hat Deli
- Sip Java Co.
- Colada
- Temple Street Eatery
- Whole Enchilada
- JB&C Juice Bar & Café
- Doc B's Restaurant
- Heritage
- Press & Grind Café
- Shuck 'N Dive
- Suan Thai

Restaurants Within 1 Mile Radius South

- Yolo
- Boathouse at Riverside
- Gran Forno Pronto Italian Bakery
- Caffè Europa
- Capital One Café
- American Social
- Casa Sensei Pan Asian Latin Fusion
- Lobster Bar Sea Grille
- Louie Bossi's Ristorante
- Rocco's Tacos and Tequila Bar
- Vinos On Las Olas
- Moxies
- El Camino Fort Lauderdale

Contact Us

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