

PRIME OFFICE // RETAIL

FOR LEASE

201 SE 12TH ST

Fort Lauderdale, FL 33316

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For Lease By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Built in 2018, this modern office building offers prime office space for lease in an unbeatable location just steps from Downtown Fort Lauderdale and the Las Olas district. With seamless access to major highways like I-95, I-595, and high-traffic roads such as US-1, this property ensures exceptional connectivity and visibility for businesses.

Surrounded by a diverse mix of residential and commercial developments, this location is ideal for businesses looking to attract and retain top talent in the city. Being situated in a prime area, it offers unparalleled access to a deep pool of highly skilled professionals across various industries. With its proximity to key transportation hubs, thriving business districts, and top educational institutions, companies located here can easily tap into a steady flow of talented individuals.

The recently built office building showcases a sleek, modern design with expansive windows, flooding the space with natural light for a bright and inviting atmosphere. The property offers the rare, added benefit of a dedicated entrance and elevator, enhancing its privacy and exclusivity. The convenience of ample onsite parking ensures easy access for both clients and team members.

This is where convenience, contemporary design, and an ideal location come together seamlessly.

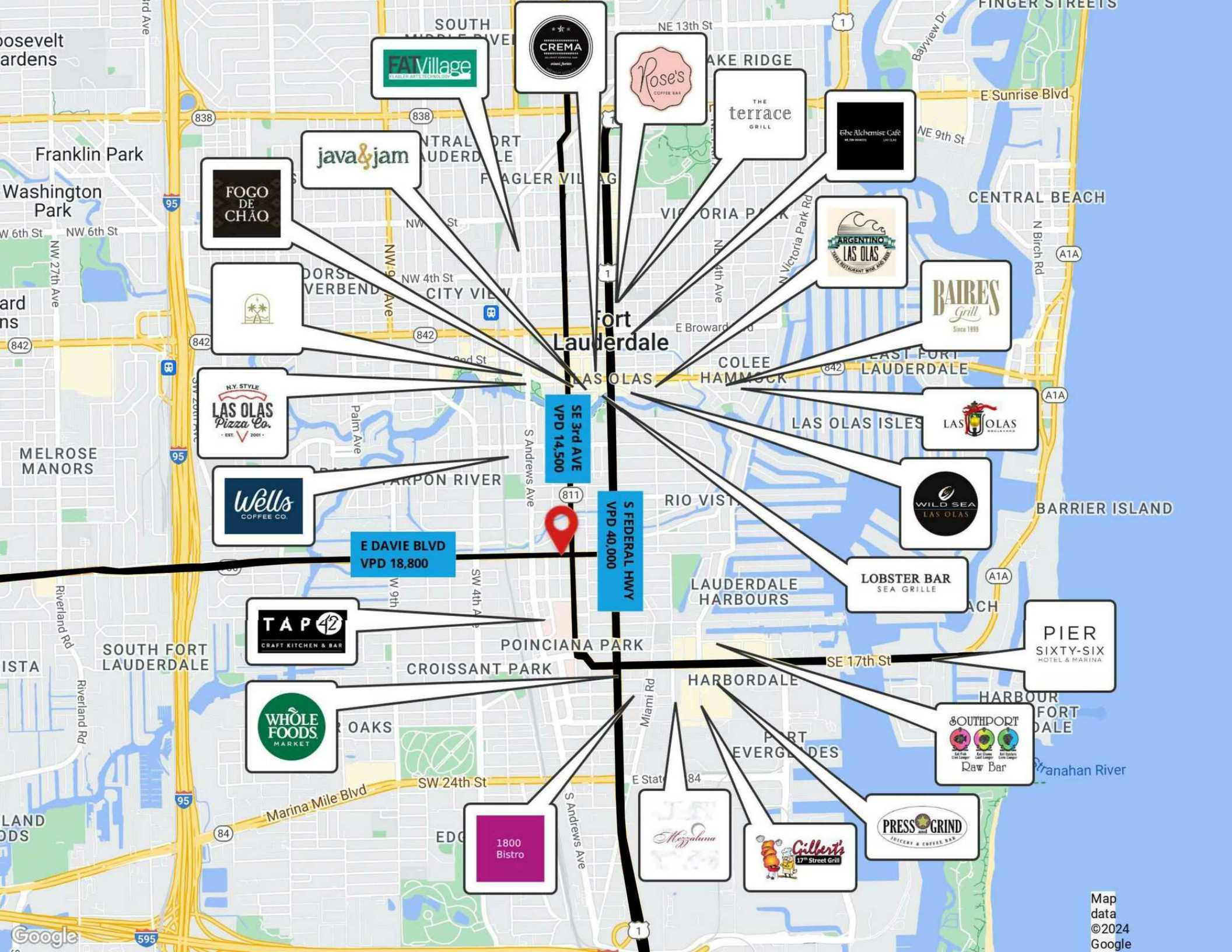
OFFERING SUMMARY

Base Rent:	\$32.50 SF/yr (NNN)
NNN:	Estimated \$16/sqft
Available SF:	3,897 SF
Building Size:	7,118 SF
Lot Size:	18,131 SF

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	57,053	115,945	218,781
Total Population	120,862	270,182	524,782
Average HH Income	\$113,453	\$98,508	\$94,591

PERMITTED USES



FOCO DE CHÃO

java&jam

FATVillage

CREMA

Rose's
COFFEE BAR

THE terrace
GRILL

The Alchemist Cafe

ARGENTINO LAS OLAS

BAIRES Grill
Since 1999

LAS OLAS PIZZA Co.
EST. 2001

Wells
COFFEE CO.

SE 3rd AVE
VPD 14,500

S FEDERAL HWY
VPD 40,000

E DAVIE BLVD
VPD 18,800

LAS OLAS ISLES

LAS OLAS

WILD SEA
LAS OLAS

LOBSTER BAR
SEA GRILLE

TAP 42
CRAFT KITCHEN & BAR

WHOLE FOODS
MARKET

1800
Bistro

Mozzalluna

Gilbert's
17th Street Grill

PRESS and GRIND
PATISSERY & COFFEE BAR

SOUTHPORT
Raw Bar

PIER SIXTY-SIX
HOTEL & MARINA





201

ANDREW'S
AVE
WEST SIDE

201



























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