



TIMBER

TRANSIT

TECHNOLOGY

ART

FOOD

TECH

**FAT
VILLAGE**

T3

FAT
VILLAGE

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



T3**FAT
VILLAGE**

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%)





TIMBER

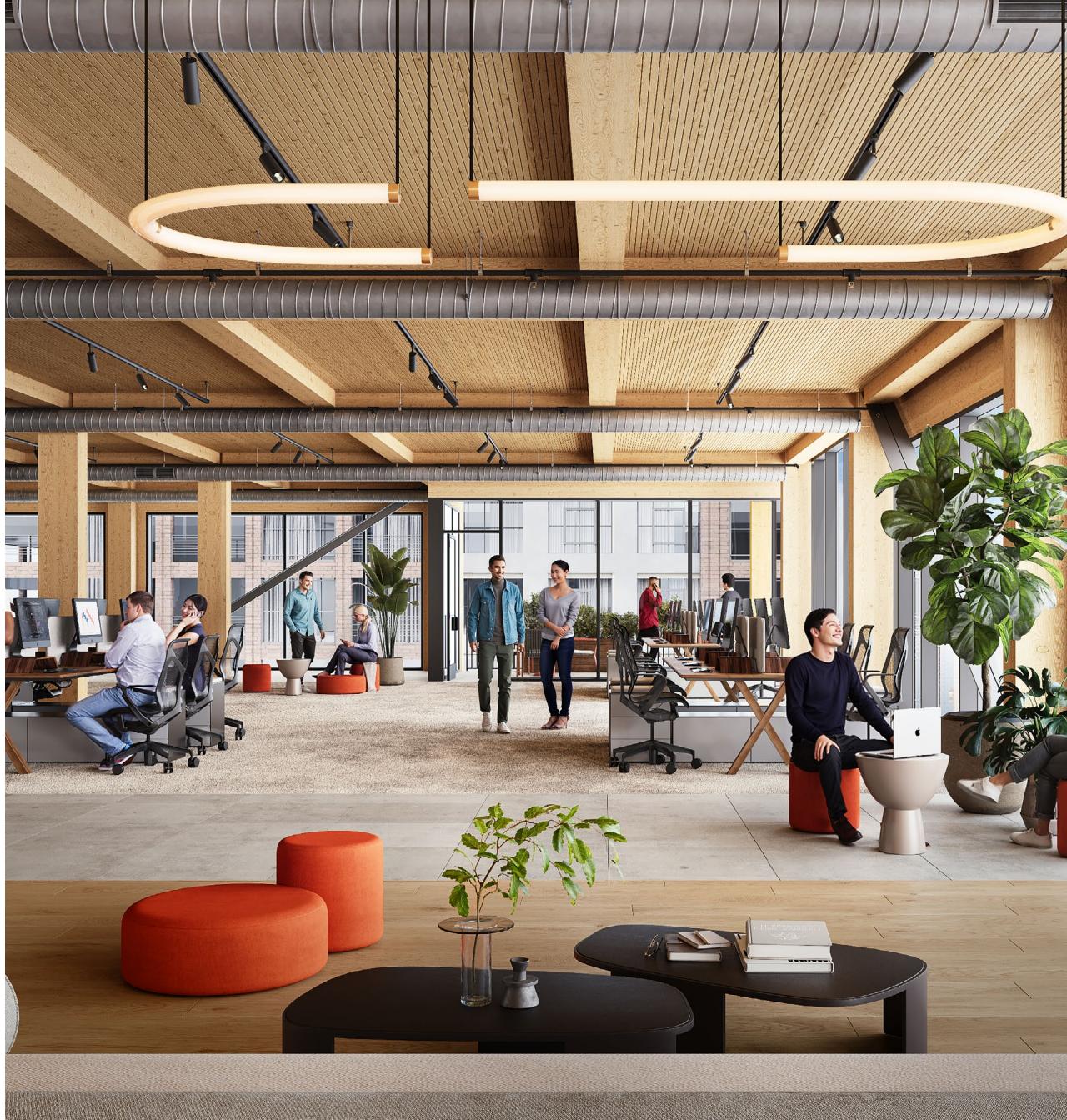
With mass timber as the building's structure and exposed timber as its signature feature, T3 brings sustainability, environmental conscience, and the health benefits of wood, to the workplace.

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)

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



T3

FAT
VILLAGE



T3**FAT
VILLAGE**

SPACES THAT INSPIRE.

FITNESS

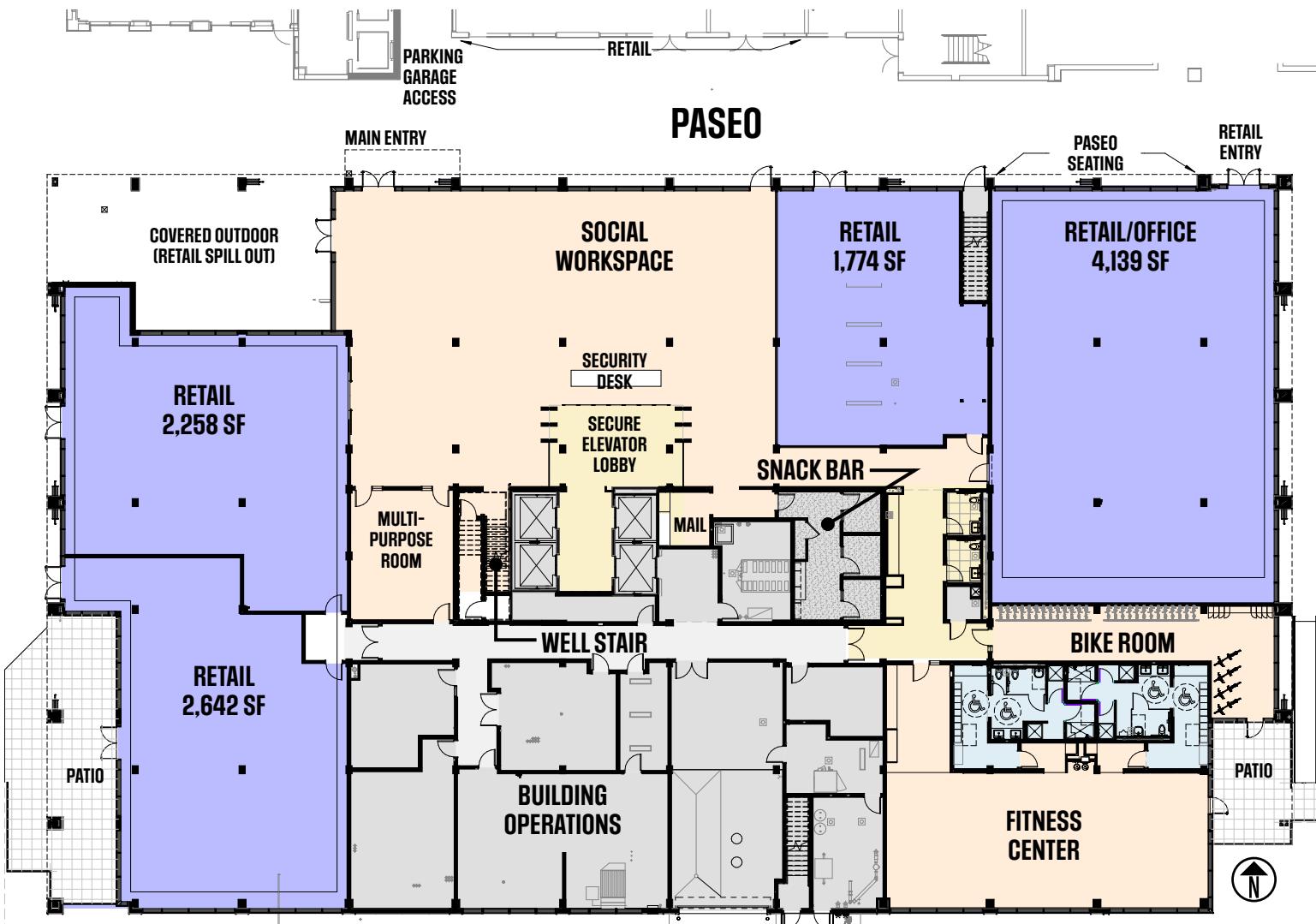
A fitness center fully equipped with state-of-the-art machines, showers and lockers just steps from your desk. Extensive cycle storage, bike racks and end-of-trip facilities for bike commuters.

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.





T3**FAT
VILLAGE**

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

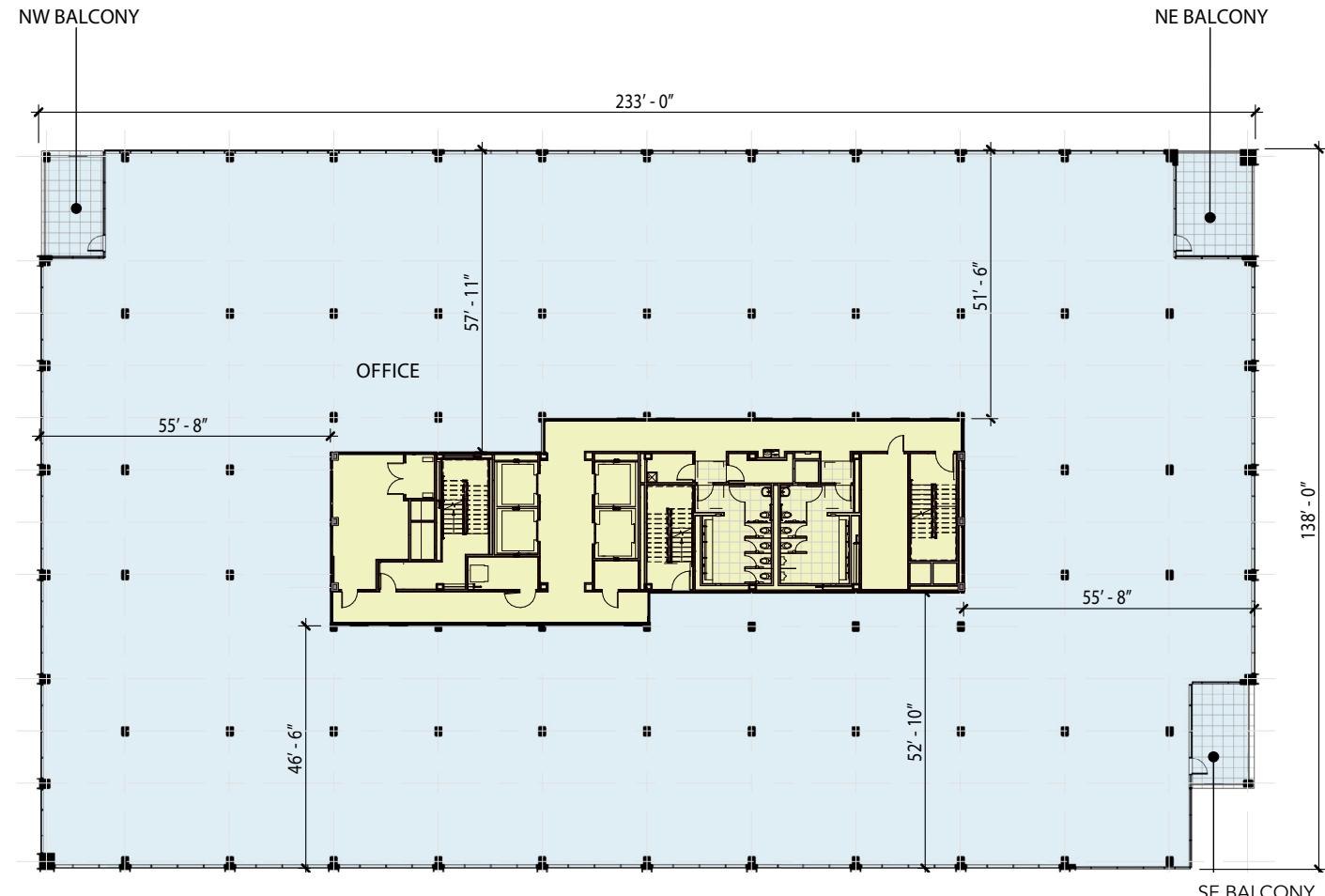
All upper floors: 13' slab to slab / 9'6" clear

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



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

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

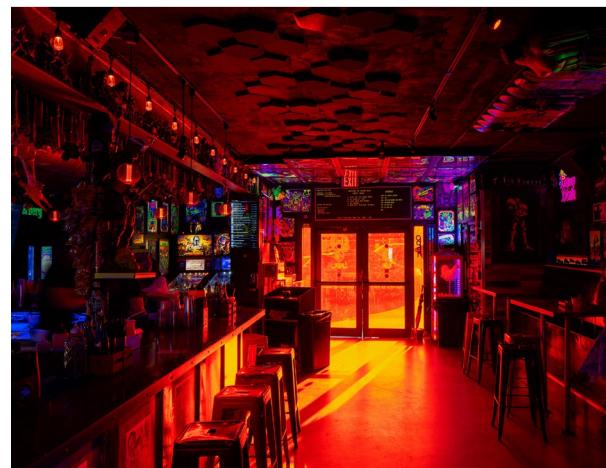
for continued rapid population growth.

DIRECTLY CONNECTED

to regional mass transit.

ABUNDANT

retail, residential and hospitality.



FAT VILLAGE



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

T3

FAT
VILLAGE

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

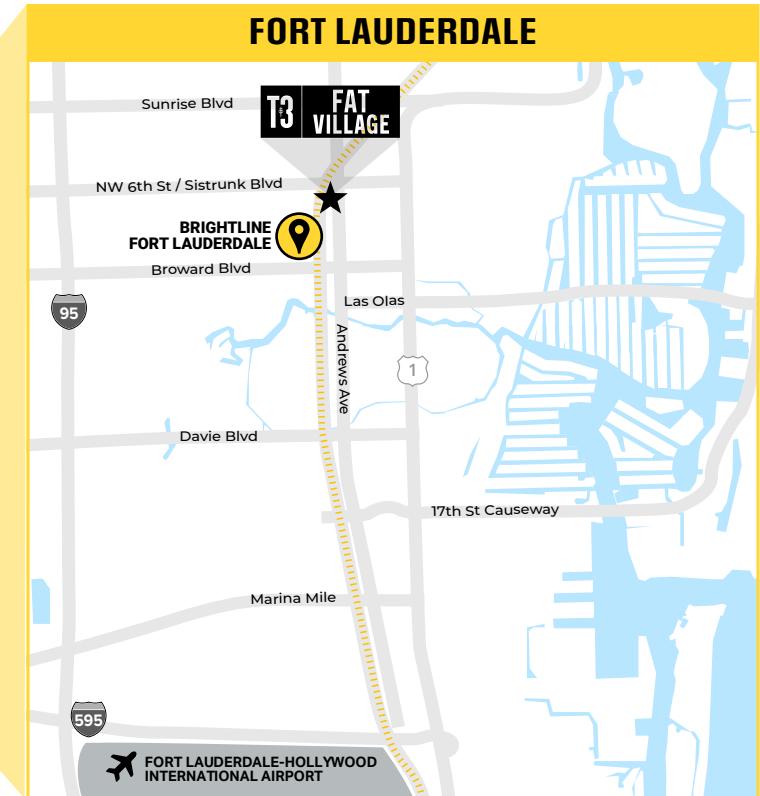
from major highways and Ft. Lauderdale
international airport

15-MINUTE DRIVE

to FLL International Airport from
T3 FAT Village



FORT LAUDERDALE



\$404M EXPANSION PROJECT, FIFTH AIRLINE TERMINAL





3.6 MILES



MIAMI



FORT LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT

4 MILES

FORT LAUDERDALE CBD



NW 6TH ST

FLAGLER VILLAGE

NW 4TH AVE

NE 3RD AVE

NE 2ND AVE

NE 1ST AVE

NORTH FLAGLER DRIVE



NW 5TH ST
FAT VILLAGE

38 MIN.
TO MIAMI

14 MIN.
TO AVENTURA

brightline

2 MILES
TO I-95

16 MIN. TO
BOCA RATON

36 MIN. TO
WEST PALM BEACH

2 HRS 50 MIN.
TO ORLANDO



T3**FAT
VILLAGE**

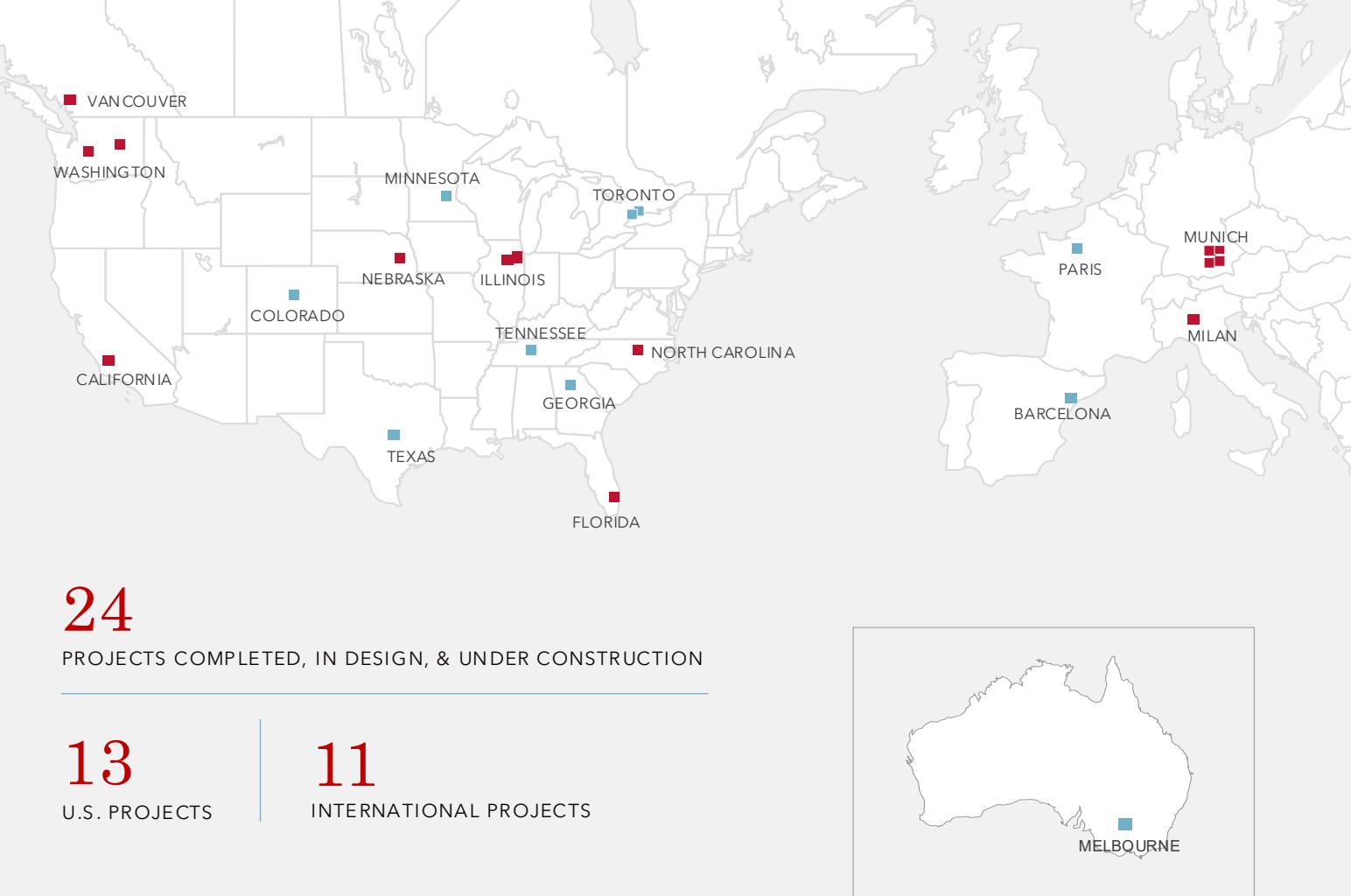
T3 LOCATIONS CURRENT & UPCOMING.

AMERICAS PROJECTS

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

INTERNATIONAL PROJECTS

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



MAJOR BRANDS THAT CALL T3 HOME





AUSTIN
T3Eastside.com

COMPLETED 04 2023



DENVER
T3Rino.com

COMPLETED 04 2023



MINNEAPOLIS
T3NorthLoop.com

COMPLETED 04 2016



TORONTO
T3Bayside.com

COMPLETED 04 2023



T3 WEST
MIDTOWN
ATLANTA

T3WestMidtown.com

COMPLETED 04 2019



WEDGEWOOD-
HOUSTON
Nashville, Tennessee

NASHVILLE

T3WedgewoodHouston.com

COMPLETED 04 2023



AUSTRALIA

T3Collingwood.com.au

COMPLETED 04 2023



STERLING
ROAD

TORONTO

T3Sterling.com

COMPLETED 04 2023



T3

FAT
VILLAGE

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.

RENEWABLE RESOURCE

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

ENERGY EFFICIENCY

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

REDUCED ENVIRONMENTAL IMPACT

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

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.

RURAL COMMUNITIES

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

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

Christina Jolley
954.395.2112
christina.jolley@blancacre.com

Sky Jones
305.577.8850
sky.jones@blancacre.com

Danet Linares
305.577.8852
danet.linares@blancacre.com

Tere Blanca
305.577.8851
tere.blanca@blancacre.com

OWNERSHIP

Alan Kennedy
404.406.2164
alan.kennedy@hines.com

Hines
URBAN STREET
DEVELOPMENT



Blanca Commercial Real Estate, Inc.
Licensed Real Estate Broker

