



FOR LEASE

**105 N. FEDERAL HIGHWAY, FT.
LAUDERDALE, FL 33301**

Ground Level Retail/Office



APEX
CAPITAL REALTY

ABOUT

APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market. APEX Capital Realty is composed of industry experts and specialists who possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients to reach optimal results.



ADVISOR

JOSH ROSA

COMMERCIAL ADVISOR

JOSHROSA@APEXCAPITALREALTY.COM

BLAISE PRONSETI

COMMERCIAL ADVISOR

BLAISE@APEXCAPITALREALTY.COM

PROPERTY DESCRIPTION

105 N. FEDERAL HIGHWAY, FT. LAUDERDALE, FL 33301

Rentable Area	(Units 1-2) 2,600 - 6,000 SF
Zoning	RAC-CC
Asking Price	\$58 PSF + NNN



APEX Capital Realty is proud to present this 2,600 Sq Ft - 6,000 square foot space located within the heart of Flagler Village - fronting US-1 at the Broward Boulevard intersection. Minutes from Downtown Fort Lauderdale, Las Olas Boulevard, Riverwalk, this site is strategically positioned to capture the area's constant vehicular traffic - surrounded by high-income residential and commercial developments. With RAC-CC zoning aiming to create vibrant urban activity, these versatile spaces work for an array of Uses including retail, dining, fitness studios, and even Office & Flex uses. The spaces feature floor-to-ceiling glass, an open floor plan, exposed ceilings, and abundant natural light.

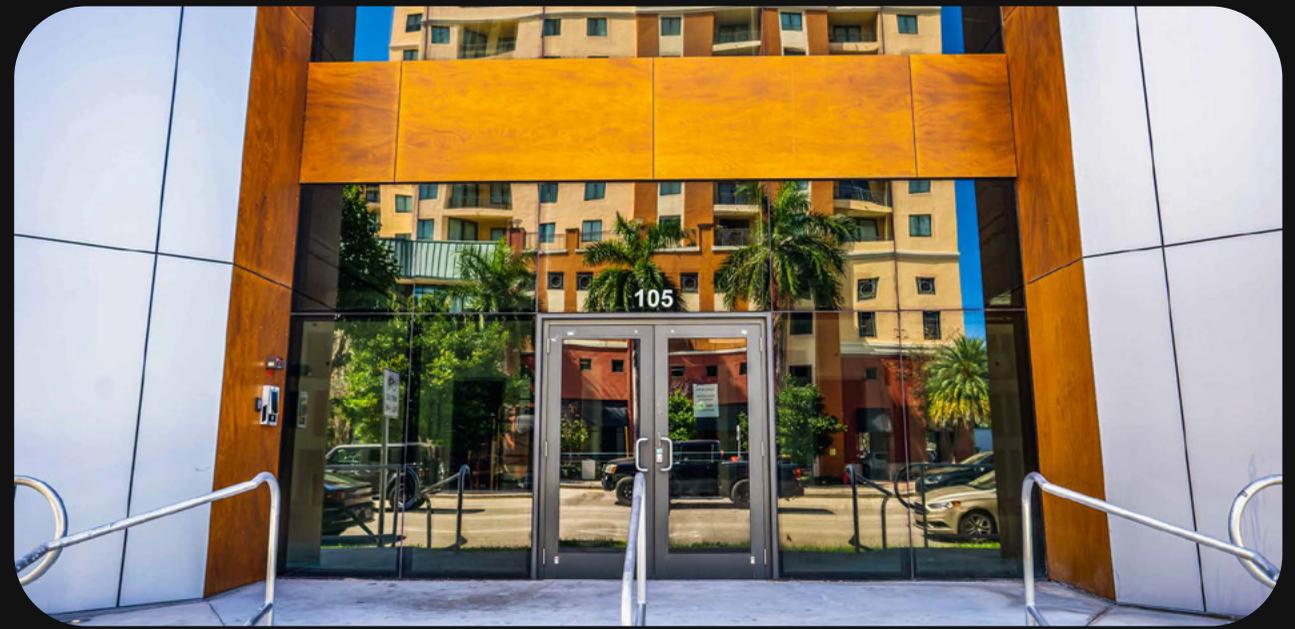
The Landlord is open to credit-worthy Office Tenants. The property can act as a headquarters for a company seeking top visibility in Fort Lauderdale's central business district. The south space has a Food & Beverage Current Use pending finalization with the City of Fort Lauderdale, with additional outdoor space on the south side's corner proposed as well. Given that Level 2 and 3 of the Property has a Kosher establishment, the Landlord is especially motivated to Land a Kosher Food and Beverage Tenant, especially a Kosher Cafe.



BLAISE PRONSETI | BLAISE@APEXCAPITALREALTY

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2024 APEX CAPITAL REALTY LLC.

JOSH ROSA | JOSHROSA@APEXCAPITALREALTY



EXTERIOR PHOTOS



BLAISE PRONSETI | BLAISE@APEXCAPITALREALTY

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2024 APEX CAPITAL REALTY LLC.

JOSH ROSA | JOSHROSA@APEXCAPITALREALTY



NORTH SPACE UNIT 2



BLAISE PRONSETI | BLAISE@APEXCAPITALREALTY

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2024 APEX CAPITAL REALTY LLC.

JOSH ROSA | JOSHROSA@APEXCAPITALREALTY



SOUTH SPACE UNIT 1

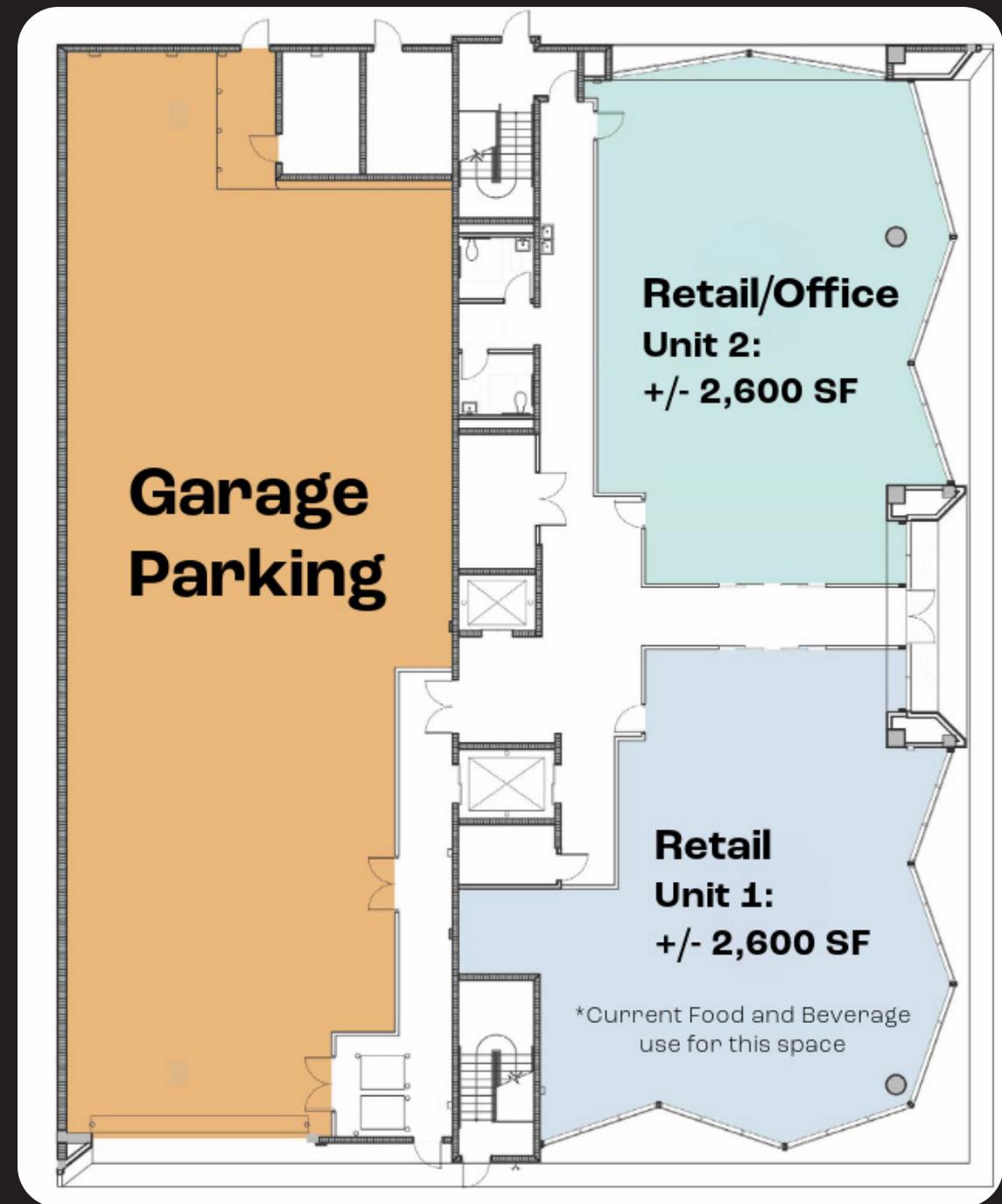


BLAISE PRONSETI | BLAISE@APEXCAPITALREALTY

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2024 APEX CAPITAL REALTY LLC.

JOSH ROSA | JOSHROSA@APEXCAPITALREALTY

FLOOR PLAN



SOUTH WEST VIEW

**DOWNTOWN
FT LAUDERDALE**

N FEDERAL HWY



SOUTH VIEW

LAS OLAS BEACH

2.9 MILES AWAY

DOWNTOWN
FT LAUDERDALE

N FEDERAL HWY



N FEDERAL HWY



THE
DAL
MAR

SOUTH EAST VIEW

LAS OLAS BEACH

2.9 MILES AWAY

DOWNTOWN
FT LAUDERDALE



AREA DYNAMICS

Population Statistics



26,321
Population Within A
1 Miles Radius

▲ 16.7%



\$146,358
Average Yearly Income

▲ 20.2%



40 Yrs Old
Average Age



187,932
Ft. Lauderdale
Population

▲ 2.83%



brightline

The Brightline Station provides direct train connectivity (30 mins) between Downtown Fort Lauderdale, Downtown Miami, and Downtown West Palm Beach, with connections to Orlando, Aventura, and Boca Raton anticipated to open in 2023.

Key Distances

3 mins to Las Olas (3 blocks)

3 mins to Flagler Village (3 blocks)

5 mins from the Brightline Station

8 mins to I-95

10 mins to Fort Lauderdale Beach

13 mins to the Fort Lauderdale Airport

Currently Ongoing

Downtown Fort Lauderdale's growth of new rental units surpasses that of the downtown areas of Austin and Atlanta combined.

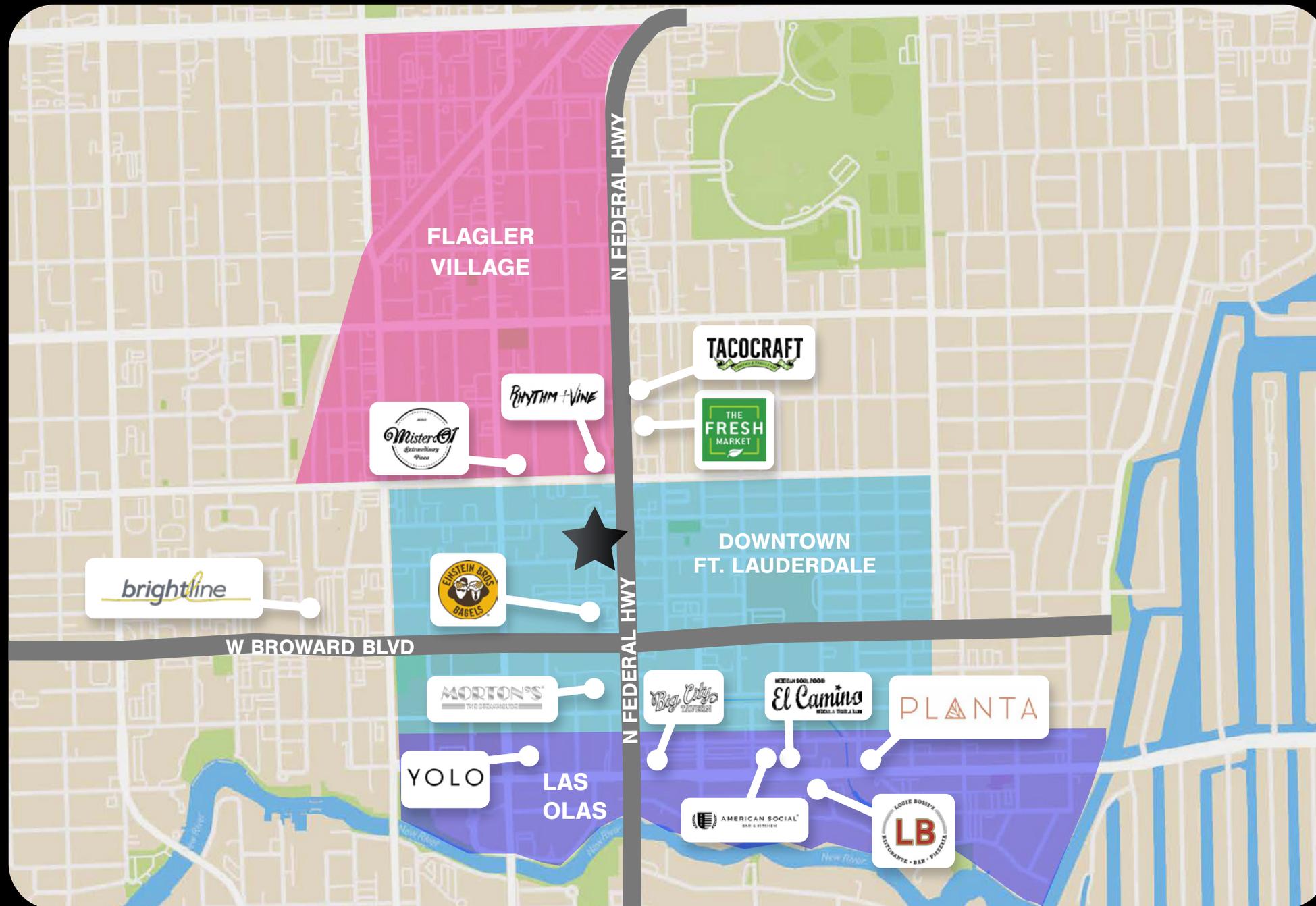
Over **50 developments** are in the pipeline, some already underway, to bring over 12,000 new residential units and 600 condo units — and 725,800 square feet of new restaurant and retail space.

Downtown Ft Lauderdale

\$30 billion annual economic impact
9 jobs in finance, professional services, and tech jobs for every 1 leisure/hospitality job.

47% of Downtown jobs are in the knowledge sector industries: finance, real estate, professional services, legal, tech, and healthcare.

IN THE AREA





APEX

CAPITAL REALTY

JOSH ROSA

COMMERCIAL ADVISOR

JOSHROSA@APEXCAPITALREALTY.COM

BLAISE PRONSETI

COMMERCIAL ADVISOR

BLAISE@APEXCAPITALREALTY.COM

APEX CAPITAL REALTY

561 NE 79TH St, Suite 420

Miami, FL 33138

(305) 570-2600

APEXCAPITALREALTY.COM