

FOR LEASE

TOWER 101



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 - \$18.00 PSF, Full Service 101 Centre - \$18.00 PSF, Full Service
Parking	2.5/1,000 SF Unreserved: \$90.00 Reserved: \$125.00
Availability	Suite: 1270 - 1,365 SF Suite: 1930 - 1,829 SF Suite: 410 - 1,676 SF Suite: 420 - 2,504 SF Suite: 501 - 1,228 SF

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

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





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



Restaurants Within 1 Mile Radius North

- Top Hat Deli
- Colada
- The Brass Tap
- Henry's Sandwich Shop
- Whole Enchilada
- Doc B's Restaurant
- Press & Grind Caf e
- Suan Thai
- Anthony's Pronto Kitchen
- Christina Wan's
- The Poke House
- Shuck 'N Dive
- Sip Java Co.
- Temple Street Eatery
- American Icon Brewery
- JB&C Juice Bar & Caf e
- Poke LoLo
- Heritage
- Chick'nCone

Restaurants Within 1 Mile Radius South

- Yolo
- Beehive Kitchen
- Boathouse at Riverside
- Gran Forno Pronto Italian Bakery
- Caffe Europa
- Capital One Caf e
- American Social
- Casa Sensei Pan Asian Latin Fusion
- El Camino Fort Lauderdale
- Lobster Bar Sea Grille
- Louie Bossi's Ristorante
- Piazza Italia Fort Lauderdale
- Rocco's Tacos and Tequila Bar
- B Square Burgers & Booze
- Vinos On Las Olas
- Moxies

Contact Us

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