



208 SOUTHEAST 6TH STREET - DEVELOPMENT SITE  
 208 SE 6TH ST, FORT LAUDERDALE, FL 33301  
 LAND - COMMERCIAL

### OFFERING SUMMARY

Price	\$7,500,000
Down Payment	All Cash
Price/SF	\$229.57
Lot Size(Acres)	0.75 acre(s)
Price/Acre	\$10,000,000

### PROPERTY SUMMARY

Marcus & Millichap is pleased to present 208 SE 6th Street, a value-add opportunity to reposition an income-producing office building and surface parking lot with an optimal location within Fort Lauderdale's booming urban core.

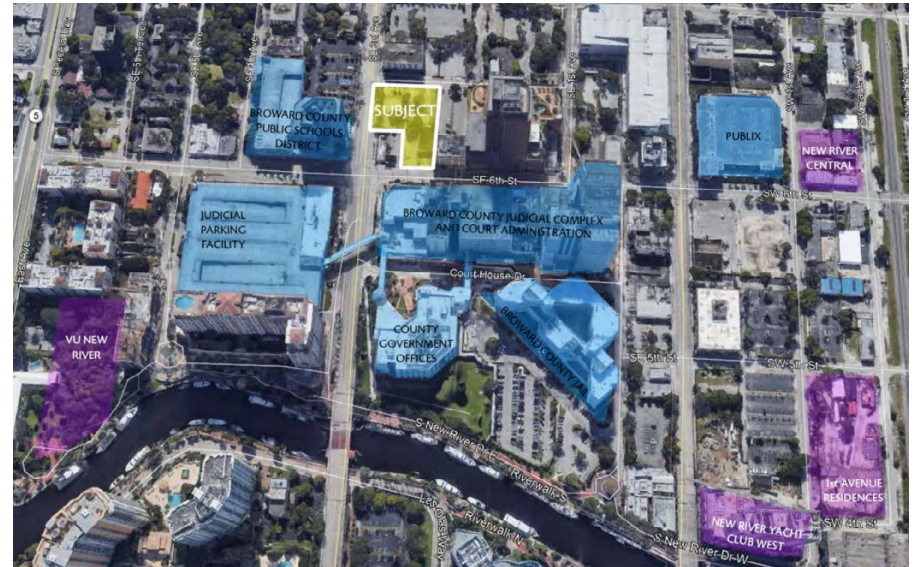
The property is located on SE 6th Street which is the most heavily pedestrian trafficked street in Fort Lauderdale. This foot traffic is derived from the property's proximity to the newly constructed Broward County Court House, the Judicial Complex and downtown Fort Lauderdale. This is a highly desirable location for development due to increasing demand in Fort Lauderdale's city center for multifamily housing, office space and retail offerings. The subject is zoned RAC-CC, which has very few limiting conditions because it accommodates a wide range of employment, shopping, service, cultural, high density residential, and other more intense land uses. Additionally, the zone is exempt from providing off-street parking. The subject parcels are two blocks east of a Publix super market, less than a mile from the Las Olas Shopping and Entertainment District, two miles west of the Atlantic Ocean and its beaches, four miles north of Fort Lauderdale-Hollywood International Airport, and the Broward Medical Center is one mile south of the subject.

### EXCLUSIVELY LISTED BY:

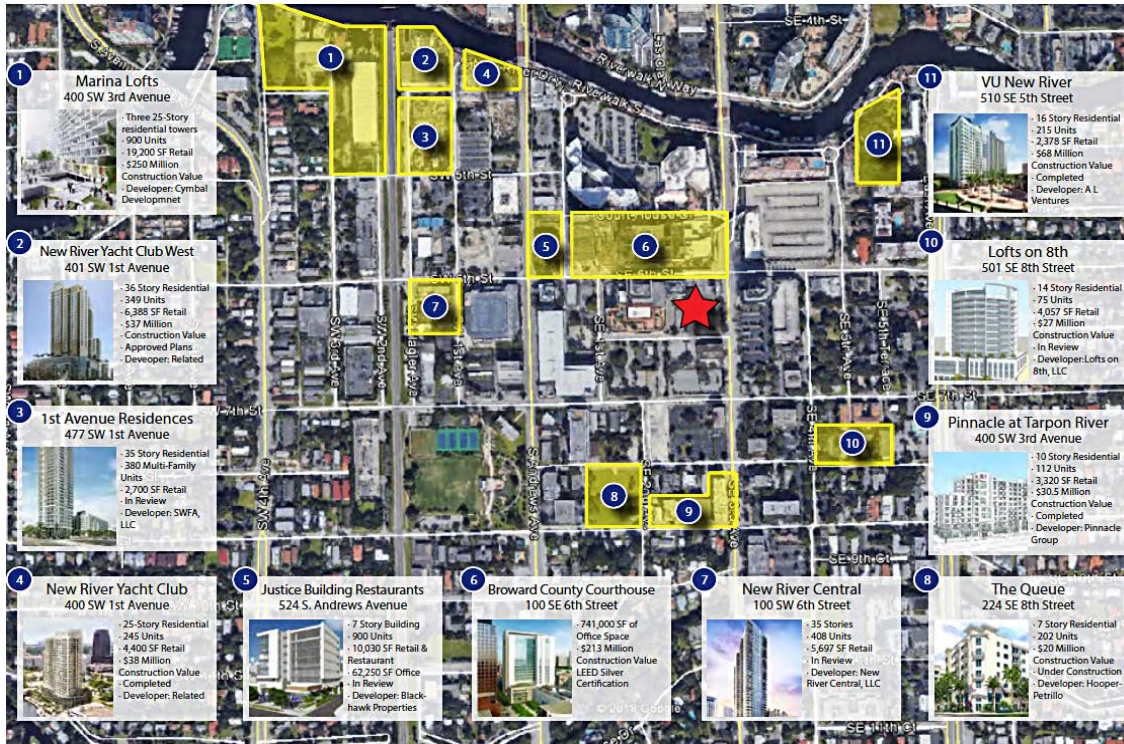
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### INVESTMENT HIGHLIGHTS

- Income From NNN Tenants Cover Holding Costs
- Highest Density Zoning in Fort Lauderdale With a Wide Range of Allowed Uses
- Immediately Across From New 800,000 Square Feet Broward County Courthouse
- Four miles from Fort Lauderdale-Hollywood International Airport
- Blocks From the Las Olas Shopping and Entertainment District
- Five Miles From Port Everglades Cruise Terminals

### PROPERTY SUMMARY

South Florida urban centers in Miami and Palm Beach have seen intense development activity over the past five years, and now Fort Lauderdale's urban center is in the midst of a transformative development phase. Redevelopment of the city's downtown area is adding thousands of residential units, high rise office buildings, mixed-use developments, and accompanying retail. Renters and consumers are moving northward from Miami into Fort Lauderdale drawn by attractions such as lower rents, better communities, less tourism congestion, growing employment opportunities, etc.