

603 NE 13TH STREET

Fort Lauderdale



603 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 | 535 NE. 13th Street Fort Lauderdale, FL

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OVERVIEW

603 NE. 13th Street

Suite 100: 1,200 SF.

Suite 200: 3,648 SF.

+ 1,000 SF. Outdoor Space

Price: \$25/p.s.f.

Format: NNN (\$4.50/ft)

Zoning: Community Business (CB)



Overview | 603 NE. 13th Street Fort Lauderdale

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Aerial Map | NE. 13th St. Fort Lauderdale

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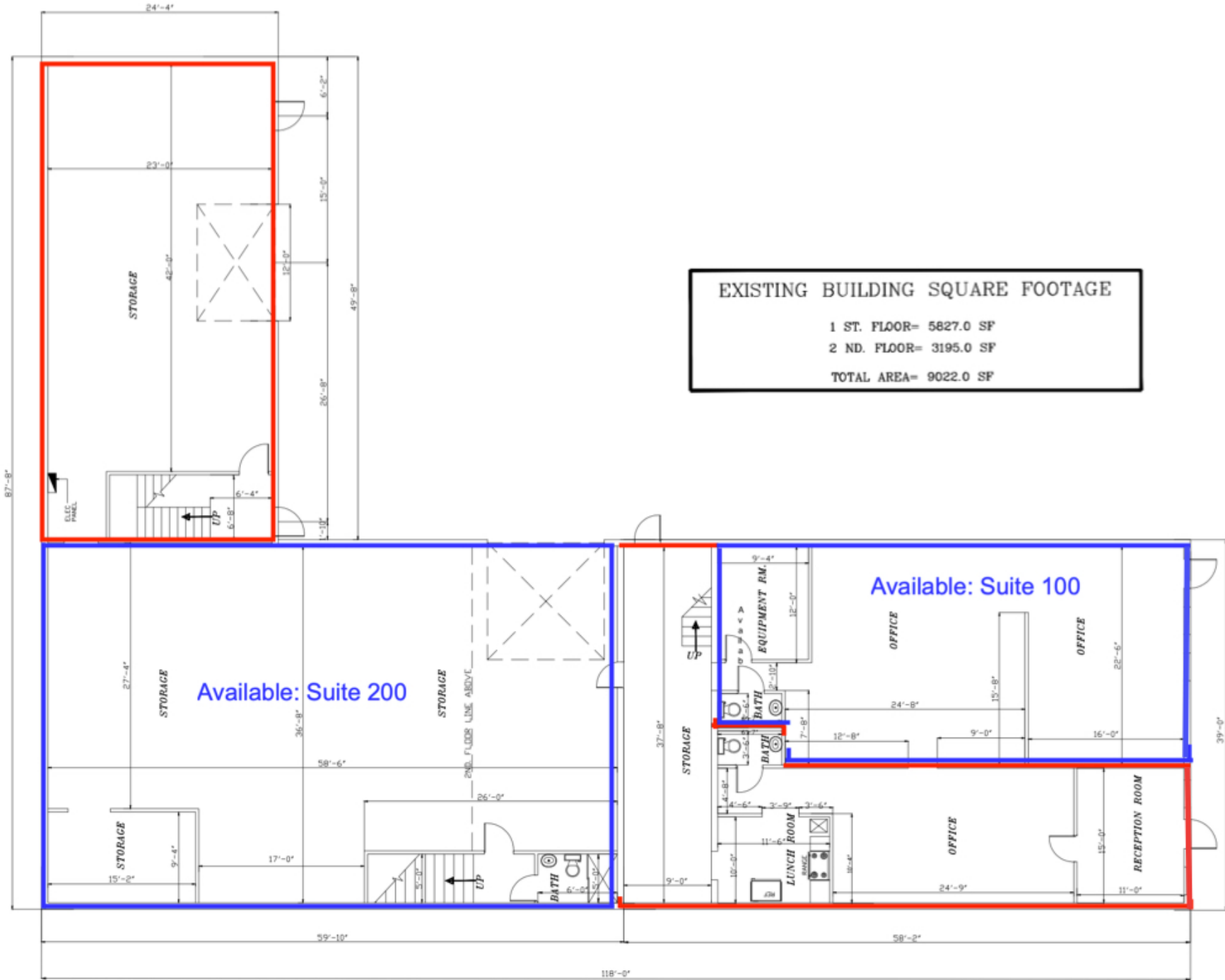
603 NE 13th Street
Fort Lauderdale FL, 33304
3,648 sq. feet
Price: \$25/p.s.f. NNN (4.50/ft)



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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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