

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 - \$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: 1120 - 1,585 SF Available 4/1/25 Suite: 1930 - 1,829 SF Suite: 410 - 1,676 SF Suite: 420 - 2,504 SF Suite: 501 - 1,228 SF



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.

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



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



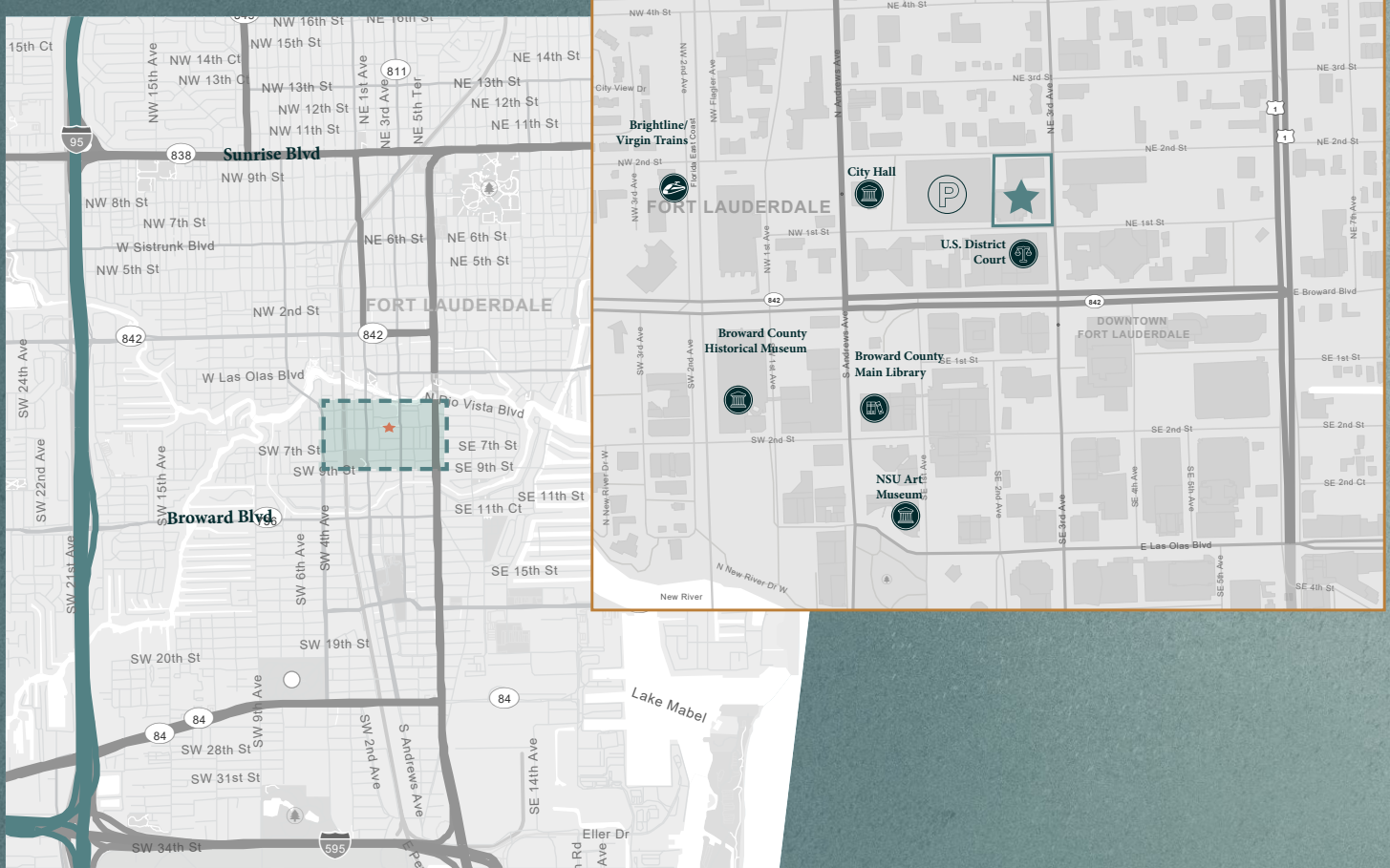
24/7 SECURITY



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
- Caff e 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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