



DOWNTOWN FORT LAUDERDALE, FL



IT TAKES A VILLAGE TO
CREATE SOMETHING
THIS GOOD

CREATIVE OFFICE (EAST)	180K SF
CREATIVE OFFICE (WEST)	170K SF
MULTI-FAMILY RESIDENTIAL	600 UNITS
TOTAL EXPERIENTIAL RETAIL	84K SF
PHASE I RETAIL	74K SF
• FOOD & BEVERAGE	26K SF
• ENTERTAINMENT	22K SF
• SERVICES	8K SF
• ART GALLERIES	8K SF
• CONVENIENCE	4K SF
• SHOPS	7K SF

T3 FAT VILLAGE WEST

6 FLOORS
170,000 SF LEASABLE SPACE
32,200 SF FLOOR PLATE

T3 FAT VILLAGE EAST

6 FLOORS
180,000 SF LEASABLE SPACE
35,300 SF FLOOR PLATE



WHY FORT LAUDERDALE?

has diverse and abundant residential, high-end office, retail, and hospitality offerings making it an ideal live, work play destination which has resulted in significant population growth of young, educated professionals.

STRONGEST MIGRATION IN THE REGION

is to Downtown Fort Lauderdale (FLL)

TAX-FRIENDLY

and business-first corporate environment

HIGHEST IN-MIGRATION OF RESIDENTS

than any other major U.S. state

EMPLOYMENT GROWTH

within TAMI and finance sectors

64,500

DOWNTOWN JOBS

33%

OF POPULATION 25 TO 34

55%

OF POPULATION WITH BACHELORS DEGREE OR HIGHER

33%

INCREASE IN RESTAURANT SEATING

34%

OF SF IS OFFICE SPACE

11%

OF SF IS RETAIL

19%

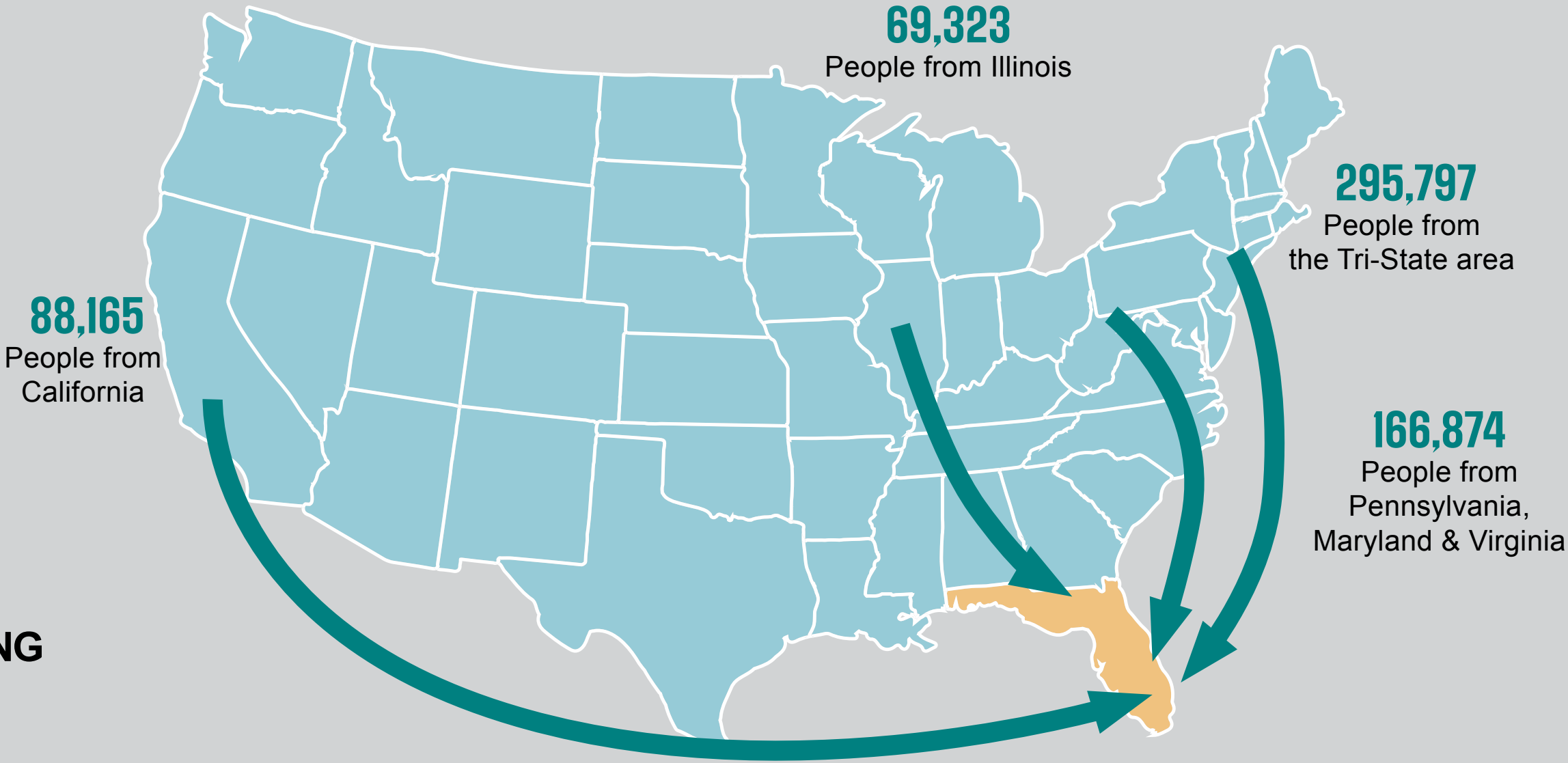
INCREASE IN RESIDENTS SINCE 2019

58%

RETURN TO WORK. 15 PTS HIGHER THAN NATIONAL AVERAGE

PWC

FT. LAUDERDALE NAMED A TOP 18-HOUR CITY. TOP 3 IN THE U.S.



12%

INCREASE IN TECH EMPLOYMENT YOY

92%

INCREASE IN YOUNG PROFESSIONALS SINCE 2010

85%

INCREASE IN FAMILIES WITH KIDS LIVING DOWNTOWN

\$150M

IN NEW PARK PROJECTS UNDERWAY IN DOWNTOWN



EPICENTER OF URBANIZATION

A vibrant and growing urban center, Downtown Fort Lauderdale (inclusive of the CBD and Flagler Village) offers:

10,700+ RENTAL UNITS

3,454 CONDOS

9.9M SF OF OFFICE

5M SF OF RETAIL

The hallmark art galleries and design driven attractions of Flagler Village elevate and spark creativity, boasting an authenticity that is specific to this vibrant neighborhood.

T3 FAT Village is adjacent to the Brightline station, and only 30 minutes to Miami and Palm Beach stations.

Within 2 miles of I-95 and I-595, which allows employees boundless housing options within a reasonable commute.

FLAGLER VILLAGE

EXISTING RETAIL:	170,000 SF
EXISTING MULTIFAMILY:	5,800 Units
EXISTING OFFICE:	1,400,000 SF
PIPELINE OF RETAIL:	300,000 SF
PIPELINE OF MULTIFAMILY:	5,000 Units
PIPELINE OF OFFICE:	488,000 SF



MIAMI

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT

PORT EVERGLADES

FORT LAUDERDALE CBD

30 MIN TO MIAMI

2 MILES TO I-95

brightline

30 MIN TO WEST PALM BEACH

THE DEFINITION OF CONNECTIVITY

Fort Lauderdale offers a competitive advantage to companies that desire to be in the South Florida MSA. The City attracts a highly educated and diverse workforce that enjoys the quality of life the city, and greater region, has to offer.

By being centrally located, Fort Lauderdale gives employees more convenient access to the entire region's schools, neighborhoods, International Airports and affordable housing options.



ORLANDO

2 hrs.

WEST PALM BEACH

25 min.

BOCA RATON

20 min.

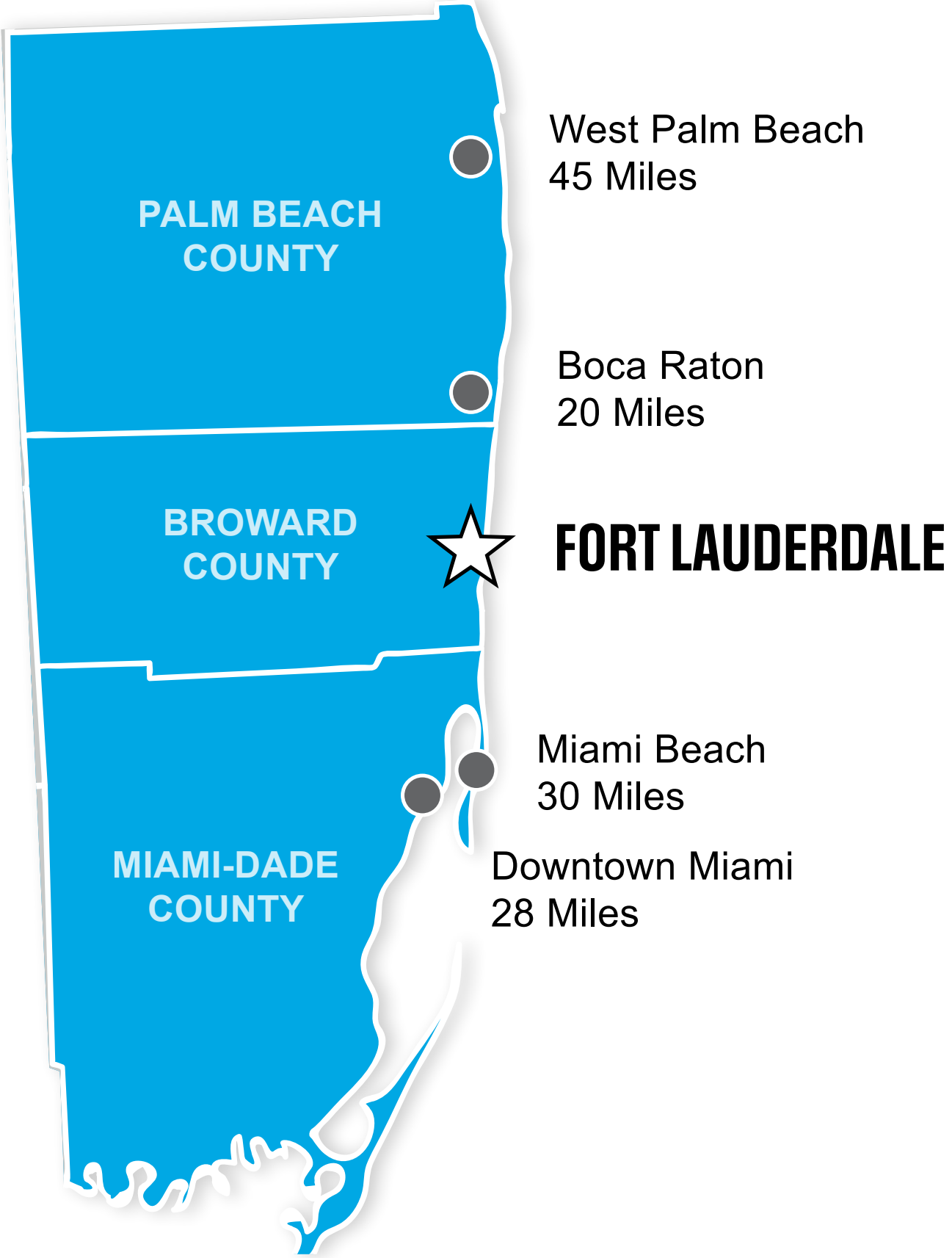
FORT LAUDERDALE

20 min.

AVENTURA

20 min.

MIAMI



INTERSTATE 95
2 Miles



INTERSTATE 595
3.6 Miles



FLORIDA'S TURNPIKE
5 Miles



FT. LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT
4 Miles



VISIONARY OWNERSHIP & PROVEN SUCCESS

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

8 COMPLETED PROJECTS

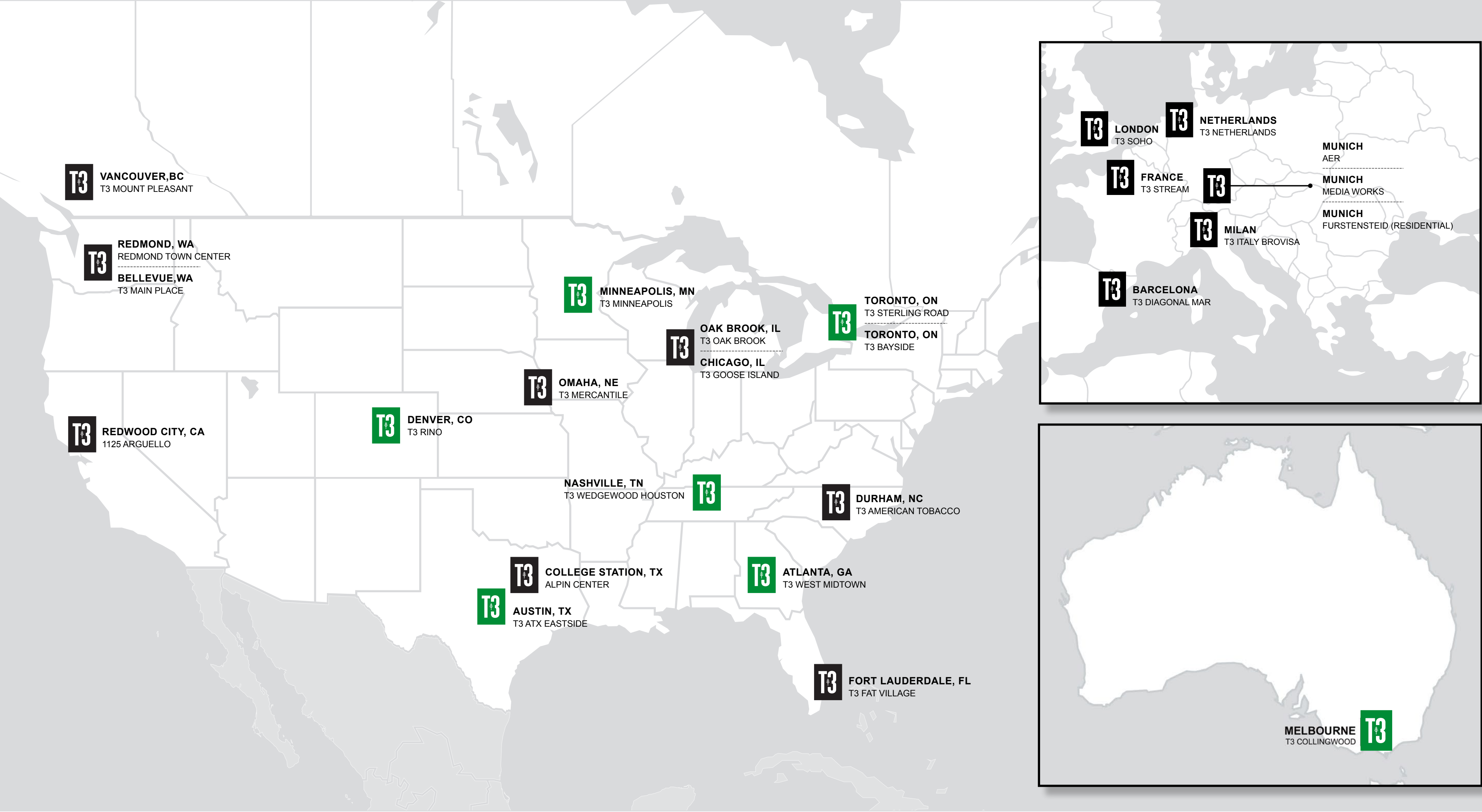
- | | | |
|-------------|-----------|-----------|
| Atlanta | Denver | Melbourne |
| Minneapolis | Nashville | |
| Toronto (2) | Austin | |

3 UNDER CONSTRUCTION

- Munich
France
Barcelona

15 IN DESIGN

- | | | |
|-----------------|--------------|-------------|
| Bellevue | Chicago | Munich (2) |
| Fort Lauderdale | Omaha | London |
| College Station | Durham | Milan |
| Redmond | Redwood City | Netherlands |
| Oak Brook | Vancouver | |

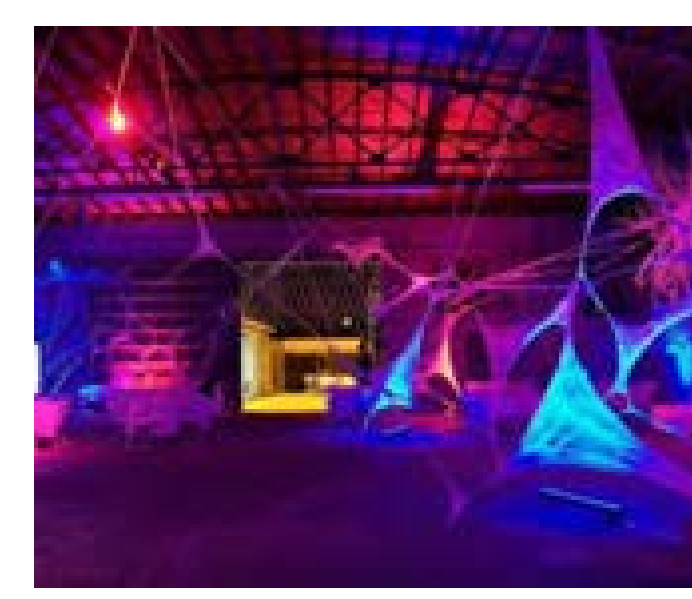
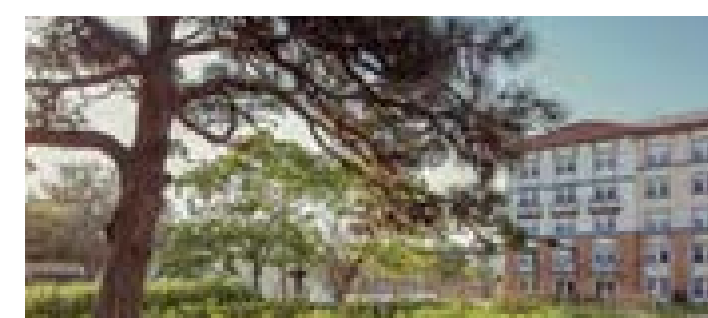


WHY T3 FAT VILLAGE?

FAT VILLAGE has the cultural diversity, evolving infrastructure and vibrant creative environment that make it a perfect home for a T3 project.

- Strong creative and cultural identity
- Well-positioned for continued rapid population growth
- Sits at the direct path of revitalization
- Directly connected to regional mass transit
- Abundant retail, residential and hospitality

FAT VILLAGE IS FORT LAUDERDALE'S CREATIVE NEIGHBORHOOD





INTRODUCING T3

T3 stands for Timber, Transit & Technology; A next generation building that redefines the standard for modern creative office.

TIMBER

With mass timber as the building's structure and exposed timber as its signature feature, T3 brings sustainability, environmental conscience, and the health benefits of wood, to the workplace.

TRANSIT

T3 locations are chosen for their accessibility. Each location is plugged into existing transit frameworks, accessible by foot in vibrant neighborhoods, and proximate to a city's center.

TECHNOLOGY

From state-of-the-art connectivity systems to next-level innovations in touchless technology and air filtration, T3 sets a new standard for office buildings that makes each day faster, easier, safer, and more productive.





GROUND FLOOR

RETAIL PLAN (INITIAL PHASE)

72,000 SF

FOOD AND BEVERAGE	28,000 SF
ART GALLERIES	8,000 SF
ENTERTAINMENT	21,000 SF
CONVENIENCE	2,000 SF
OTHER/SE RVICES	13,000 SF



PHASE I: 180,000 SF UNDER CONSTRUCTION DELIVERING 2026

PHASE II: ADDITIONAL 170,000 SF FOR EXPANSION

BUILDING NAME	T3 FAT VILLAGE
ADDRESS	501 N. ANDREWS AVENUE, FORT LAUDERDALE, FL 33301
RENTABLE AREA	EAST 180,000 RSF WEST 170,000 RSF TOTAL 350,000 RSF
DELIVERING	Q1 2026
CERTIFICATIONS	LEED, WELL, WIREDSCORE
STORIES	6
TYPICAL FLOOR PLATE	35,300 RSF
PARKING RATIO	3.0/1,000
DEVELOPER	HINES / URBAN STREET DEVELOPMENT
ON-SITE MANAGEMENT	HINES
LEASING COMPANY	BLANCA COMMERCIAL REAL ESTATE, INC. LICENSED REAL ESTATE BROKER



AMENITIES

A collaborative, tech forward, people-centric environment, designed for wellness, designed to inspire. Spaces to meet, collaborate and unwind.

FITNESS

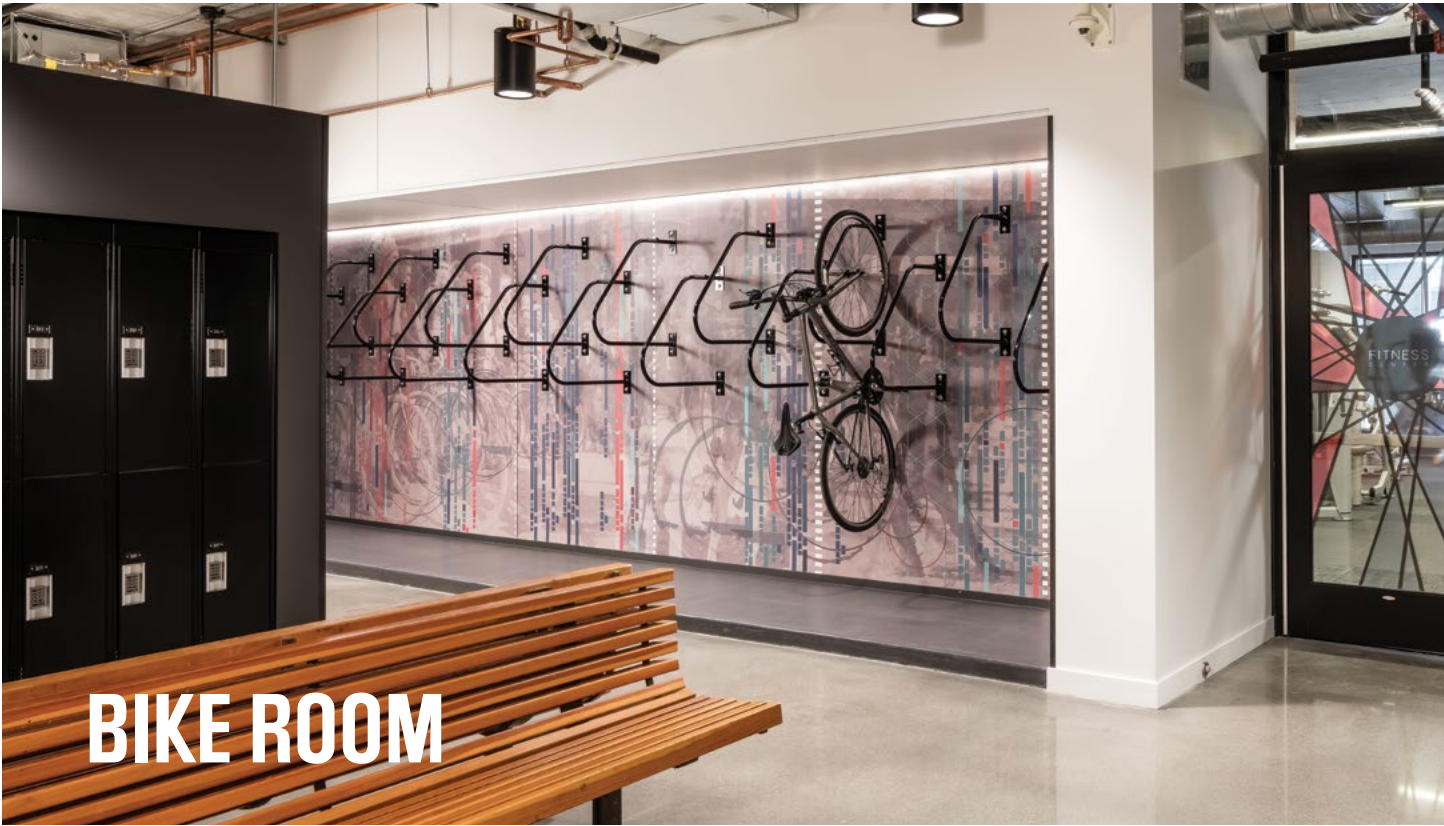
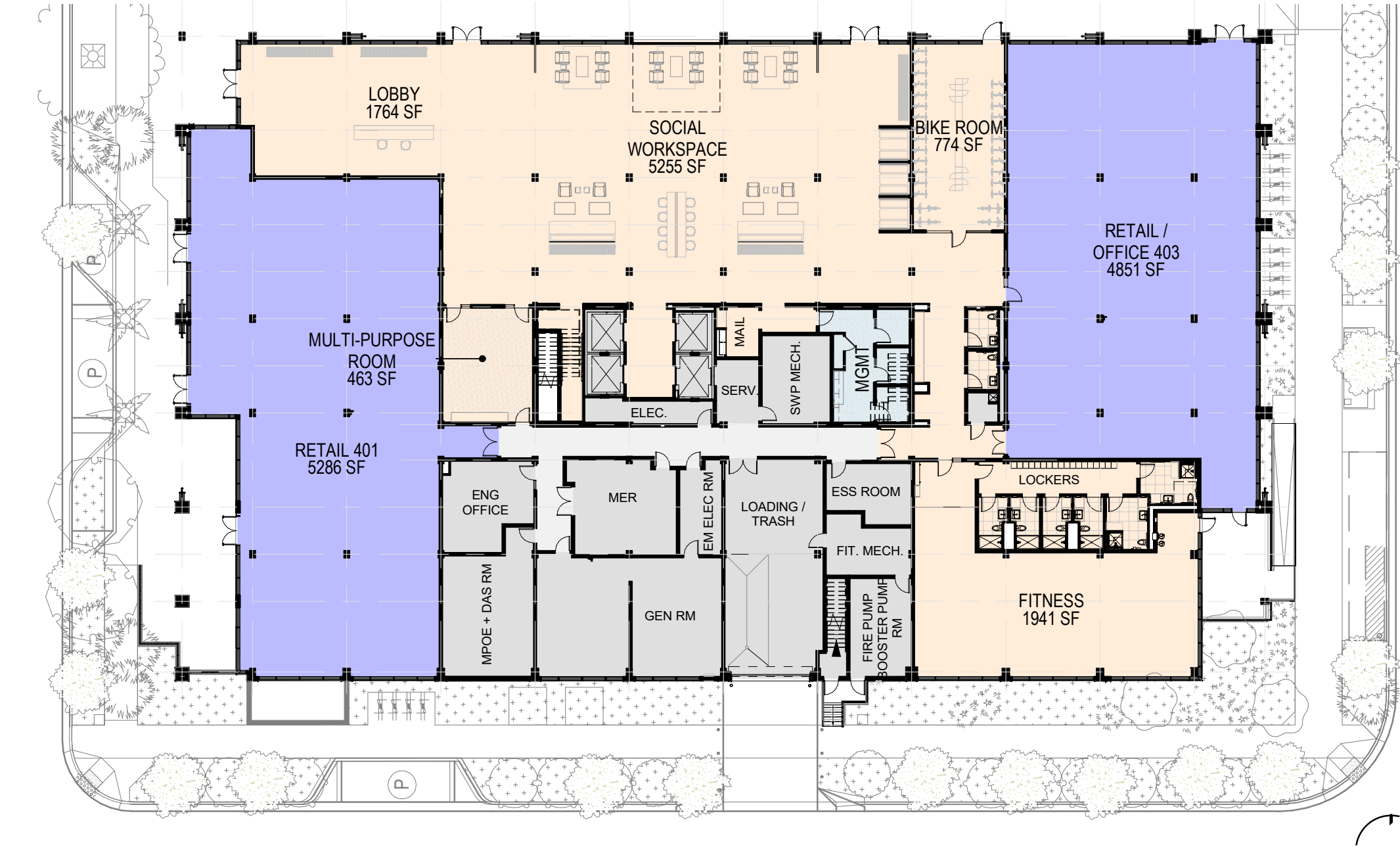
A fitness center fully equipped with state-of-the-art machines, showers and lockers just steps from your desk. Extensive cycle storage, bike racks and end-of-trip facilities for bike commuters.

SERVICE

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

COLLABORATION

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



TYPICAL FLOOR PLAN

PERIMETER MEASURES

Core-to-window depth: 46'-57'

Column grid: 25'X 25'-30'

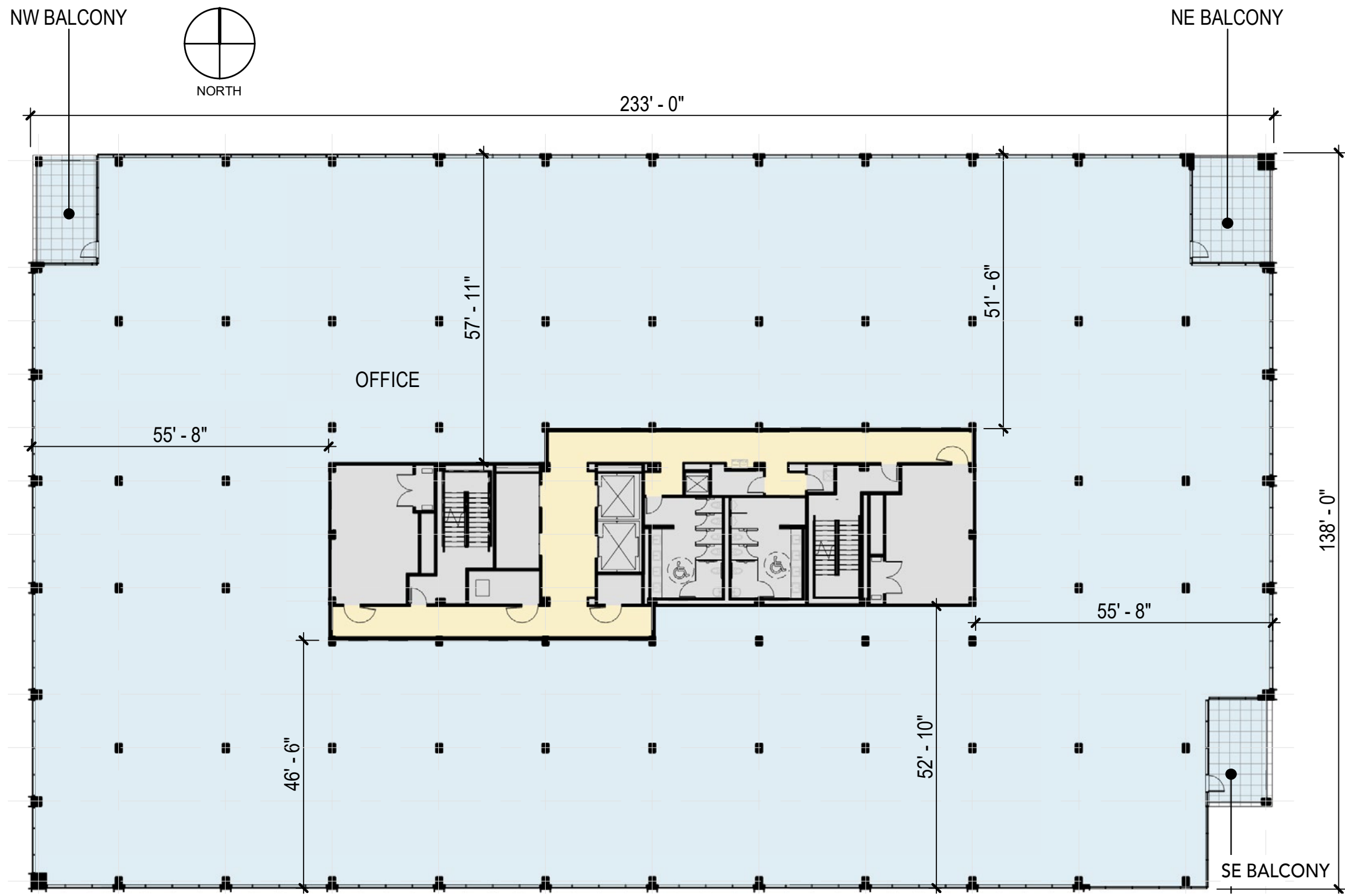
CEILING HEIGHT

1st Floor: 20' floor-to-floor

All upper floors: 13' floor-to-floor/ 9'6" clear

PRIVATE BALCONIES

Outdoor private balconies allow tenants to enjoy employee events, sunset happy hours or just get some fresh air while you work.





WHY T3 AT FAT VILLAGE?

NEW STANDARD

for office in South Florida

AMENITIES

900K SF of walkable mixed-use and amenities

RETURN, RECRUIT & RETAIN

as its mission

CONNECTIVITY

to all of Fort Lauderdale and South Florida region





DOWNTOWN FORT LAUDERDALE, FL



CLICK HERE TO SEE WHY T3
IS WHERE YOU WANT TO BE



TRANSIT

T3 CREATIVE OFFICES

RETAIL

RESIDENTIAL