

TIMBER	FOOD		
	TECHNOLOGY	ART	
TECH			
TRANSIT	T3	FAT VILLAGE	

DOWNTOWN FORT LAUDERDALE, FLORIDA





**T3**

**FAT  
VILLAGE**

**+**

**TIMBER  
TRANSIT  
TECHNOLOGY**

**FOOD  
ART  
TECH**

BROUGHT TO YOU BY

# Hines

**27 COUNTRIES**

**1,486 PROPERTIES**

**366 MILLION SQ FT\***

**22,000 ACRES OF LAND DEVELOPMENT**

**4,850 EMPLOYEES WORLDWIDE**

Hines is a premier global real estate company; one of the largest privately held real estate investors and managers in the world. Founded in 1957, with a presence in 255 cities in 27 countries, Hines oversees investment assets under management totaling approximately \$83.6 billion<sup>1</sup>. In addition, Hines provides third-party property-level services to more than 367 properties totaling 138.3 million square feet. Historically, Hines has developed, redeveloped or acquired approximately 1,486 properties, totaling over 492 million square feet. The firm currently has more than 171 developments underway around the world. Hines has been active in Canada for over 15 years, bringing robust global experience to create best-in-class projects that deliver excellence to cities and communities – and to the people who bring each building to life.

<sup>1</sup> Includes both the global Hines organization as well as RIA AUM as of June 30, 2021.

\*projects completed or underway

[hines.com](https://hines.com)



T3 FAT VILLAGE



BROUGHT TO YOU BY



# CREATING UNIQUE, INSPIRING NICHE URBAN NEIGHBORHOODS

Urban Street Development (USD) is a visionary Fort Lauderdale-based development group founded in 2008 with a mission to redevelop and revitalize neighborhoods that possess potential for growth and renewed lifestyle. Founders Alan Hooper, a real estate developer/contractor, and Tim Petrillo, a South Florida restaurateur, make a unique real estate development team not commonly found in the industry. The duo strive to create locally inspired, niche urban neighborhoods by combining best practices of (i) responsible development, (ii) purpose-built construction, and (iii) ground-level programming led by local food and beverage operations – which has been a proven recipe for success. The end results are interesting and inspiring places that people in the community love to call home.

[urbanstreetdevelopment.com](http://urbanstreetdevelopment.com)





ACROSS  
NORTH AMERICA,  
EVOLVING  
CREATIVE  
NEIGHBORHOODS  
ARE THE MOST  
DESIRABLE  
DESTINATIONS  
TO LIVE,  
WORK, DINE,  
AND CREATE



WYNWOOD, MIAMI



LA ARTS DISTRICT, LOS ANGELES



DEEP ELLUM, DALLAS



FULTON MARKET, CHICAGO



BELTLINE TRAIL, ATLANTA



RINO, DENVER





THE  
ART  
OF  
REIMAGINATION



## USHERING IN A NEW ERA OF INSPIRED URBAN LIFE – AND CAPTURING THE IMAGINATION OF SOUTH FLORIDA

The newly reimagined FAT Village will form an authentic and exciting community at the heart of Flagler Village, with a mix of residential, retail, and office bringing the best of food, drinks, work life, and lifestyle to the region – all set against the inspiring energy of murals, galleries, artists, and art lovers.







## THE ART OF FAT VILLAGE

Over the past 20 years, FAT Village has grown into Fort Lauderdale's creative and cultural focal point, with monthly art walks and eclectic warehouses bursting with the pulsing energy of young tech start-ups and the creative arts.



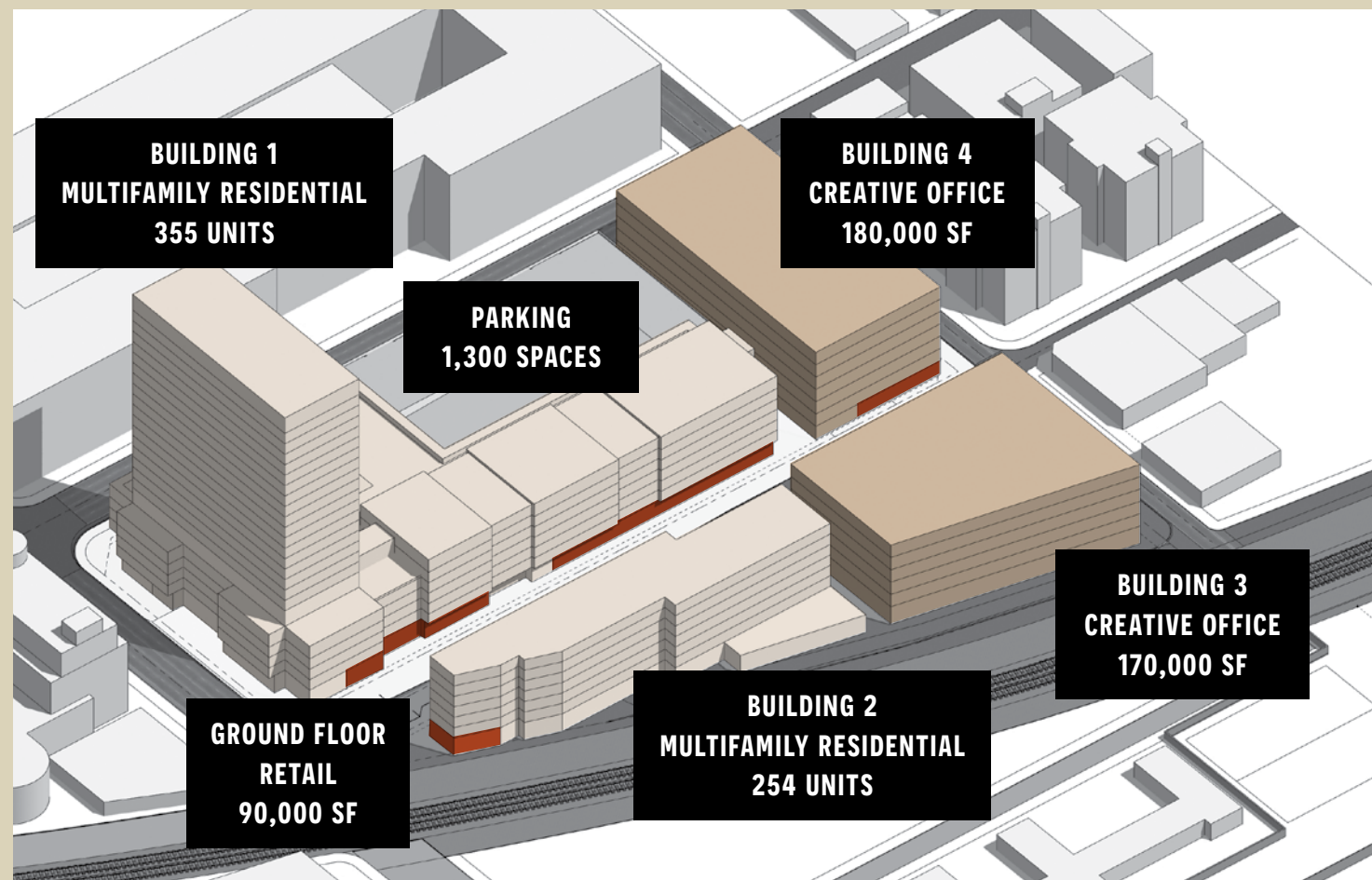


# FORT LAUDERDALE'S CAPTIVATING CULTURAL HUB

Just blocks north of the burgeoning Las Olas central business district and connected by Brightline, FAT Village forms a central core of innovation and creativity. And it's about to become a magnetic destination with wider significance – for the entire region.







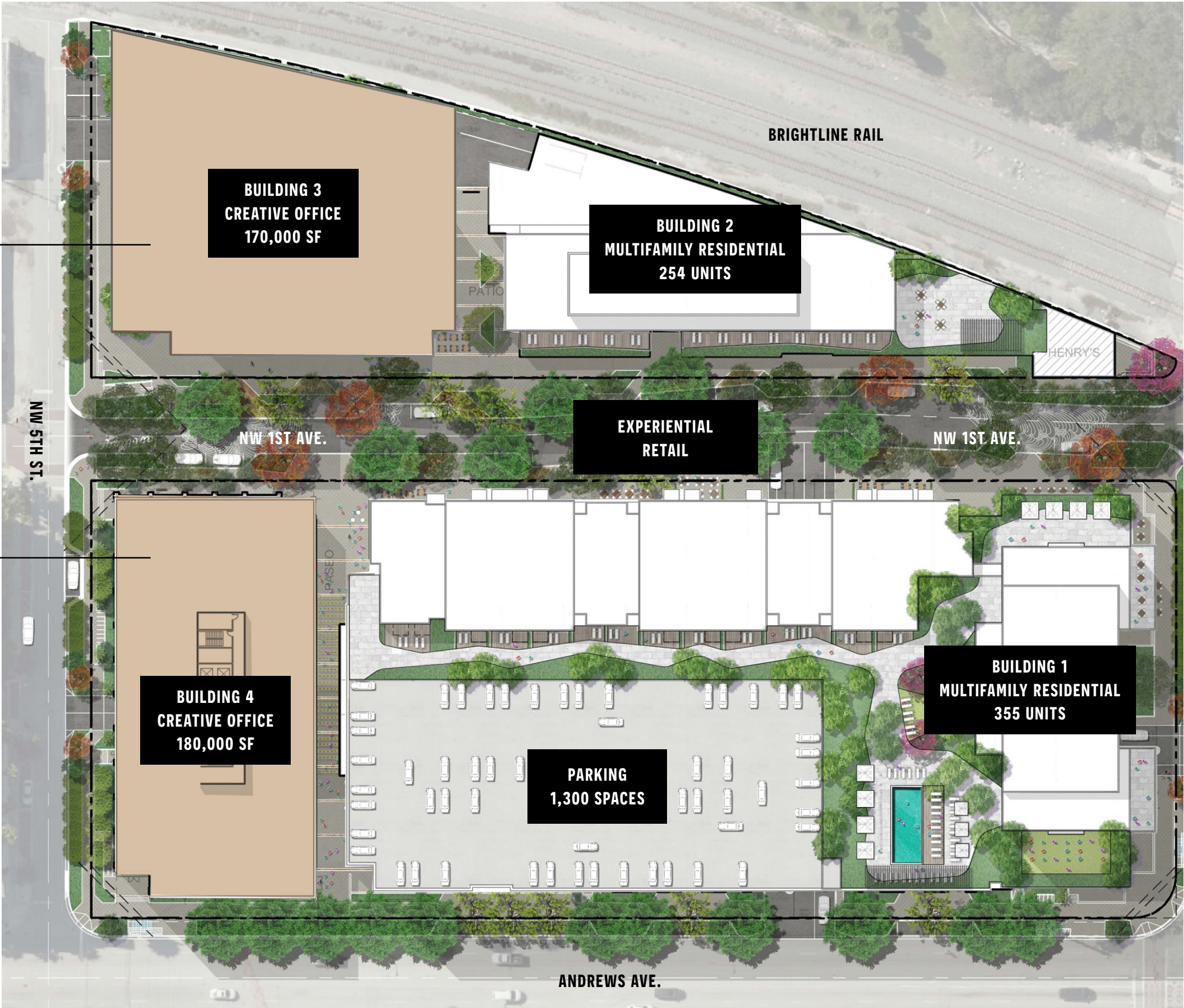
## 900,000 SF OF INTRIGUING ART, GREAT FOOD, INSPIRING WORK SPACES, AND COMFORTABLE HOMES – ALL WITHIN A THRIVING URBAN VILLAGE VIBE

It's the way the world wants to live, work, create, and experience life – in a newly envisioned way forward. Whether it's a perfectly crafted coffee to start the day or a remarkable meal with local ingredients and inventive flair; drinks with friends, gallery openings, or business meetings in spaces that inspire – FAT Village brings a sense of artistry to every element of the day, blurring the lines and recontouring the relationships between work, home, and lifestyle.




**T3 FAT VILLAGE WEST**  
**6 FLOORS**  
**170,000 SF LEASABLE SPACE**  
**33,000 SF FLOOR PLATE**

**T3 FAT VILLAGE EAST**  
**6 FLOORS**  
**180,000 SF LEASABLE SPACE**  
**32,500 SF FLOOR PLATE**





The background is a complex abstract composition. It features large, textured areas of color: a dark, almost black, textured shape on the left; a vibrant red shape in the upper left; a large, textured mustard yellow shape on the right; and a smaller red shape in the lower right. There are also some blue and white elements. The overall texture is rough and painterly, with visible brushstrokes and some small white specks in the dark areas.

# THE ART OF OFFICE





# T3 FAT VILLAGE: THE FUTURE OF OFFICE SPACE

In the heart of FAT Village, T3 is where the art of office is reimagined – redefining our work lives in a post-Covid landscape.

**T3**  
TIMBER  
TRANSIT  
TECHNOLOGY





## THE MODERN ART OF MASS TIMBER

Mass timber is the cutting edge of the building industry. Renewable timber greatly reduces the carbon footprint of building materials and processes, and provides enormous benefit to the health of our planet – and our people. Timber sequesters carbon from the atmosphere, purifying the air we breathe and bringing the proven benefits of biophilia to the workplace.





## THE BEAUTY OF WOOD DESIGN

Exposed wood details create a mood of authenticity, creativity, and health – in these vast warehouse-inspired spaces designed for collaboration and inspiration, and built for wellness.







MASS  
TIMBER,  
MASSIVE  
SUSTAINABILITY

**SUSTAINABLY SOURCED**  
FROM **MANAGED** FORESTS

**RAPIDLY RENEWABLE**  
USING **YOUNG TREES**, NOT OLD GROWTH

**REMOVES CO<sub>2</sub>**  
**FROM THE ATMOSPHERE**  
OVER **3,860 TONS<sup>1</sup> OF CO<sub>2</sub>** STORED  
IN THE STRUCTURE OF EACH T3 BUILDING

**CLEANER CONSTRUCTION**  
USING WOOD AVOIDS **1,540 TONS<sup>2</sup>**  
OF CO<sub>2</sub> EMISSIONS FOR EACH T3 BUILDING

1. 3,500 METRIC TONNES  
2. 1,400 METRIC TONNES  
NUMBERS BASED ON T3 MINNEAPOLIS



**LEED CERTIFIED**

A globally recognized symbol  
of sustainability achievement  
and leadership for healthy  
and efficient buildings.



## THE T3 ADVANTAGE

A collaborative, tech-forward, people-centric environment, designed for wellness, connected to transit, rooted in a vibrant arts community. The redefinition of office space.

PRIVATE COVERED BALCONY  
ACCESS FOR EVERY T3 TENANT

LOBBY AND AMENITIES  
DESIGNED TO INSPIRE

INDUSTRIAL CHARACTER  
WITH MODERN CONVENIENCE





## HIGH TECH. ELEVATED EXPERIENCE.

State-of-the-art connectivity and building systems for wellness, comfort, and technology deliver the spaces we want with the functionality we need – now, and for a flexible future.





WELLNESS  
FOR PEOPLE  
& PLANET

Sprawling outdoor spaces for fresh thinking. Wide-open indoor spaces for the meeting of open minds. Fitness, bike, and changeroom facilities for habitual health as part of every day. Spaces to meet, unwind, and collaborate. The balance of human wellness, wrapped in the goodness of wood: the new standard for office life in a post-pandemic world.





## A TALENT FOR ATTRACTION

It's a story of timber, of wellness, of lifestyle. It's the energy of a creative district, connected to transit, with an innovative urban village right outside the door. Most important, it's a story of talent – the attraction and retention of your industry's very best. This is where the thinkers and change makers want to be. And this is how they want to work.





## ZOOM TO WORK — ON BRIGHTLINE

Sitting trackside, FAT Village embraces an industrial railway feel paired with the beauty of modern connection via Brightline — connecting Miami, Fort Lauderdale, and West Palm Beach (with future stations in Aventura, Boca Raton, and Orlando). Just minutes from the Las Olas central business district, this walkable, livable location is chosen for its easy access by car, train, bike, and foot.

*Complimentary shuttle service from Brightline to nearby amenities.*





# T3 FAT VILLAGE

BRIGHT.  
INSPIRED.  
CONNECTED.

**8 MIN**  
walk to Brightline  
Fort Lauderdale

**5 MIN**  
drive to I-95 via  
E Sunrise and  
E Broward Blvds

**2 MIN**  
drive to US 1

**4 MIN**  
drive to Las Olas

**14 MIN**  
drive to FLL  
International Airport

**30 MIN**  
Brightline to Miami

**30 MIN**  
Brightline to  
West Palm Beach







# IT TAKES A VILLAGE TO CREATE SOMETHING THIS GOOD

FAT VILLAGE

- 1. T3 East\*
- 2. T3 West\*
- 3. High rise multifamily\*
- 4. Mid-rise multifamily\*
- 5. Retail\*

ART & COMMUNITY

- 1. Art+Light+Space
- 2. Funky Paint
- 3. Artsup! Concepts
- 4. Flagler Village Farm

FOOD & BEVERAGE / ENTERTAINMENT

- 1. Sistrunk Marketplace
- 2. Henry's
- 3. Heritage
- 4. Wells Coffee
- 5. Rhythm and Vine
- 6. Roxanne's
- 7. Glitch
- 8. No Man's Land
- 9. The Hub Lounge
- 10. Bar 27
- 11. Invasive Species Brewing
- 12. The Brass Tap
- 13. The Wharf
- 14. Yolo
- 15. Java & Jam
- 16. TRP Taste
- 17. Press & Grind
- 18. Bodega
- 19. Circle House
- 20. Chops + Hops
- 21. Unit B
- 22. Tacocraft
- 23. TopHat
- 24. Batch
- 25. Foxy Brown
- 26. Doc B's

\*placeholder names

GROCERY

- 1. The Fresh Market
- 2. Greenwise Market
- 3. Winn Dixie
- 4. The Dalmar
- 5. Tru by Hilton
- 6. Courtyard

CULTURE AND RECREATION

- 1. Esplanade Park
- 2. Feldman Park
- 3. The Parker
- 4. Holiday Park
- 5. Sistrunk Park
- 6. NSU Art Museum
- 7. Broward Center for the Performing Arts
- 8. Museum of Discovery and Science

MULTIFAMILY HOUSING

- 1. Motif
- 2. Eon and Eon Squared
- 3. The Rise
- 4. Society Las Olas
- 5. Novo Las Olas
- 6. AMLI Flagler Village
- 7. The Pearl
- 8. Alluvion Las Olas
- 9. Amaray Las Olas
- 10. Laureat
- 11. Las Olas Walk
- 12. The Whitney

RETAIL

- 1. Montce Swim
- 2. Roar Station (Gym)
- 3. Yoga Joint Downtown
- 4. Yoga Factory
- 5. Briny Boutique





VISIONARY  
OWNERSHIP –  
PROVEN  
SUCCESS

Global demand for creative, sustainable and tech-forward office space has driven the expansion of T3 across the world.



MAJOR BRANDS  
THAT CALL T3 HOME





**BUILT FOR  
A BETTER  
FUTURE**



**T3 NORTHLOOP MINNEAPOLIS, MN**



**T3 WEST MIDTOWN ATLANTA, GA**



**T3 RINO DENVER, CO**



**T3 WEDGEWOOD HOUSTON NASHVILLE, TN**



**T3 ATC DURHAM, NC**



**T3 GOOSE ISLAND CHICAGO, IL**



**T3 STERLING ROAD TORONTO, ON**



**T3 BAYSIDE TORONTO, ON**

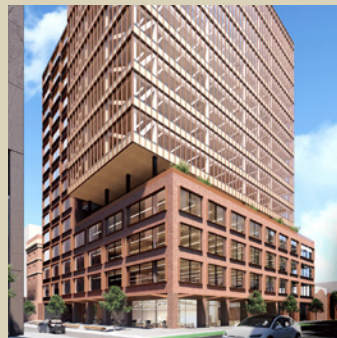


**T3 MOUNT PLEASANT VANCOUVER, BC**

**MELBOURNE, AUSTRALIA**



**9 STEWART STREET**



**36 WELLINGTON STREET**





## T3 FAT VILLAGE EAST

501 N Andrews Ave  
Fort Lauderdale, FL 33301

### TEAM

Hines  
Urban Street Development

### ARCHITECT

DLR Group

### DELIVERING

1/1/2024

## CLASS AA OFFICE SPACE

**7 Stories**  
of timber construction

**179,000 sf**  
commercial class AA building

**Typical Floor Plate**  
28,549 RSF

**Certifications**  
LEED, Well, Wiredscore

**Parking**  
Ratio: 3.0/1000

**Property Management**  
On-site management by Hines

### AMENITIES

**Social Workspace**  
5,300 sf inviting flexible space

**Shared Conference Facility**  
For meetings large and small

**Audio/Visual**  
State-of-the-art A/V

**Wi-Fi**  
High-speed connectivity  
throughout

**Rooftop Terrace**  
3,900 sf outdoor  
rooftop amenity

**Fitness Center**  
Club-style fitness with  
showers & lockers

**Bike Storage & Repair**  
Secure storage and equipped  
repair station

**Retail**  
Compelling street-level retail

**Brightline Station**  
5-min walk to Fort Lauderdale  
Brightline Station

**FAT Village**  
All the restaurants, shops,  
art galleries, public spaces  
and cultural experiences of  
FAT Village just steps away







## LEASING INQUIRIES

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