

200 NE 3rd Avenue

Northeast Corner of NE 2nd Street

FORT LAUDERDALE, FL



masonre

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Real Estate Brokerage and Advisory
Miami Fort Lauderdale Ft. Lauderdale

Space Details

Building Size

Ground Floor: 4,309 SF
 Second Floor: 4,300 SF
 Total: 8,609 SF

Frontage

83' on NE 3rd Avenue
 40' on NE 2nd Street

Possession

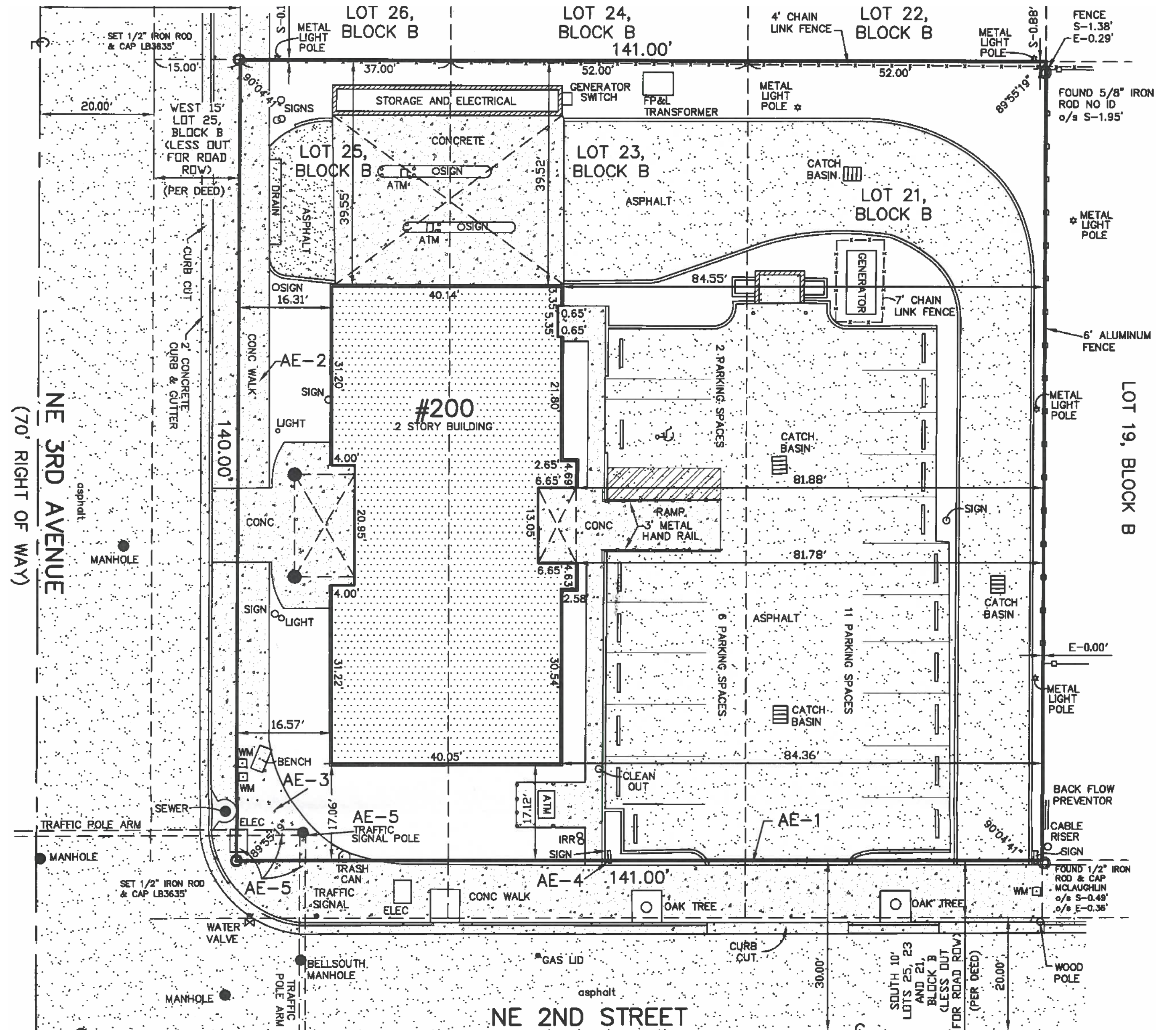
Immediate

Neighboring Tenants

Rumble Boxing, Rhythm and Vine, Mister 01, Temple Street Eatery, Foxy Brown, Vale Food Co., Doc B's, The Fresh Market, Fireman Derek's Bake Shop, Cyclebar, Tacocraft, Bodega, Pura Vida, Sweat440

Comments

- Formerly Ocean Bank
- Dedicated Parking Lot with 19 parking spaces
- Drive-thru opportunity
- Bank vault in place
- Second floor built out with offices with elevator in place
- Ground floor and second floor can be leased separately
- All uses considered
- In close proximity to the Brightline Station





Area Neighbors



**FLAGLER VILLAGE
TENANTS**

Rumble
Fireman Derek's Bake Shop
Mister 01
Rhythm & Vine
Sip Java Co.
Press and Grind Café
Doc B's
Tacocraft
Foxy Brown
Cyclebar
Batch
Blueprint Cookies
Well's Coffee
Sushi Mas
The Fresh Market
Farm to Fork
Unit B. Speakeasy
Venetian Nail Spa

HOTELS

W Hotel
Dalmar Hotel
Westin
Hilton
Marriott
The Ritz Carlton
Four Seasons Hotel
Sonesta

SCHOOL

The School Board of
Broward County
Nova Southeastern University
Florida Atlantic University
Broward College
Barry University

**LAS OLAS RETAIL
TENANTS**

Coyo Taco
Del Frisco's
Fogo de Chao
Legacy Fit
Morton's Steakhouse
Moxie's Grill
Starbucks
Warby Parker
Bodega
Pura Vida
Sweat440

CO-WORKING

Spaces
Zen Offices
Quest Workspaces
Regus
Pipeline Workspaces

FINANCE

Well Fargo Bank
Morgan Stanley
Fifth Third Bank
Merrill
UBS Wealth Management

LAW

Greenberg Traurig
Holland & Knight LLP
Greenspoon Marder
Boies, Schiller & Flexner LLP
Berkowitz Pollack Brant

560 Parking
Spaces

Contact Exclusive Agents

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masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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