

FLAGSHIP CORNER RETAIL & RESTAURANT SPACE

DOWNTOWN FORT LAUDERDALE

ONBELLÉ

300 NE 3rd Avenue, Fort Lauderdale, FL 33301





PROPERTY HIGHLIGHTS

Join the new Ombelle, a luxury condo development with two towers totaling 775 residences and flagship Equinox gym

6,519 SF available with large patio
– Ownership open to division scenarios

Located in the heart of Flagler Village in Downtown
Fort Lauderdale, steps from Las Olas Blvd

Walking distance to thousands of residential units and
hotels including the Dalmar Hotel, Rise Flagler Village,
The Whitney, Manor at Flagler, The Pearl, Solmar on Sixth,
Motif, Aviah Flagler, Sole at FTL, and more

Flagler Village and Las Olas have over 10,000 residential
units planned, approved, or under construction

Delivery Q4 2027



AREA DEMOGRAPHICS:

Within a 3-mile radius



Population
152,049



Daytime Population
204,223



Households
72,059



Avg Household Income
\$124,856

[illegible]



AN ABUNDANCE OF AREA AMENITIES

1. Mona's
2. JB&C Juice Bar & Cafe
3. Batch, The Cookie Company
4. Blueprint Cookies
5. Heritage
6. Glitch Bar
7. Patio Bar & Pizza
8. Good Luck Cat Cafe
9. The Whole Enchilada Fresh Mexican Grill
10. Hatch
11. North Italia
12. Wells Coffee - Flagler Village
13. Circle House Coffee
14. Sip Java Co.
15. Shuck N Dive
16. Jersey Mike's Subs
17. Sistrunk Marketplace & Brewery
18. Mitch's Downtown Bagel Cafe
19. Batch New Southern Kitchen and Tap: Ft Lauderdale
20. Tacocraft Taqueria & Tequila Bar
21. 511 Bar & Lounge
22. Livia Bar and Grill
23. Laudy Bar - Craft Kitchen & Cocktails
24. Mister O1 Pizza - Ft Lauderdale
25. Doc B's Restaurant
26. Foxy Brown
27. Colada Cuban Cafe - Ft Lauderdale
28. Rhythm & Vine
29. Vale Healthy Kitchen
30. Temple Street Eatery
31. Top Hat Deli
32. Suan Thai and Japanese Restaurant
33. The Wilder
34. Sarpino's Pizzeria - Ft Lauderdale
35. Ichimora
36. Morton's The Steakhouse
37. Café Bastille Ft Lauderdale
38. Fogo de Chao Brazilian Steakhouse Moxies
39. Pura Vida Miami
40. YOLO Restaurant
41. Java & Jam
42. Eddie V's Prime Seafood
43. Crema Gourmet Ft Lauderdale
44. La Corte Cafe
45. Elba Las Olas
46. Lobster Bar Sea Grille
47. IT! Italy Ristorante & Cafe & Bar
48. The Cheesecake Factory
49. Big City Tavern
50. American Social
51. Boathouse At The Riverside
52. El Camino Ft Lauderdale
53. Vinos on Las Olas
54. Caffè Europa
55. Louie Bossi's Ristorante Bar Pizzeria
56. Ann's Florist and Coffee Bar
57. Luigis Tuscan Grill
58. Casa Sensei
59. PLANTA Queen
60. Baires Grill - Las Olas
61. Rocco's Tacos & Tequila Bar
62. Floridian Restaurant
63. Bombay Darbar Indian Restaurant
64. Askaneli Premium Georgian and International Restaurant
65. Raw Brewing Company
66. The Fitz Bar & Lounge
67. Wells Coffee Tarpon River
68. Tarpon River Brewing
69. Thats a Wrap Sandwich Co
70. Luigi's Coal Oven Pizza
71. Hoffman's Chocolates
72. Pan'e Dolci Italian Bakery
73. Wild Sea Las Olas
74. Red Door Asian Bistro & Hibachi
75. Einstein Bros. Bagels
76. Coyo Taco
77. SALT7
78. Rooftop @1WLO
79. Bodega Taqueria y Tequila
80. Velvet Taco
81. Tin Roof
82. Wawa
83. Aldi
84. Checkers
85. Office Depot
86. Winn Dixie
87. Dunkin'
88. Arby's
89. Wendy's
90. Cyclebar
91. European Wax Center
92. PNC
93. The Fresh Market
94. FedEx Office
95. Brightline
96. McDonald's
97. McDonald's
98. CVS Pharmacy
99. Regions
100. Publix
101. Publix
102. Publix
103. Sunglass Hut
104. Yeti
- Warby Parker
105. Tommy Bahama
106. Starbucks
107. NSU Art Museum - Ft Lauderdale
108. The Wharf - Ft Lauderdale
109. Legacy
110. Aroma360°
- J.McLaughlin
- Envy
- Robinson's Jewelers
- Lilly Pulitzer
- Romero Britto
111. Fleming's Prime Steakhouse & Wine Bar
112. Rice Mediterranean Kitchen
113. Rumble Boxing
114. Yoga Joint





AREA DEVELOPMENT

HOTELS - EXISTING

1. Tru by Hilton - 108 Rooms
2. Home2Suites by Hilton - 110 Rooms
3. Hampton by Hilton Inn - 156 Rooms
4. Element Fort Lauderdale - 114 Rooms
5. The Dalmar, A Tribute Portfolio Hotel - 209 Rooms
6. Fairfield Inn & Suites - 108 Rooms
7. Hyatt Centric - 238 Rooms
8. Riverside Hotel - 231 Rooms

HOTELS - UNDER CONSTRUCTION

1. The Whitfield Las Olas Hotel & Spa - 140 Rooms

OFFICE - EXISTING

1. Plaza at Las Olas - 93,269 SF
2. 200 East Broward - 235,110 SF
3. The Main Las Olas - South - 387,402 SF
4. 1 East Broward - 350,797 SF
5. Las Olas River House - 18,000 SF
6. The AutoNation Building - 204,337 SF
7. 300 Las Olas Place - 219,220 SF
8. Plaza 100 - 165,627 SF
9. Tower 101 - 266,620 SF
10. One Financial Plaza - 573,328 SF
11. 110 Tower - 394,830 SF
12. Courthouse Place - 66,261 SF
13. Museum Plaza on Las Olas - 185,000 SF
14. 550 Building - 100,316 SF
15. Broward Financial Centre - 325,492 SF
16. 200 E Las Olas - 281,713 SF
17. 350 Las Olas Centre - 264,214 SF
18. Bank of America Plaza at Las Olas City Centre - 408,444 SF
19. Las Olas Centre I - 210,225 SF
20. SunTrust Center at Las Olas Square - 460,248 SF
21. 888 E Las Olas Blvd - 65,060 SF
22. Himmarshee Landing - 288,385 SF
23. Las Olas Square - 60,000 SF
24. 105 N Federal Hwy - 36,193 SF
25. Victoriana Building - 65,996 SF
26. 1 W Las Olas Blvd - 32,249 SF

OFFICE - UNDER CONSTRUCTION

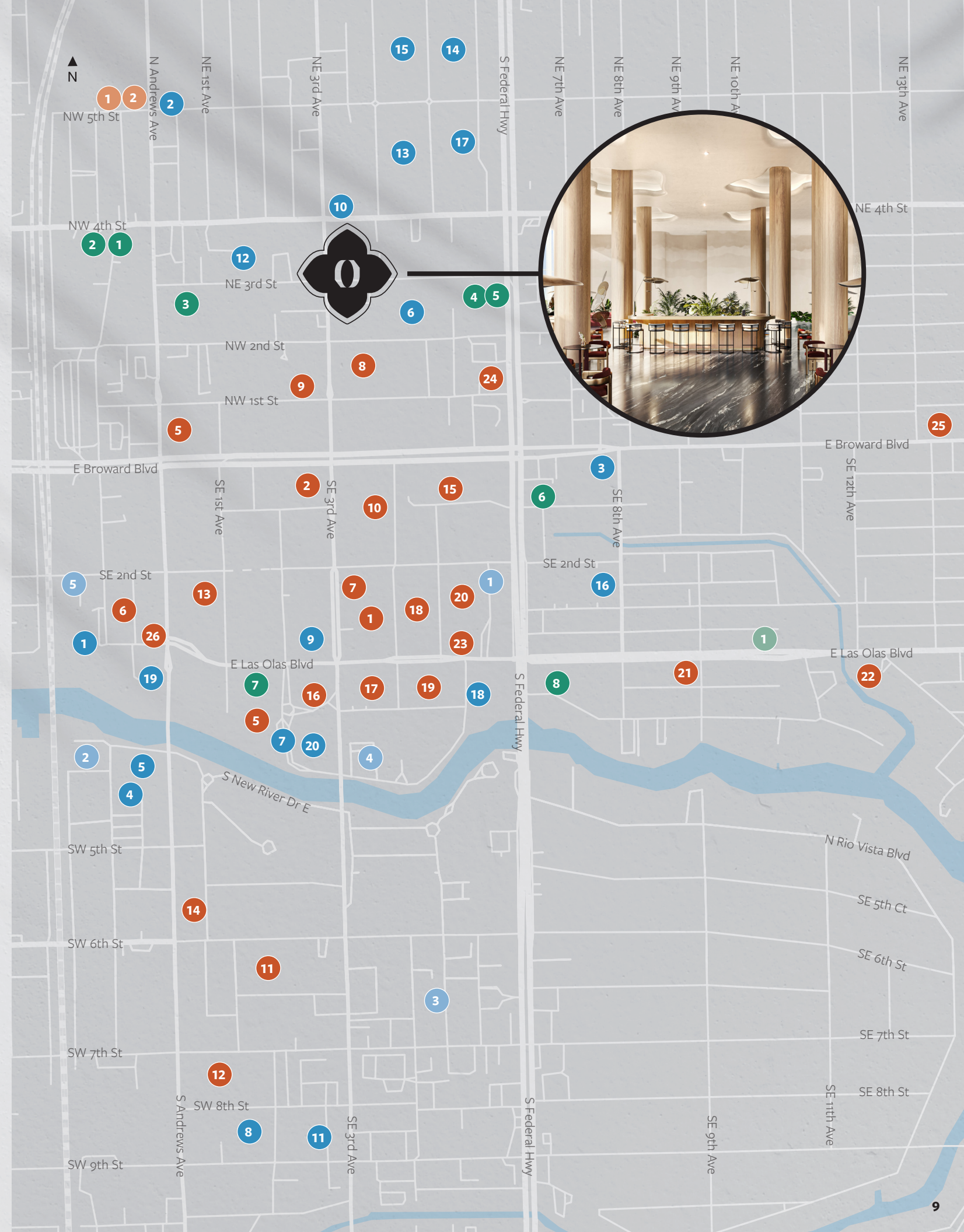
1. T3 Fat Village West - 210,000 SF
2. T3 Fat Village East - 174,790 SF

MULTIFAMILY - EXISTING

1. Society Las Olas - 838 Units
2. Motif at Flagler Village - 385 Units
3. Laureat Apartments - 327 Units
4. Regatta at New River - 230 Units
5. New River Yacht Club - 249 Units
6. The Rise Flagler Village - 348 Units
7. The Registry Las Olas - 374 Units
8. The Queue - 191 Units
9. Novo Las Olas - 341 Units
10. Pearl Flagler Village - 350 Units
11. Pinnacle at Tarpon River - 112 Units
12. The Whitney - 386 Units
13. Aviah Flagler Village - 218 Units
14. The Manor at Flagler Village - 382 Units
15. Solmar on Sixth - 286 Units
16. Amaray Las Olas by Windsor - 254 Units
17. The Edge at Flagler Village - 353 Units
18. ICON Las Olas - 272 Units
19. 10X Riverwalk - 260 Units
20. Alluvion Las Olas - 380 Units

MULTIFAMILY - UNDER CONSTRUCTION

1. Veneto - 259 Units
2. Harbour at New River - 233 Units
3. Advantis Station - 252 Units
4. One River - 251 Units
5. Riverwalk Residences of Las Olas - 192 Units
6. Society Las Olas Phase II - 563 Units



OMIBELLE

FORT LAUDERDALE

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