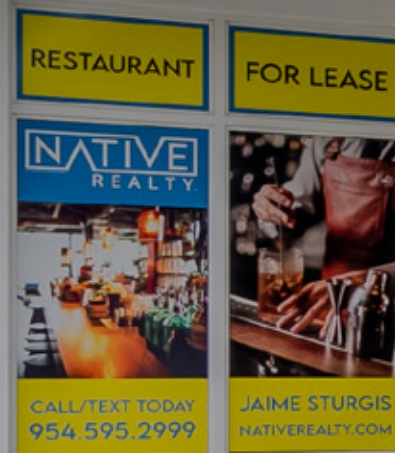


*For Lease by*

# NATIVE REALTY



613 NW 3rd Avenue / Fort Lauderdale, FL. 33311

Jaime Sturgis / Kaley Tuning / NativeRealty.com / 954.595.2999

Native Realty Co. is a Licensed Real Estate Broker. This offering is subject to errors, omissions and change of price. As such no warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein. Any reliance on this information is solely at your own risk.

# OVERVIEW

Address: 613 NW 3rd Ave  
Fort Lauderdale, FL 33311  
For Lease  
Property Type: Restaurant  
Size: 1,643 SF + 646 SF outdoors  
Price: \$25.70 /SF NNN (est. \$6 /SF)

SIX 13 is centrally located in Fort Lauderdale's downtown urban core, on the newly renovated Sistrunk Blvd. The property features state of the art new construction, and benefits from 142 apartments on-site. The property is conveniently located between Downtown Fort Lauderdale, Flagler Village, and 13th St.

The property is surrounded by multifamily development sites and features prominent frontage on 6th Street, free on-site parking, covered outdoor seating, and building signage opportunities. The property is walking distance to the Brightline Train station, connecting Fort Lauderdale to Miami and Palm Beach via high-speed trains.

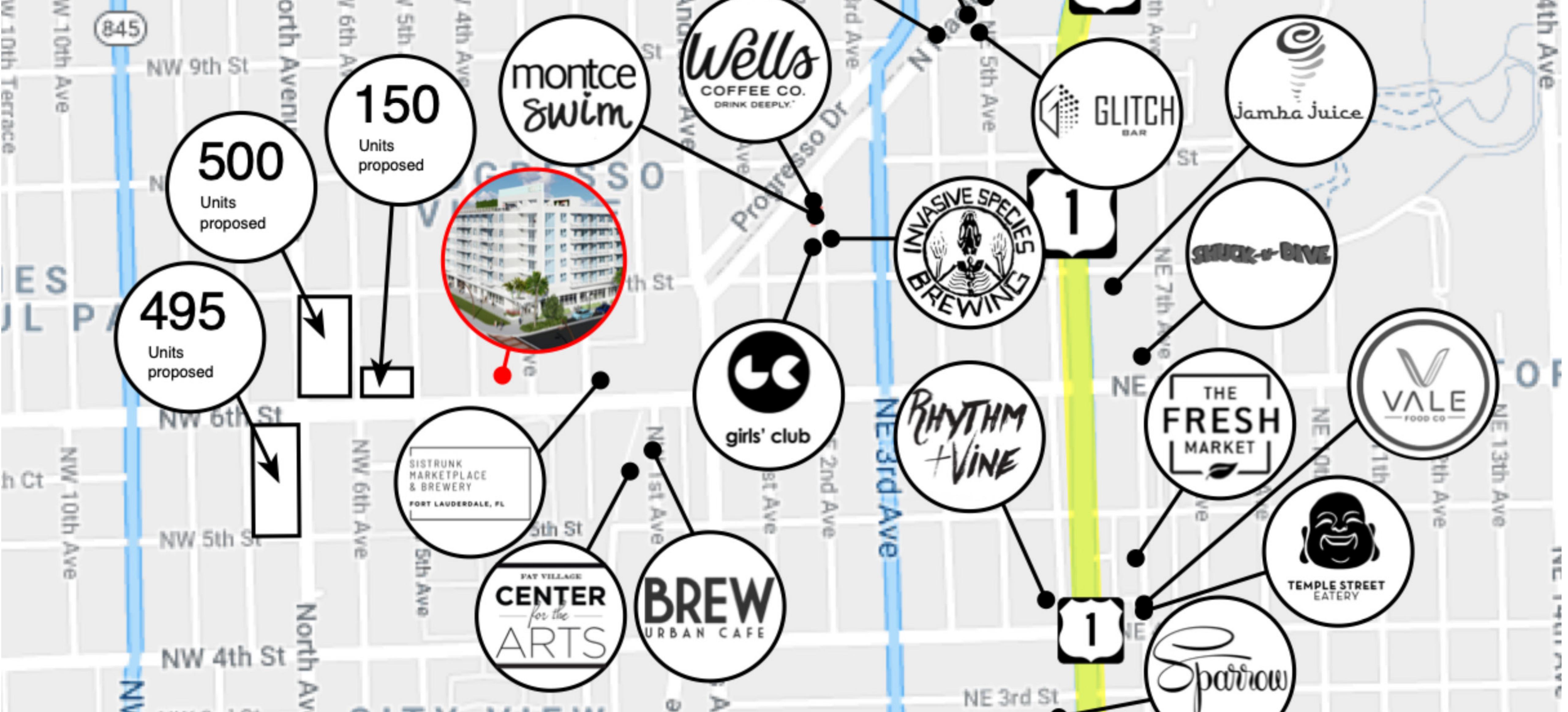
Other tenants on the ground floor will include a co-working space, available to the residents of the building, which will be located next door to the restaurant space. This is a rare opportunity to secure a first-generation restaurant space in a new construction building, in one of Fort Lauderdale's fastest growing neighborhoods. Property is located in a Qualified Opportunity Zone, and businesses may qualify for beneficial tax treatment under the Tax Cuts and Jobs Act enacted in 2017.

613 NW 3rd Avenue, Fort Lauderdale, FL. 33311

NativeRealty.com / 954.595.2999

For Lease by





613 NW 3rd Avenue, Fort Lauderdale, FL. 33311

NativeRealty.com / 954.595.2999

For Lease by





613 NW 3rd Avenue, Fort Lauderdale, FL. 33311

NativeRealty.com / 954.595.2999

*For Lease by*





613 NW 3rd Avenue, Fort Lauderdale, FL. 33311

NativeRealty.com / 954.595.2999

*For Lease by*





613 NW 3rd Avenue, Fort Lauderdale, FL. 33311

NativeRealty.com / 954.595.2999

*For Lease by*





613 NW 3rd Avenue, Fort Lauderdale, FL. 33311

NativeRealty.com / 954.595.2999

For Lease by



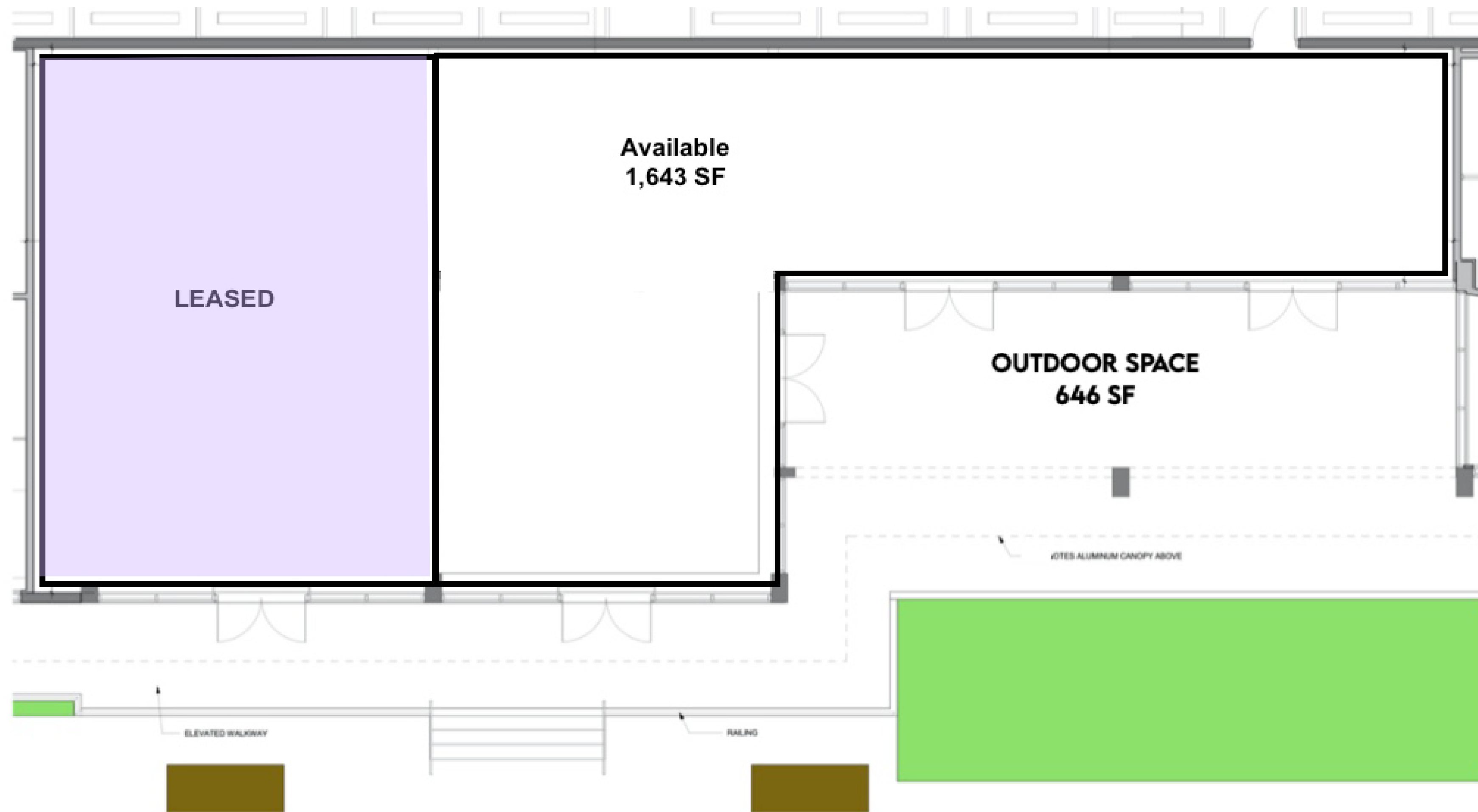


613 NW 3rd Avenue, Fort Lauderdale, FL. 33311

NativeRealty.com / 954.595.2999

For Lease by





613 NW 3rd Avenue, Fort Lauderdale, FL. 33311

NativeRealty.com / 954.595.2999

For Lease by





*For Lease by*

# NATIVE REALTY

Jaime Sturgis  
Kaley Tuning  
954.595.2999

NativeRealty.com  
Info@NativeRealty.com

Native Realty Co. is a Licensed Real Estate Broker. This offering is subject to errors, omissions and change of price. As such no warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein. Any reliance on this information is solely at your own risk.