

**718-720 FLAGLER DRIVE**  
Fort Lauderdale



718 -720 Flagler Dr. Fort Lauderdale, FL 33304 | For Lease

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Retail & Office space available in Fort Lauderdale's booming Flagler Village neighborhood. The property represents a rare opportunity to be located in the urban core, steps from the central business district, Las Olas Boulevard and Victoria Park neighborhoods. The property features a modern industrial inspired layout coupled with liberal RAC-UV zoning.

The property pays respect to its industrial roots with high ceilings, overhead doors and open floor plans, but has the finishes of modern retail & office spaces with impact storefronts, terrazzo floors, and ample natural light. The property is centrally located in Flagler Village, with frontage on Flagler Drive, and is surrounded by thousands of recently developed apartments.

The building embodies the industrial chic ambiance the neighborhood is well known for and is surrounded by retail shops, restaurants, galleries, studios, and new residences. A few of the neighboring tenants include Wells Coffee, Montce Swim, Girls Club Art Gallery, Invasive Species Brewing, and The Fit Shop. The area benefits from a monthly art walk, which often brings thousands of visitors to the area to explore and enjoy the local businesses. The property can be subdivided or delivered as a contiguous space.

The building is located six blocks from the new All Aboard Florida station, the high-speed rail connecting Fort Lauderdale to Miami and West Palm Beach. The close proximity to this revolutionary mass transit for South Florida allows employees and customers to live in Miami or West Palm and easily commute to the property. It's anticipated the same train station will start connecting individual cities, such as Delray, Boca, and Hollywood to Fort Lauderdale in the coming years as well which will further the area as a live, work, play destination.



# OVERVIEW

**Rental Rate:** \$30.00 /SF/Yr

**Lease Type:** NNN (est. 3/psf/year)

**Uses:** Retail/Office

**Space Available :** 1,400 - 8,522 SF

**Clear Ceiling Height :** 14 FT

**Space Type :** New

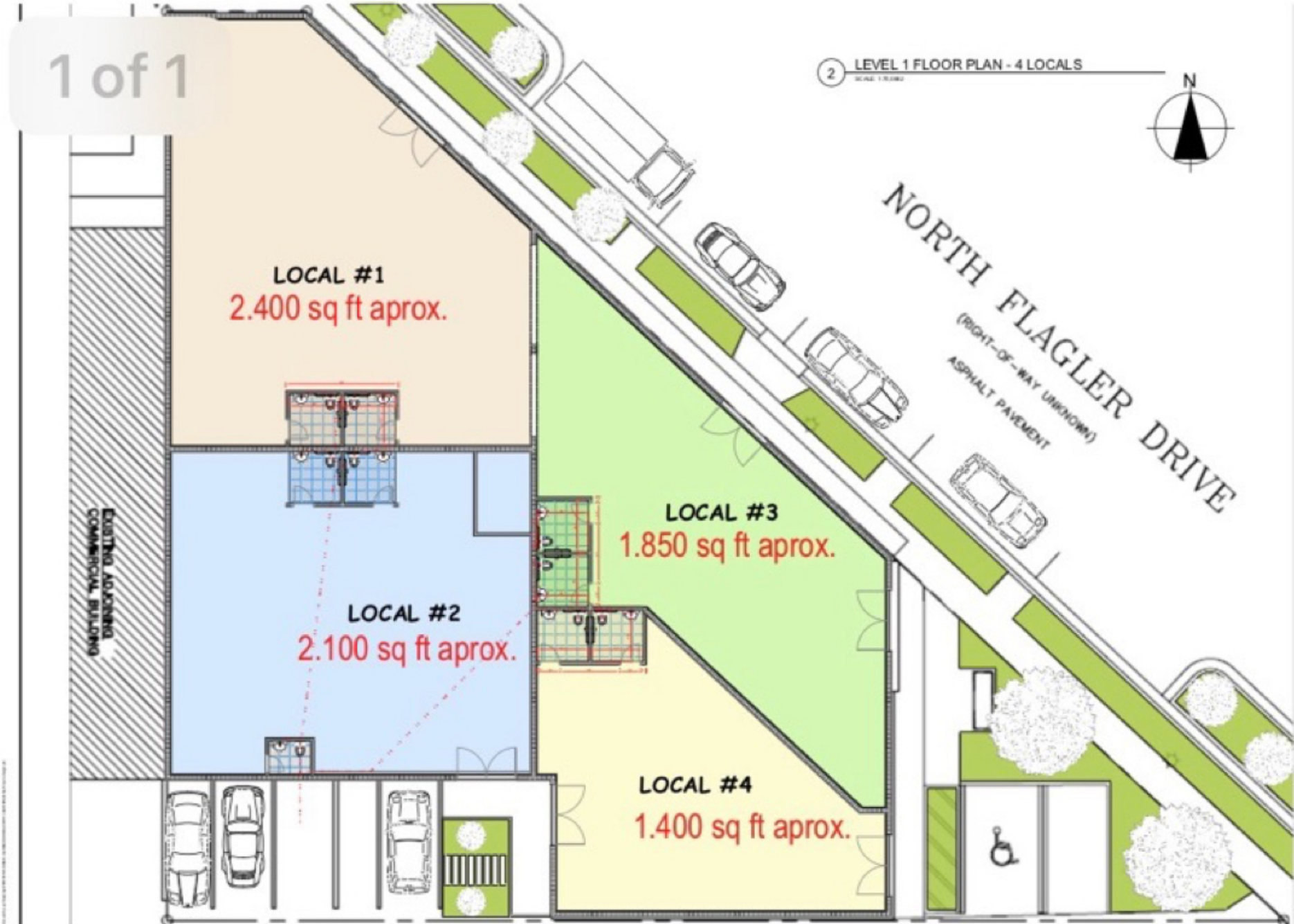
**Date Available :** Immediately



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Floor plans may be modified to accomodate smaller or larger suites.





**CHOPS + HOPS**  
AXE THROWING LODGE

**RANK & FILE**  
SOCIAL CLUB

*Event Bliss*  
FLOWERS, DESIGN AND COORDINATION

**SUBJECT  
PROPERTY**

**RESIDENTIAL**

**RESIDENTIAL**

**NATIVE**  
REALTY.

**girls' club**

**Fit Shop**

**montce swim**

**ARC Broward**

**Wells**  
COFFEE CO.  
SINCE 1915

N.E. 2ND AVENUE

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## Florida Income Migration \$989k/HOUR



Population In  
Fort Lauderdale  
165,521



Households in Flagler Village 17,903

Flagler Village Average  
Household Income  
\$107,689



## Florida Wealth Migration 1992-2016 Gained \$156.10 billion in annual AGI

### Gained Wealth From:

- \$27.89 billion - New York
- \$18.29 billion - New Jersey
- \$12.89 billion - Illinois
- \$10.93 billion - Pennsylvania
- \$10.65 billion - Connecticut



3,580 residential units under  
construction

Hotels completed: 1,241  
Under construction: 796



Demographics | 718-720 Flagler Dr. Fort Lauderdale, FL

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Floor Plan | 718-720 Flagler Dr. Fort Lauderdale, FL

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An aerial photograph of a coastal city, likely Miami, showing a mix of modern high-rise buildings and older structures. A prominent road runs parallel to a sandy beach and the ocean. The water is a vibrant turquoise color. The word 'NATIVE' is written in large, white, outlined letters across the top, and 'REALTY' is written in smaller, white, outlined letters below it.

# NATIVE

## REALTY

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