



Tower 101

FULL-FLOOR SUBLEASE OPPORTUNITY
101 NE 3RD AVENUE | FORT LAUDERDALE, FL

CBRE

Entire 17th Floor

CLASS A OFFICE SPACE



Full floor with panoramic views of the city, ocean, and waterways



Steps away from emerging Flagler Village neighborhood, home to the All Aboard Florida's Brightline train station



Easy access to shopping, restaurants, museums and more in the Fort Lauderdale CBD



Building amenities include full service café, on-site gym, conference facility, on-site property management, 24/7 security, integrated structured parking, courtesy shuttle service and common area WiFi

18,292 SF

PREMISES

Immediate

POSSESSION

5/31/2029

SUBLEASE TERM

Negotiable

ASKING RATE



Area Overview

- ★ **TOWER 101**
21-story, Class-A office building
- 1 **BRIGHTLINE**
Fort Lauderdale Station
- 2 **LAS OLAS BOULEVARD**
Dining, shopping & entertainment
- 3 **ATLANTIC OCEAN**
Panoramic views of the ocean

Located within the emerging Flagler Village neighborhood a few blocks from Las Olas Boulevard, Tower 101 offers easy access to shopping, restaurants, museums, the beach, Fort Lauderdale-Hollywood International Airport (FLL) and more

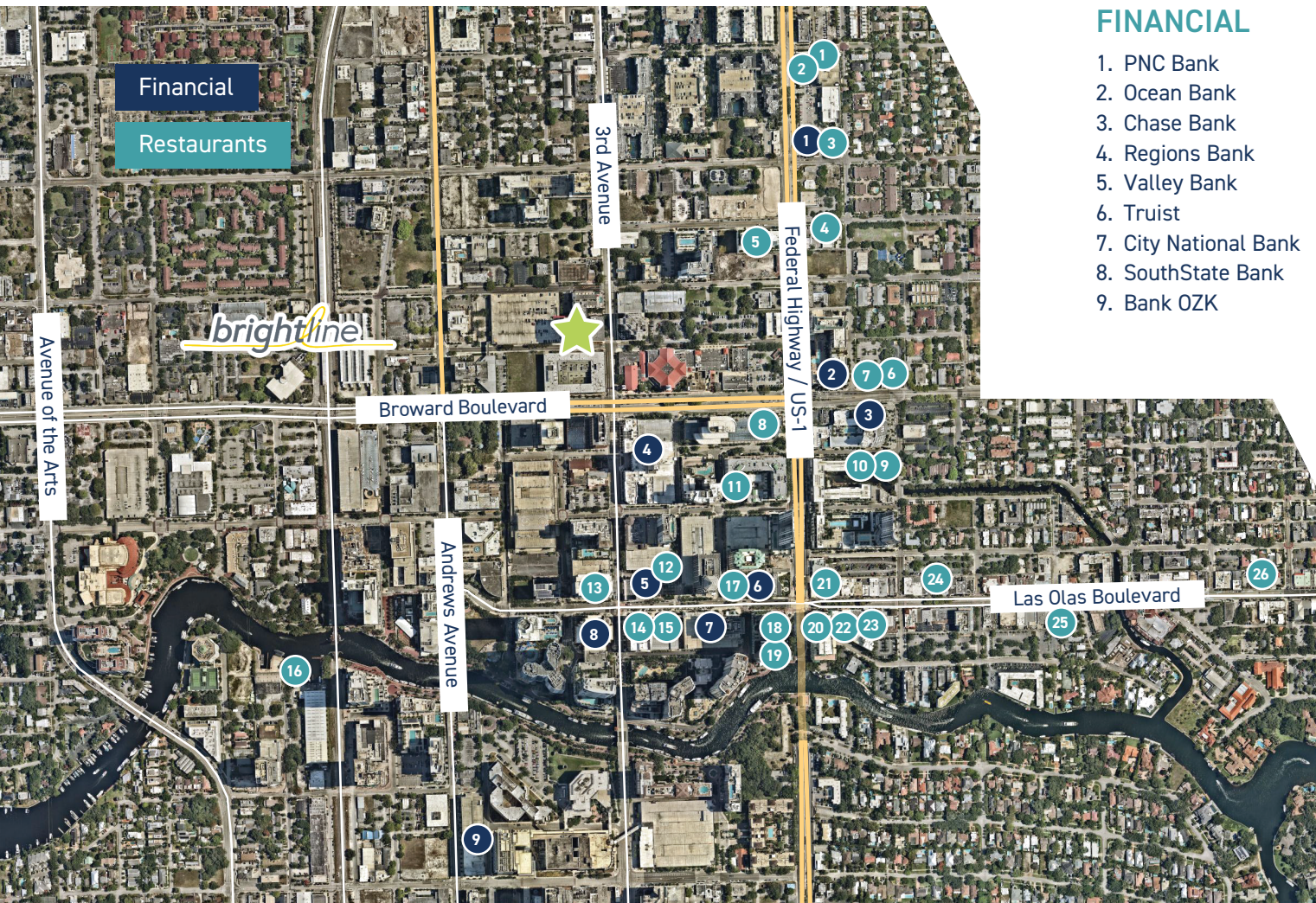


3-Mile Demographics (2024)

150,870
Population

\$125,040
Avg. Household Income

96.4%
16+ in Labor Force



FINANCIAL

1. PNC Bank
2. Ocean Bank
3. Chase Bank
4. Regions Bank
5. Valley Bank
6. Truist
7. City National Bank
8. SouthState Bank
9. Bank OZK

RESTAURANTS

1. Foxy Brown
2. Doc B's Restaurant
3. Temple Street Eatery
4. Suan Thai & Japanese
5. The Terrace Grill
6. The Katherine Restaurant
7. The Wilder
8. Morton's The Steakhouse
9. Sapido Italian
10. Café Bastille
11. Bellagamba's Fine Italian
12. YOLO
13. Fogo de Chão
14. Sky Thai Sushi
15. Timpano Las Olas
16. Pirate Republic
17. Del Frisco's Grille
18. IT! Italy Ristorante & Cafe
19. SALT7
20. The Cheesecake Factory
21. Big City Tavern
22. Wild Sea Las Olas
23. Gran Forno Pronto
24. El Camino
25. Louie Bossi's Ristorante
26. Rocco's Tacos



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CONTACT

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