



WHERE INNOVATION AND SUSTAINABILITY CONVERGE TO CREATE A VIBRANT URBAN OFFICE COMMUNITY

FORT LAUDERDALE, FLORIDA





# IT TAKES A VILLAGE

Creative Office – East Building	.....	180,000 SF
Creative Office – West Building (Phase 2)	.....	169,000 SF
Multi-Family Residential – 500 Units	.....	414,000 SF
Experiential Retail – Base of Every Building	.....	71,000 SF
Total	.....	834,000 SF

FAT Village is a 5.6 acre integrated, mixed-use creative office, retail and residential urban development in Fort Lauderdale’s Flagler Village neighborhood.

It’s focused on delivering an experience that celebrates the history and complements the artistic spirit of the neighborhood. Located along N Andrews Avenue, this new development will serve as the epicenter of Fort Lauderdale’s first live-work-play urban environment introducing curated food & beverage, entertainment and art galleries.

Hines proprietary T3 (Timber, Technology and Transit) is the workplace component of FAT Village. Hines, a leader in developing modern/creative office products, has completed two T3 projects to-date (Minneapolis and Atlanta), and has over 20 under construction or pre-development across the globe.

With its touchless technology, flexible workspaces, enhanced air filtration and connection to the outdoors, Hines T3 is the new standard for office environments in a post-covid world.





Source: Flagler Village: In Fort Lauderdale, a neighborhood goes from ghost town to funky town — Sun-Sentinel.com



Source: fatvillage.com



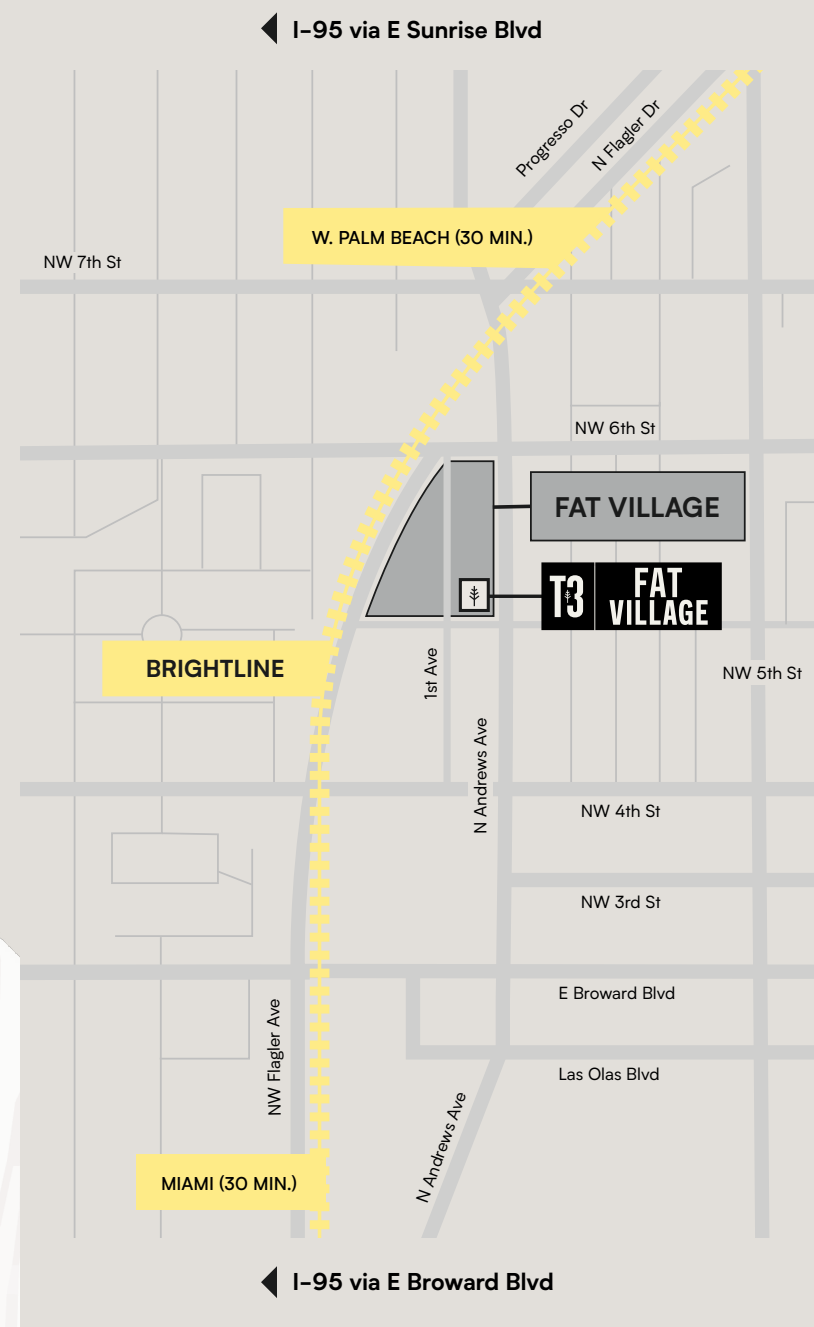
Source: FElite Event: Henry's Sandwich Station — Yelp.com



# YOUR NECK OF THE WOODS

FAT (Food, Arts and Technology) Village is a four-block creative enclave in Fort Lauderdale's Flagler Village neighborhood. Once an edgy industrial warehouse district, FAT Village is burgeoning with productivity and is home to an established art and entrepreneurial tech scene. T3 FAT Village, with its adaptive reuse aesthetic and modern efficiencies, represents an exclusive offering in terms of direct access to sought after amenities like:

- Walking distance to Fort Lauderdale's Brightline rail station connecting to Miami and Palm Beach via passenger rail (Future stops in Aventura, Boca Raton and Orlando).
- Carefully curated retail and dining options just steps from the buildings.
- Art galleries and design driven attractions to elevate and spark creativity.
- Modern residential units within the the FAT Village neighborhood.
- Close proximity to Las Olas and away from traffic congestion.
- Access to all major highways via I-95.
- Close proximity to Fort Lauderdale-Hollywood International Airport and Port Everglades.







# AN OFFICE YOU CAN FEEL

T3 FAT Village is built around three pillars: the warmth and sustainability of Timber, the innovations made possible by new Technology, and the convenience and connectivity of Transit. Industrial warehouses have a certain soul. They are places of collaboration, creation and modernism. At FAT Village, our T3 offices have all those characteristics. It is a place where cutting-edge innovators find a home.

## TIMBER – SUSTAINABLE

- T3 FAT Village's all wood structure is constructed of young trees versus old growth trees to sustain forestry practices.
- Compared with steel and concrete, the use of T3 avoids 1,411 metric tons of carbon dioxide emissions.
- T3 will take the equivalent of 996 cars off the road due to its wood construction.
- Heavy timber design delivers warm interiors, industrial character and next-generation sustainability.

## TRANSIT – EFFICIENCY

- T3 FAT Village is located within walking distance of the Brightline rail service.
- Brightline connects Miami, Fort Lauderdale and West Palm Beach. Future stations announced to be in Aventura, Boca Raton and Orlando.
- Complimentary shuttle service to nearby amenities.

## TECHNOLOGY – CONNECTED

- T3 FAT Village's state-of-the-art mechanical, electrical and plumbing systems meet and exceed the highest standards.
- Touchless technologies provide handsfree access and enhanced hygiene.
- Wired score certified and designed to offer a best-in-class technology experience.







# AMENITIES FUTURE TEAMS CALL FOR

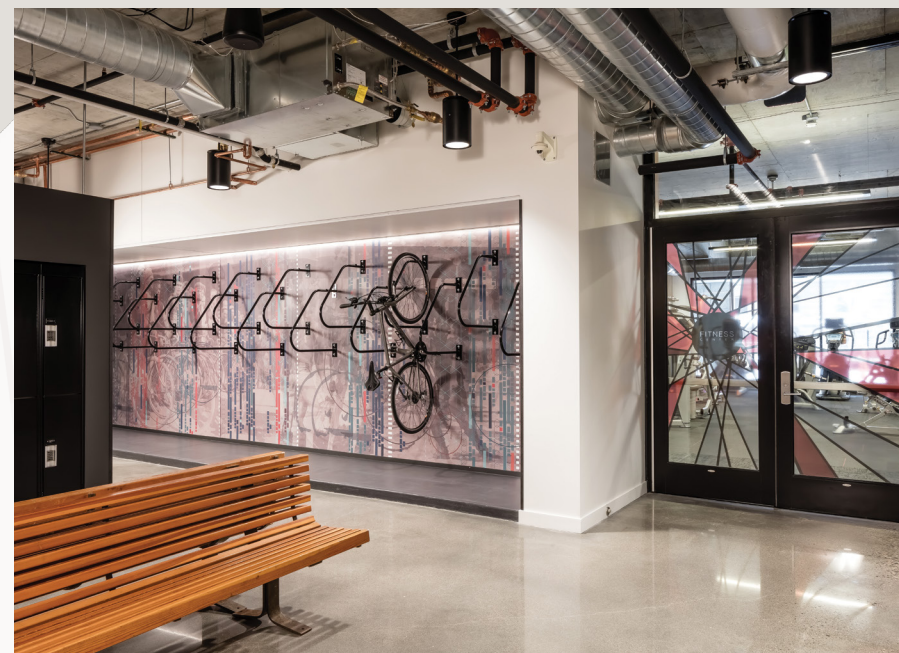
T3 takes the original loft environment that sparked open office layouts and turns it up a notch. Designed for collaboration and work/life balance, the buildings have common social areas, shared rooftop decks, private tenant-only outdoor balconies and modern fitness facilities. These are elements that are inspiring, energizing and empower a workforce to maximize the potential to amplify business performance.



## WORK IT OUT

A fitness center fully equipped with state-of-the-art machines, showers and lockers just steps from your desk.

Extensive cycle storage, bike racks and end-of-trip facilities for bike commuters.



## COLLABORATION

Shared ground floor social workplaces with Wi-Fi and meeting facilities encourage the free flow of ideas in an inspired setting.

## ALL ABOUT SERVICE

Custom tenant-first services designed to enhance the overall tenant experience. Services include fitness classes and tenant programming among others.



## ROOFTOP VIEWS

Outdoor private balconies and shared rooftop with views of downtown Fort Lauderdale and FAT Village. Enjoy employee events, sunset happy hours or just get some fresh air while you work.





# LET'S TALK FACTS

<b>BUILDING</b>	T3 FAT VILLAGE EAST
<b>ADDRESS</b>	501 N Andrews Avenue, Fort Lauderdale, FL 33301
<b>RENTABLE AREA</b>	179,940 RSF
<b>DELIVERING</b>	<b>JANUARY 2024</b>
<b>CLASS</b>	AA Class Office Building
<b>LEED CERTIFICATION</b>	GOLD
<b>STORIES</b>	7
<b>TYPICAL FLOOR PLATES</b>	27,642 RSF
<b>PARKING RATIO</b>	3.0/1,000
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>• 1st floor social workspace (1,906 USF) with Wi-Fi, meeting areas and collaboration spaces</li> <li>• Rooftop terrace (3,940 USF) with panoramic views, seating areas and Wi-Fi</li> <li>• On-floor private outdoor balconies</li> <li>• State-of-the art fitness center (2,787 USF) with showers and locker facilities</li> <li>• Shared conference space with Wi-Fi and hi-tech AV system</li> <li>• Secure bike storage room with stalls, lockers, a repair/workstation and a dedicated entry</li> <li>• WiredScore certified and designed to offer best-in-class technology experience</li> <li>• Walkable access (5-minute walk) to Fort Lauderdale's Brightline commuter rail station</li> <li>• FAT Village's restaurants, shops, art galleries and cultural experiences are just steps away</li> </ul>
<b>DEVELOPER</b>	Hines
<b>PROPERTY MANAGEMENT</b>	Hines (On-site)
<b>LEASING COMPANY</b>	Blanca Commercial Real Estate, Inc. (Licensed Real Estate Broker)



# THE BIG PICTURE: FLOORPLAN

## PERIMETER MEASURES

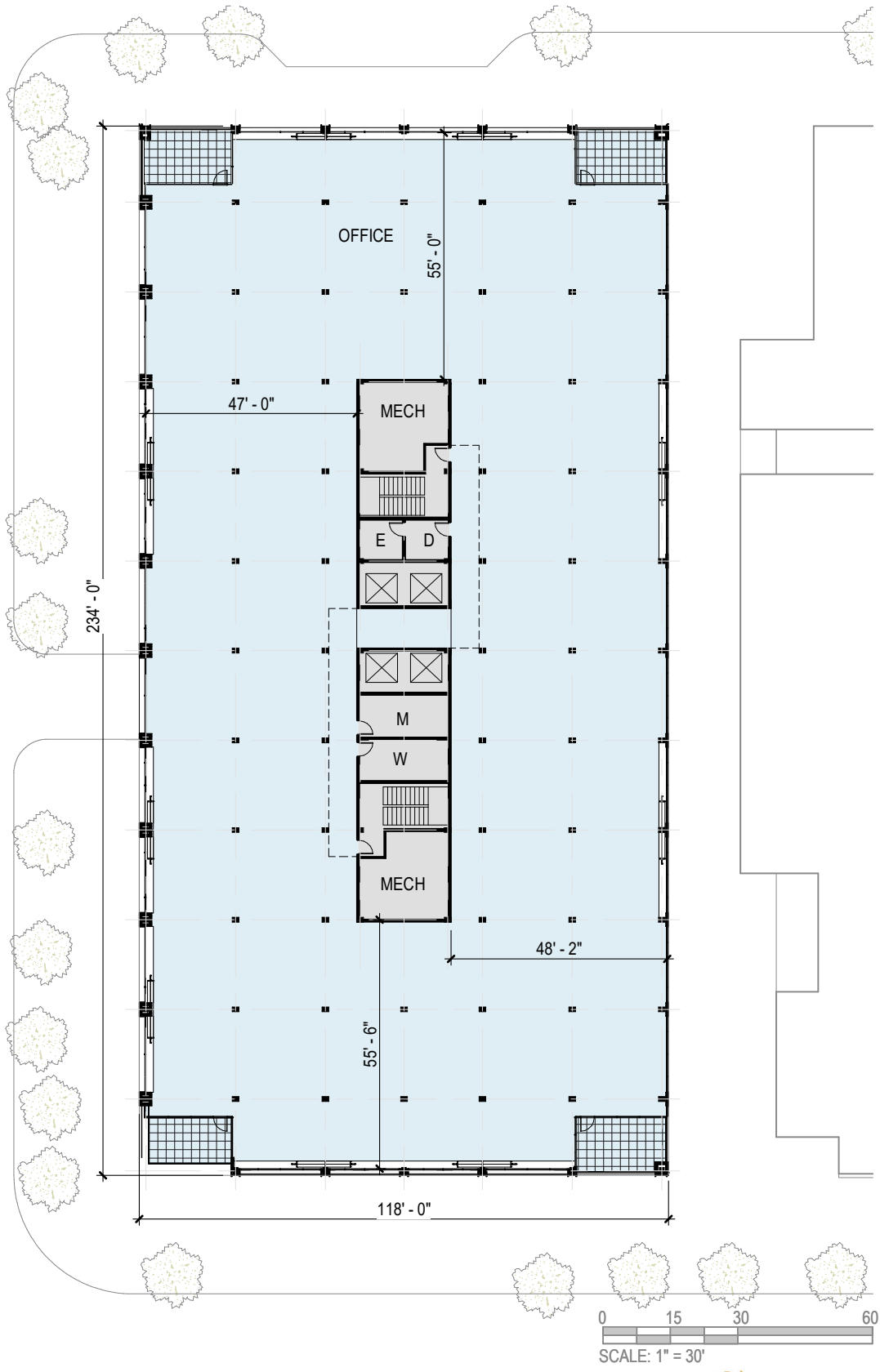
Core-to-window depth: 47'-48" (Side)  
Core-to-window depth: 55'-56" (End)  
Column grid: 20'-25'

## CEILING HEIGHT

1st Floor: 13' floor-to-floor / 12' bottom of structure / 10' clear  
All upper floors: 12' floor-to-floor / 11' bottom of structure / 9' clear



TYPICAL FLOOR PLATE







STERLING ROAD – TORONTO, ONTARIO

T3 Sterling Road will be a 423,452– square–foot heavy timber creative office development across three buildings in Toronto’s Lower Junction neighborhood.

# AN IMPRESSIVE T3 PORTFOLIO



T3 WEST MIDTOWN – ATLANTA, GEORGIA

An innovative 230,000–square–foot, seven–story mass timber office building located near Atlantic Station in Midtown Atlanta.



T3 RINO – DENVER, COLORADO

A six–story, 235,000–square–foot T3 (Timber, Transit and Technology) office building in Denver’s River North Art District (RiNo).

# Hines

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