

# RETAIL / OFFICE

FOR LEASE

**603 NE 13TH ST**

*Fort Lauderdale, FL 33304*

*For Lease By*





## PROPERTY DESCRIPTION

Native Realty is excited to present this space in Studio City, Fort Lauderdale.

The property features lofted ceilings, new impact windows and doors, oversized garage door, polished concrete floors, and an open floor plan. The property is centrally located between US-1, Flagler Village and Wilton Manors and features ample on-site and street parking. Bonus of 732 Square Feet of Mezzanine (storage use) and rear private patio space.

With a strategic position amidst a vibrant and dynamic neighborhood and busy cross streets nearby, the property benefits from strong demographics, ensuring a steady flow of potential customers.

Join nearby Tenants including Strokes Art Bar, Lovelee Bakery, Montce Swimwear, Shellshock Records, Float8, Renzo, Gulfstream Brewery, The Space, LUV Bridal, The Sliding Glass Door, Milk Money Kitchen & Bar and more.

## PROPERTY HIGHLIGHTS



SITE PLANS



PERMITTED USES

## OFFERING SUMMARY

Base Rent:	\$40.00 SF/yr (NNN)
NNN:	Estimated \$15.06/SqFt
Available SF:	2,823 SF
Building Size:	8,487 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	12,546	154,433	479,128
Total Population	23,630	321,074	1,049,933
Average HH Income	\$73,082	\$72,364	\$67,696



Suite C

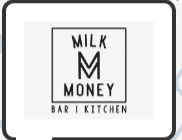
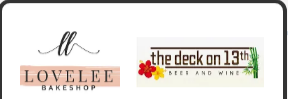
### LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,823 SF

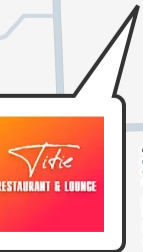
Lease Term:	Negotiable
Lease Rate:	\$40.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space C	Available	2,823 SF	NNN	\$40.00 SF/yr	-



montce





Suite C





Suite C





Suite C



Suite C



SPEED LIMIT  
25

1000

GRANCH  
GRANCH

NO PARKING  
ANY TIME

NO PARKING  
ANY TIME

Pawz-itive  
DOG TRAINING



# NATIVE REALTY®

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