

# THE SIX13



613 NW. 3rd Avenue Fort Lauderdale, FL 33311 | For Lease  
Jaime Sturgis | John Brewer | NativeRE.com | 954.595.2999



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# OVERVIEW

**Address:** 613 NW. 3rd Avenue  
Fort Lauderdale, FL 33311  
**For Lease**

**Property Type:** Restaurant

**Size:** 1,034 SF interior  
646 SF outdoor seating

**Price:** \$25.70/p.s.f NNN (est. 6/ft)

**Delivery:** Est. June 2020

Six 13 is centrally located in Fort Lauderdale's downtown urban core, on the newly renovated Sistrunk Blvd. The property will feature state of the art new construction, and benefit from 142 apartments on-site. The property is conveniently located between Downtown Fort Lauderdale, Flagler Village, and 13th Street.

The property is surrounded by multifamily development sites and features prominent frontage on 6th Street, free on-site parking, covered outdoor seating, and building signage opportunities. The property is walking distance to the Brightline Train station, connecting Fort Lauderdale to Miami and Palm Beach via high-speed trains.

Other tenants on the ground floor will include a co-working space, available to the residents of the building, which will be located next door to the restaurant space. This is a rare opportunity to secure a 1st generation restaurant space, in a new construction building, in one of Fort Lauderdale's fastest growing neighborhoods. Property is located in a Qualified Opportunity Zone, and businesses may qualify for beneficial tax treatment under the Tax Cuts & Jobs Act enacted in 2017.





Rendering

Outdoor Terrace | **THE SIX13**

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Rendering

View looking North | **THE SIX13**

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Rendering

Neighboring co-working space | **THE SIX13**

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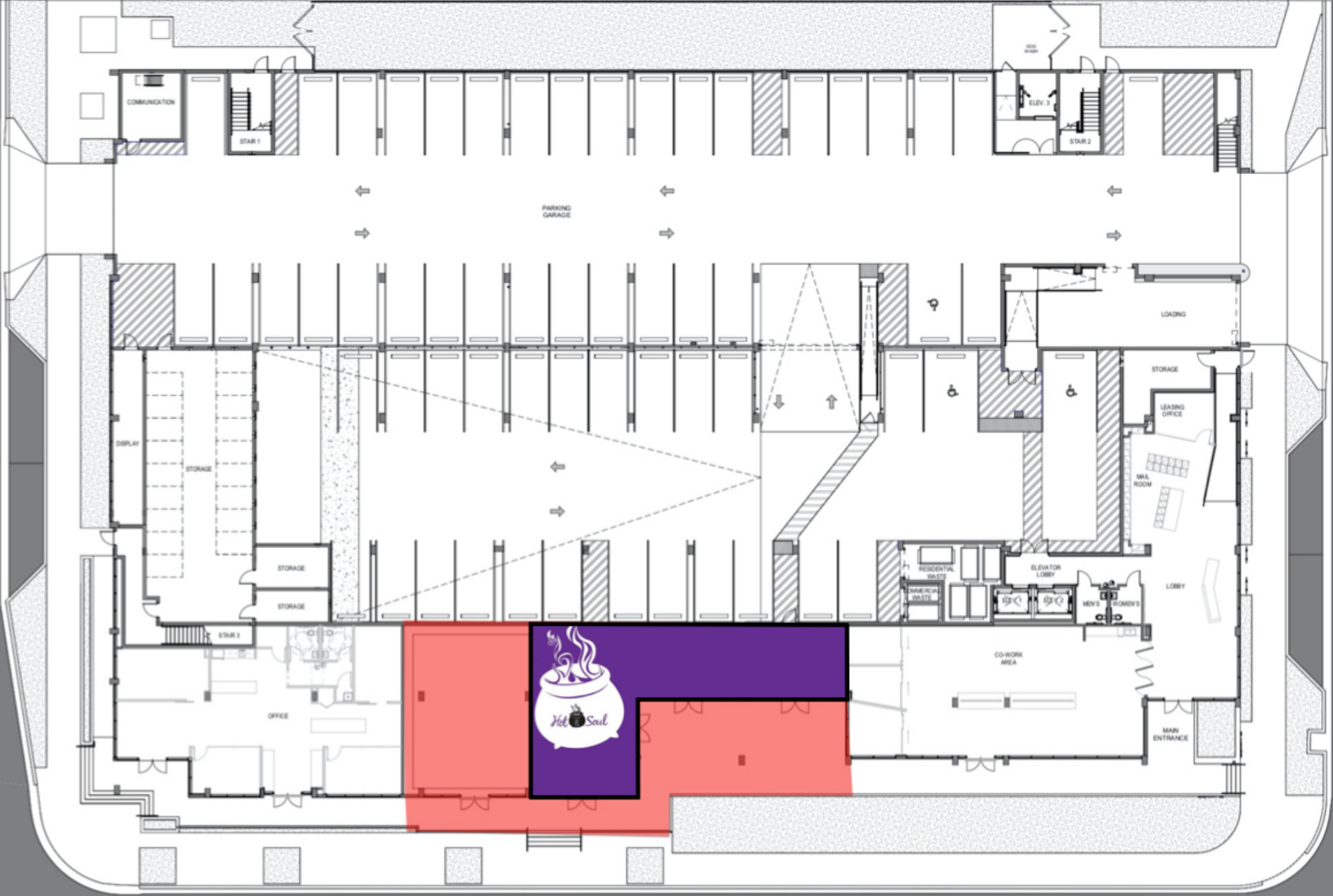


SPACE 2 & 3 COMBINED: 1,643 SF



1 RESTAURANT ENLARGED FLOOR PLAN  
EX-R 1/4" = 1'-0"

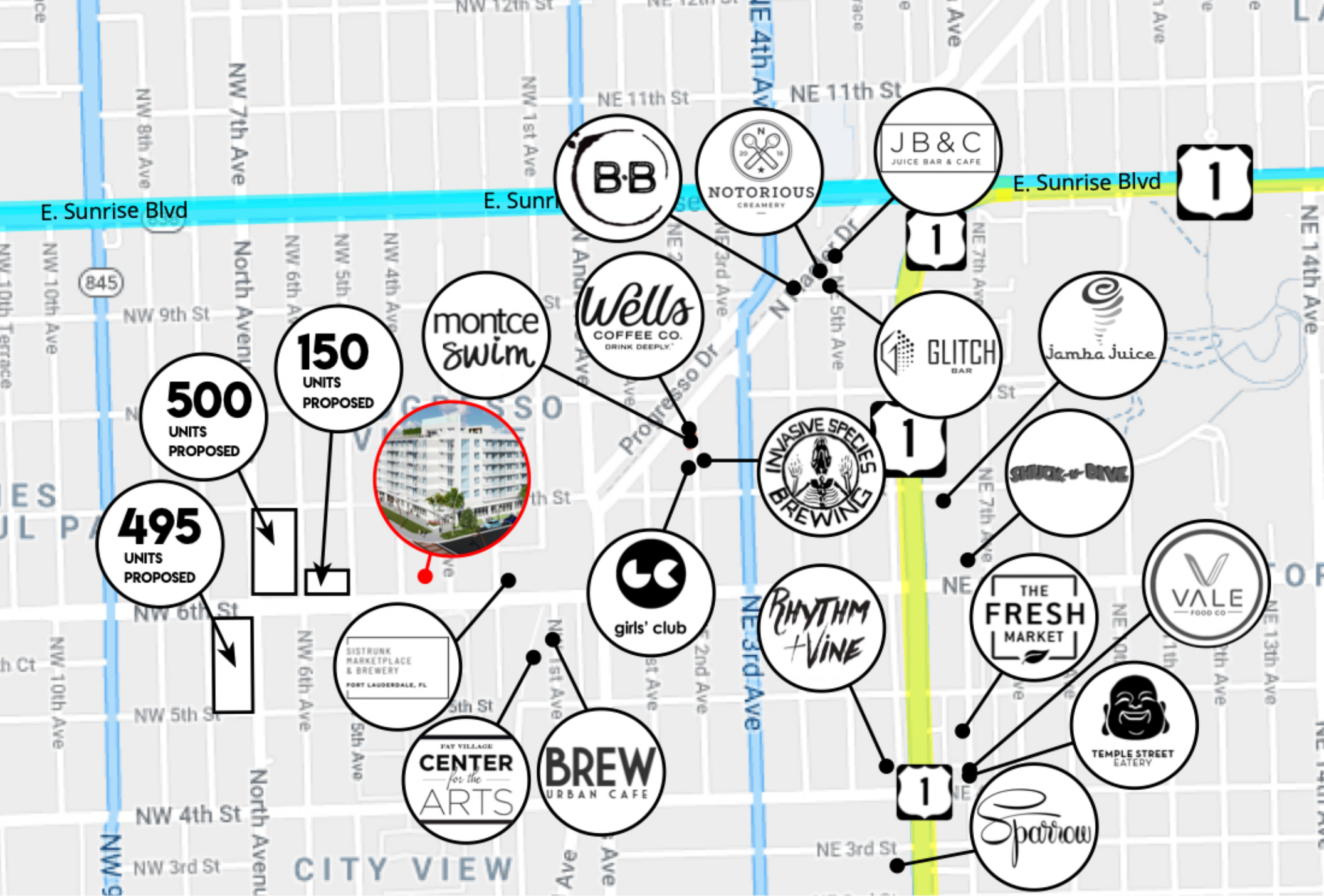




Site Plan | **THE SIX13**

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Aerial Map | THE SIX13

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# NATIVE REALTY

*Chill*

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