

Freestanding Office/Retail Building
For Lease



100 SE 6th Street, Fort Lauderdale, FL 33301

GUS MARTINEZ
Managing Director
954.394.7078
gus@martinezteamcommercial.com



Property Summary

Freestanding Office/Retail Building • For Lease



PROPERTY DESCRIPTION

Rare opportunity to lease a freestanding office or retail building in the heart of Downtown Fort Lauderdale, directly across from the Broward County Courthouse. This highly visible property is ideally suited for law firms, professional offices, retail, or service-oriented businesses seeking a strategic location within the city's primary business district.

The property includes 13 on-site parking spaces, along with an additional nearby lot providing 13 more spaces, offering a total of 26 dedicated parking spaces—a significant advantage in Downtown Fort Lauderdale where parking is limited.

Zoned RAC-CC (Regional Activity Center – City Center District), the property benefits from one of Fort Lauderdale's most flexible and high-intensity zoning designations, allowing for a wide range of commercial, office, retail, and service uses within the city's urban core.

Located within walking distance to Las Olas Boulevard, government offices, professional services, restaurants, and downtown amenities, the property also offers convenient access to Federal Highway (US-1), I-95, Brightline Station, and Fort Lauderdale-Hollywood International Airport.

With its prime courthouse location, strong downtown visibility, flexible zoning, and valuable parking, this property presents an exceptional opportunity for businesses seeking a prominent presence in one of South Florida's most active urban markets.

LEASE SUMMARY

Base Rent:	\$25.72 PSF NNN \$19.28 PSF
Available SF:	3,690 SF
Lot Sizes (2 Lots) are:	11,625 SF



Property Summary

Freestanding Office/Retail Building • For Lease



PROPERTY HIGHLIGHTS

- Freestanding office or retail building
- Prime Downtown Fort Lauderdale location
- Directly across from Broward County Courthouse
- 26 total parking spaces (13 on-site + 13 nearby)
- Zoned RAC-CC - City Center District
- Suitable for office, retail, or service uses
- Walking distance to Las Olas Boulevard and downtown amenities
- Convenient access to US-1, I-95, Brightline, and FLL Airport

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	12,027	58,274	118,340
Total Population	22,620	133,641	285,118
Average HH Income	\$139,997	\$125,329	\$110,587

ZONING

RAC-CC City Center District is the city's high-intensity downtown zoning district, and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other more intense land uses. The RAC-CC zoning district will permit mixed use development including high intensity commercial uses, as well as downtown residential housing. Commercial retail uses will be required on the ground floor of buildings on those streets where pedestrian activity is encouraged. In order to ensure that development along the boundaries of the RAC-CC district will be compatible with adjacent zoning districts, properties abutting the edges of the RAC-CC district will be subject to regulations that provide a transition from the very intense and dense uses found within the central urban core.

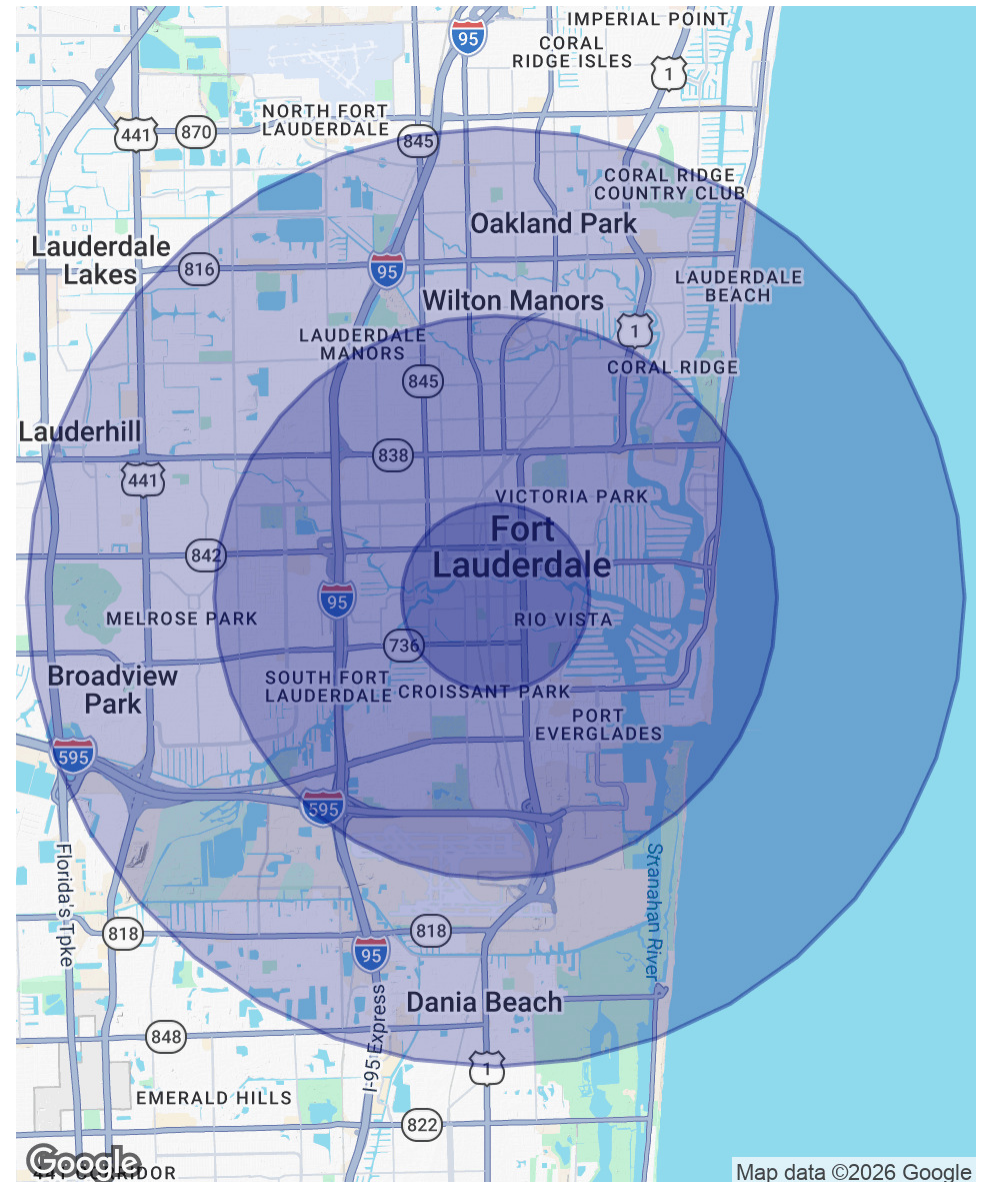
Demographics Map & Report

Freestanding Office/Retail Building • For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,620	133,641	285,118
Average Age	41.5	41.2	41.4
Average Age (Male)	41.1	41.1	40.6
Average Age (Female)	40.3	40.7	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,027	58,274	118,340
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$139,997	\$125,329	\$110,587
Average House Value	\$726,929	\$659,299	\$535,092

2023 American Community Survey (ACS)



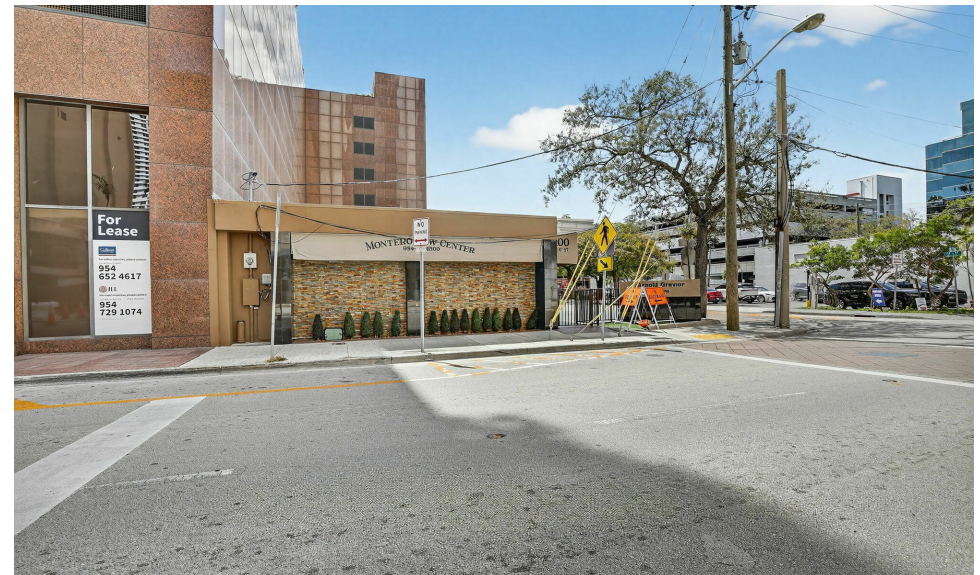
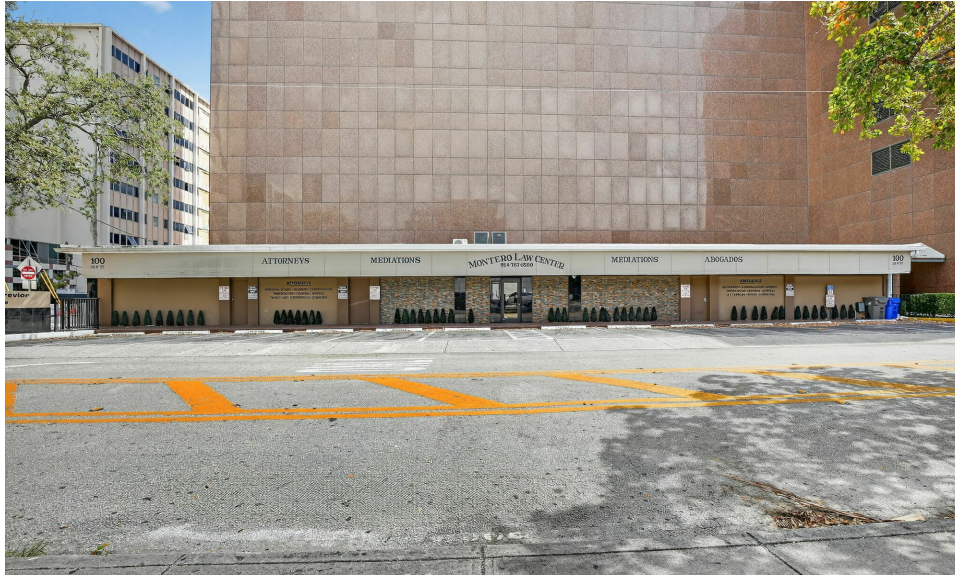
Retailer Map

Freestanding Office/Retail Building • For Lease



Additional Photos

Freestanding Office/Retail Building • For Lease



Additional Photos

Freestanding Office/Retail Building • For Lease



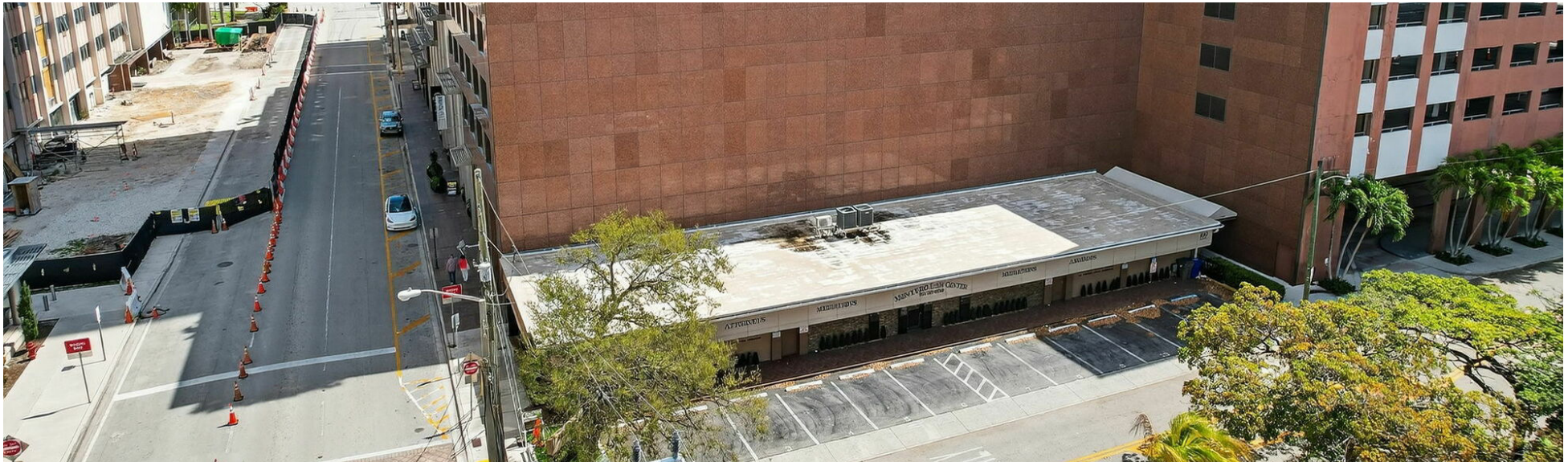
Additional Photos

Freestanding Office/Retail Building • For Lease



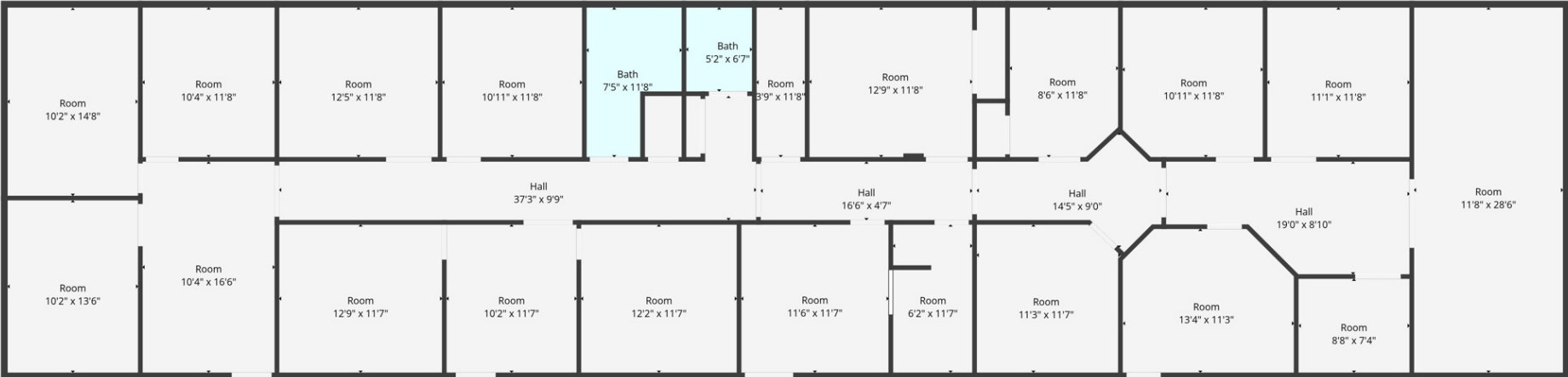
Additional Photos

Freestanding Office/Retail Building • For Lease



Floor Plan

Freestanding Office/Retail Building • For Lease



Aerial View

Freestanding Office/Retail Building • For Lease



Location Advantages

Freestanding Office/Retail Building • For Lease



DOWNTOWN FORT LAUDERDALE BROWARD COUNTY COURTHOUSE DISTRICT

Strategic Courthouse Location

Situated directly across from the Broward County Courthouse, the property benefits from one of Downtown Fort Lauderdale's most active professional corridors. The surrounding area is home to numerous law firms, government offices, financial institutions, and professional service providers, creating a strong daytime population and consistent business activity.

Walkable Downtown Environment

The property is located just minutes from Las Olas Boulevard, one of South Florida's premier dining, retail, and entertainment destinations. Employees and clients benefit from convenient access to restaurants, cafés, retail shops, hotels, and other downtown amenities within walking distance.

Exceptional Parking Advantage

With 26 total parking spaces (13 on-site and 13 on a nearby lot), the property offers a rare and valuable amenity in Downtown Fort Lauderdale where parking is typically limited. This parking capacity provides convenience for employees, clients, and visitors.

Regional Connectivity

The location offers excellent accessibility via Federal Highway (US-1) and is just minutes from Interstate 95, allowing easy access to Fort Lauderdale's broader business community. The property is also located near the Brightline Station, providing high-speed rail service to Miami, Boca Raton, West Palm Beach, and Orlando.

Central Broward Location

Positioned within Fort Lauderdale's central business district, the property provides convenient access to surrounding communities including Wilton Manors, Oakland Park, Lauderdale-by-the-Sea, and the greater Broward County market.

Proximity to Transportation & Airport

The property is located approximately 10 minutes from Fort Lauderdale-Hollywood International Airport, making it convenient for businesses with regional or national clients.