

13TH

STREET

Fort Lauderdale

DECK ON 13TH

ll
LOVELEE
BAKESHOP

SoBar

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

Jaime Sturgis | 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 | NE. 13th St. Fort Lauderdale

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OVERVIEW

Zoning: Community Business (CB)

535 NE. 13th Street
Size: 3000 SF.
Price: \$25/p.s.f.
Format: NNN (\$3.54/tf)

603 NE. 13th Street
Size: 1,250 - 6,285 SF.
Price: \$25/p.s.f.
Format: NNN (\$3.80/tf)



DECK ON
13TH



Overview | NE. 13th St. Fort Lauderdale

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Aerial Map | NE. 13th St. Fort Lauderdale

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603 NE 13th Street
Fort Lauderdale FL, 33304
1,250 - 6,285 sq. feet
Price: \$25/p.s.f. NNN (3.70/ft)



Property | NE. 13th St. Fort Lauderdale

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535 NE 13th Street
Fort Lauderdale FL, 33304
3,000 sq. feet
Price: \$25/ft NNN (3.70/ft)



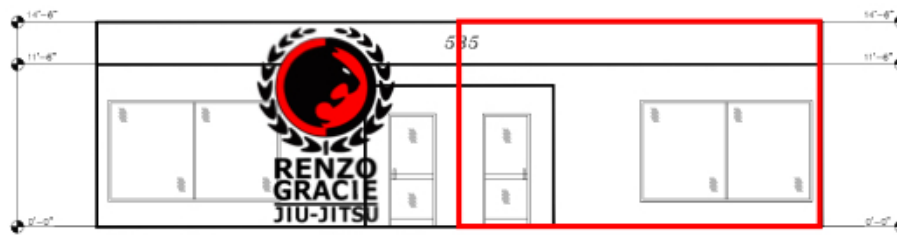
Property | NE. 13th St. Fort Lauderdale

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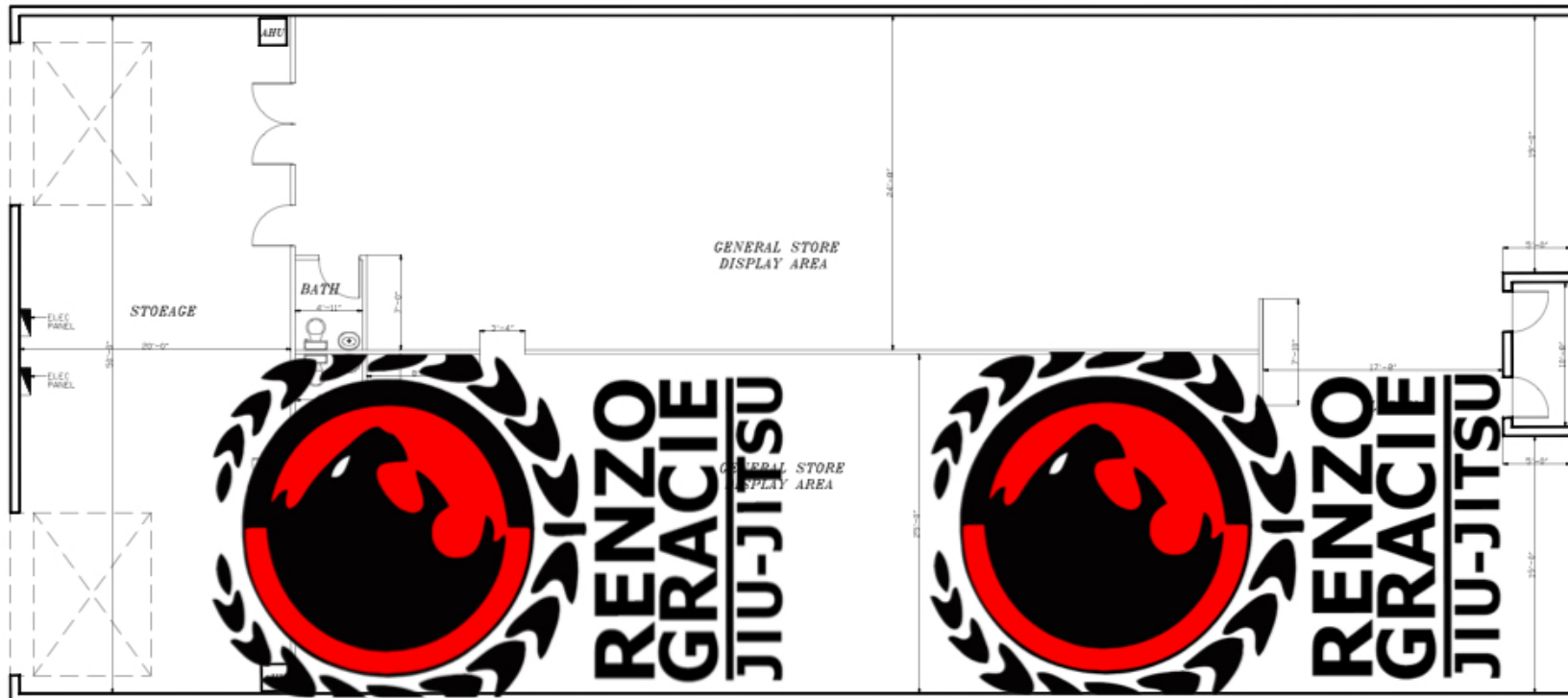


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FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

REVISIONS	BY



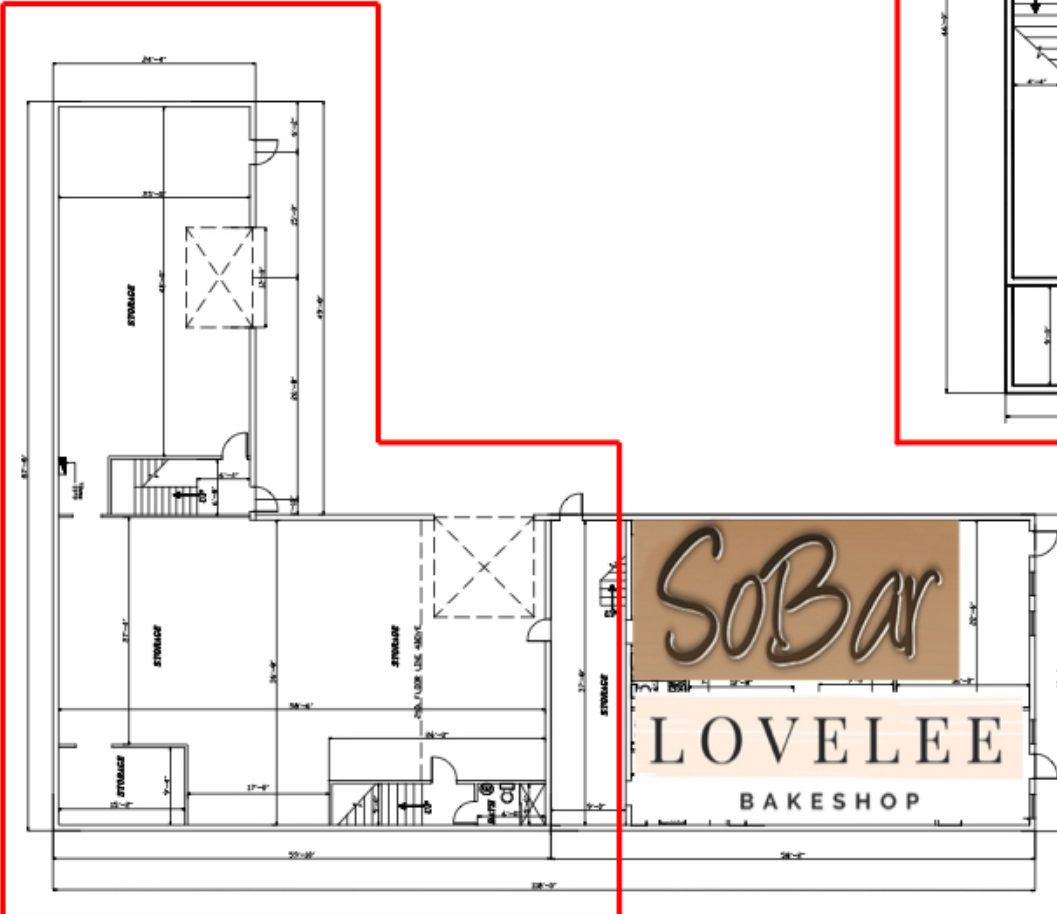
ATLANTIC ENGINEERING SERVICES, INC.
2822 WATERS EDGE CIRCLE
GREEN ACRES, FL 33413
PHONE: 561-358-4140
FAX: 561-986-9242
C.A. # 00009300

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

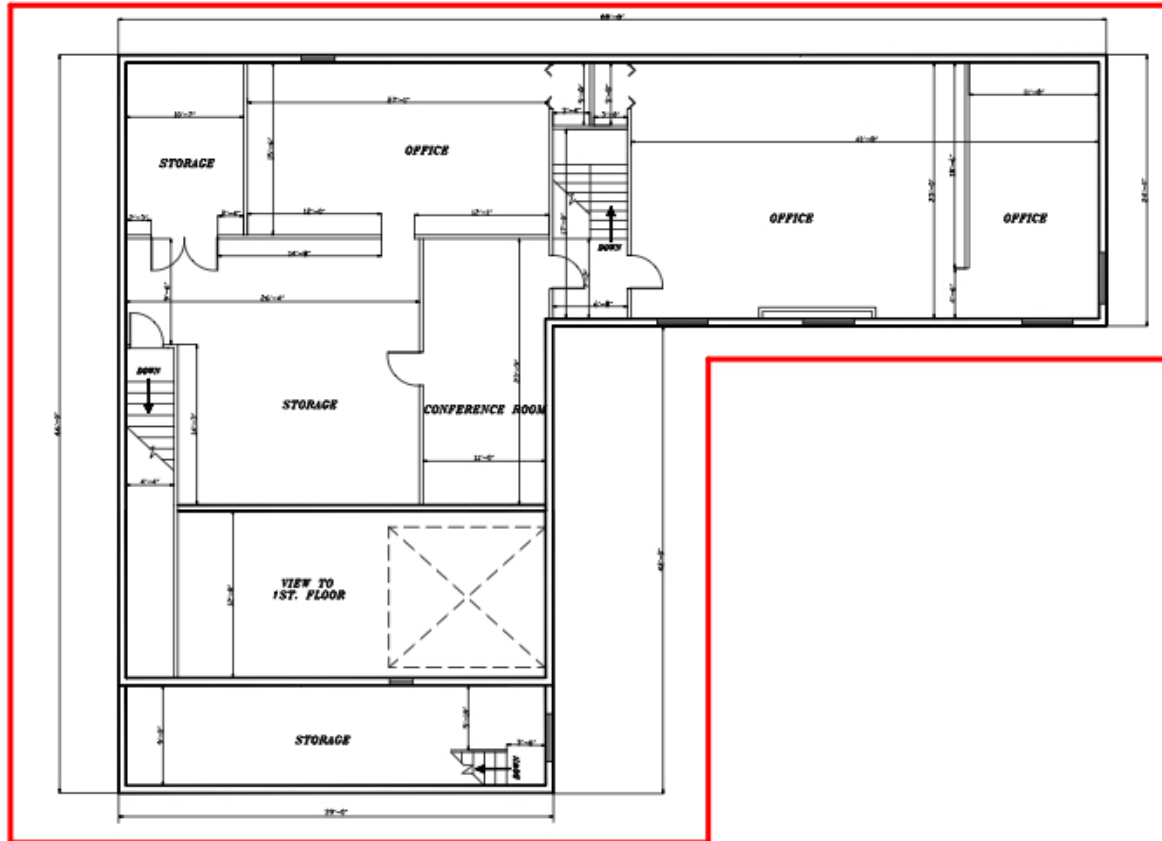
DESIGN BY	M.R.B
DESIGNED BY	
DATE	3/8/18
SCALE	AS SHOWN
JOB NO.	
SHEET	1
TOTAL SHEETS	1

EXISTING BUILDING SQUARE FOOTAGE

1 ST. FLOOR= 5827.0 SF
 2 ND. FLOOR= 3195.0 SF
 TOTAL AREA= 9022.0 SF



1st FLOOR PLAN
 SCALE 1/8"=1'-0"



2nd FLOOR PLAN
 SCALE 1/8"=1'-0"

EXISTING BUILDING SQUARE FOOTAGE

1 ST. FLOOR= 5827.0 SF
 2 ND. FLOOR= 3195.0 SF
 TOTAL AREA= 9022.0 SF

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