

**535 NE 13TH STREET**  
*Fort Lauderdale*



535 NE. 13th Street Fort Lauderdale, FL 33304 | For Lease

Jaime Sturgis | Sara Dorfman | [NativeRE.com](http://NativeRE.com) | 954.595.2999



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13th street, a long held secret by locals, has experienced explosive growth in recent years.

Centrally located between the burgeoning Flagler Village Arts District and Wilton Manors, this lushly landscaped oasis offers pedestrian friendly walkways, bike paths, FREE parking, and competitive rental rates. Retailers are taking notice; new tenants include Warsaw Coffee, Milk Money bar & restaurant, Gulfstream Brewing, Renzo Gracie, Lovelee Bakery, and Deck on 13th to name a few. The corridor is attracting the attention of new retailers, creators, and entrepreneurs. Easily accessible from US-1, Sunrise Blvd, 4th Avenue, and I-95 the area serves as a melting pot for creative retailers & offices.

With ample on-street parking, offered free of charge, the area is an easy decision for retailers. Thirteenth Street features new designated bike lanes, sidewalks, and cross walks to create a well-connected pedestrian experience. The result is more patrons out of their cars walking the boulevard, exploring and supporting the areas businesses.



Summary | 535 NE. 13th Street Fort Lauderdale, FL

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# OVERVIEW

535 NE 13TH Street  
Fort Lauderdale, FL 33304  
Size: 3,000 sq. feet  
Price: \$25/ft NNN (\$4.50/ft)

## VIRTUAL TOUR



Property | 535 NE. 13th Street Fort Lauderdale, FL

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Aerial Map | 535 NE. 13th Street Fort Lauderdale, FL

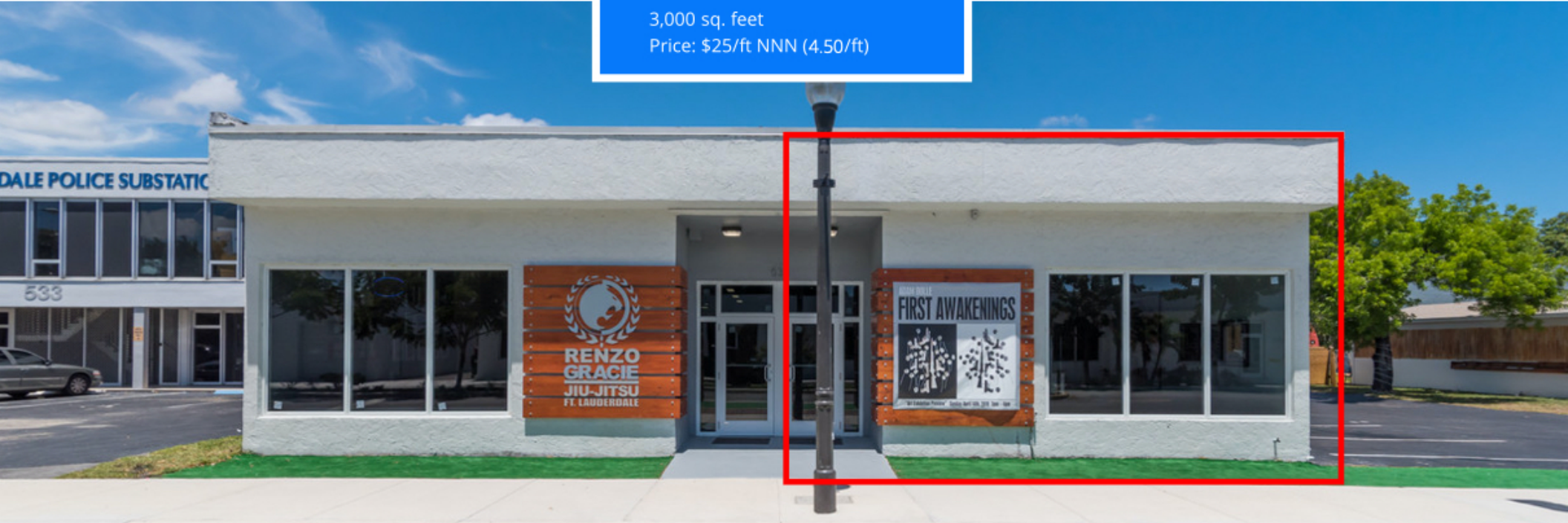
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**535 NE 13th Street**  
**Fort Lauderdale FL, 33304**  
3,000 sq. feet  
Price: \$25/ft NNN (4.50/ft)



Property | 535 NE. 13th Street Fort Lauderdale, FL

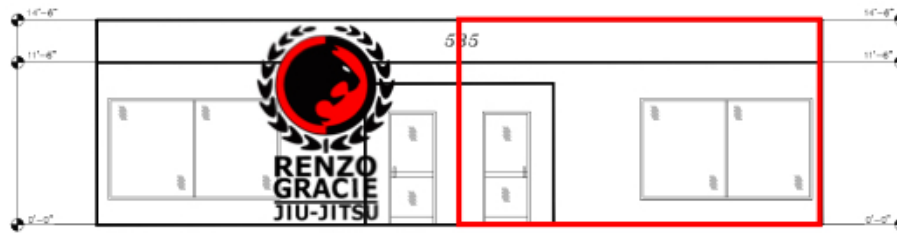
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FRONT ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0"

REVISIONS	BY



ATLANTIC ENGINEERING SERVICES, INC.  
2822 WATERS EDGE CIRCLE  
GREEN ACRES, FL 33413  
PHONE: 561-958-4140  
FAX: 561-986-9242  
C.A. # 00009300

EXISTING FLOOR PLAN AND ELEVATION PLAN  
535 N.E. 13TH STREET  
131h STREET  
FORT LAUDERDALE  
FLORIDA

DESIGN BY	M.R.B
DRAWN BY	
DATE	3/8/18
SCALE	AS SHOWN
SHEET	1
TOTAL SHEETS	1



# NATIVE REALTY®



Jaime Sturgis | Sara Dorfman

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