



TIMBER

FOOD

T3

TECHNOLOGY

FAT VILLAGE

ART

TRANSIT

TECH

T3

HINES' T3 FAT VILLAGE TRANSFORMS THE WAY YOU WORK.

OFFICES

**BUILD TO SUIT
OFFICE PHASE II
170K SF**

**T3 OFFICE
EAST
180K SF**

RESIDENTIAL - 600 UNITS

**RETAIL
84K SF**

PARKING



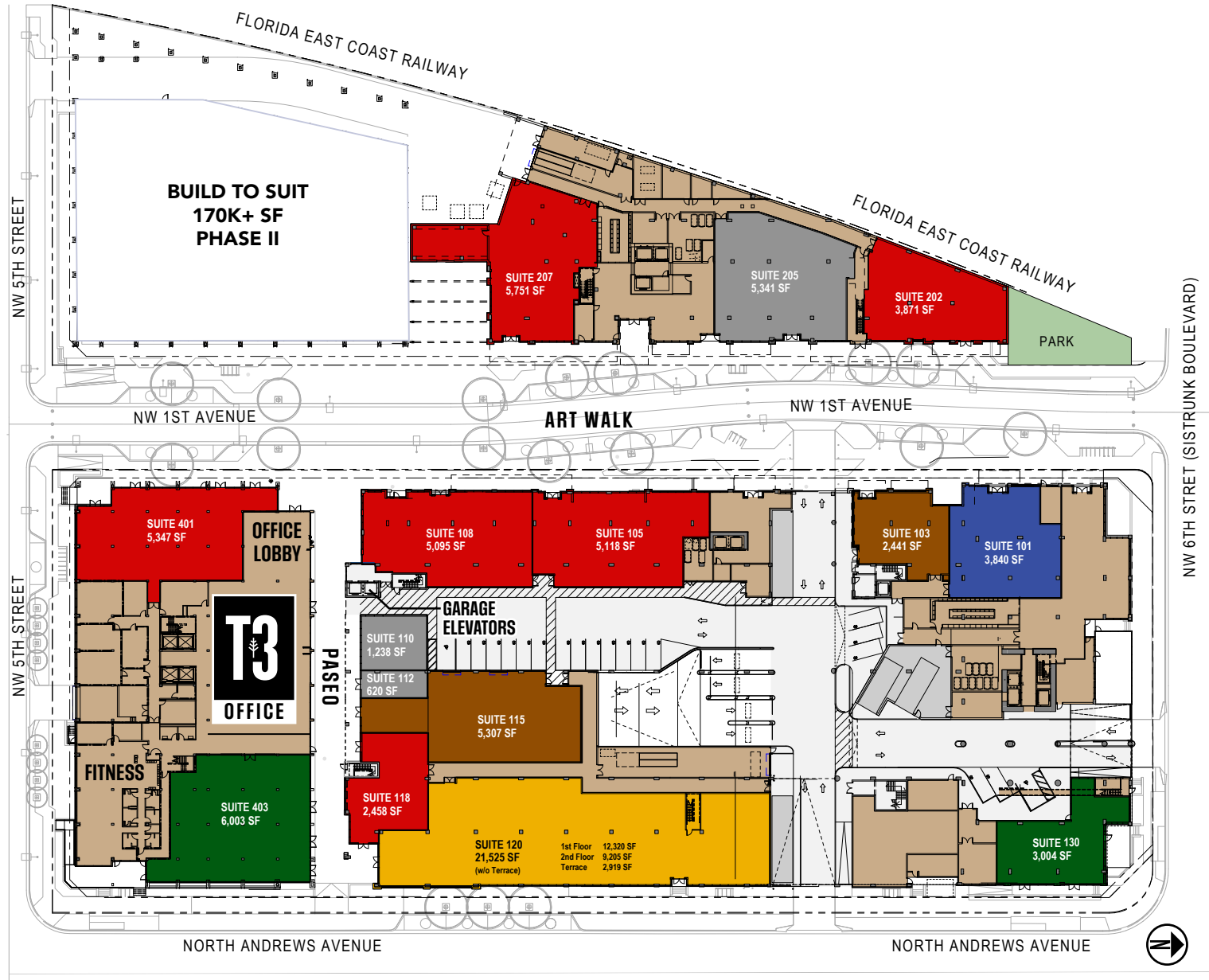
T3

FAT VILLAGE

IT TAKES A VILLAGE TO CREATE SOMETHING THIS GOOD.

- T3 OFFICE (EAST) 180K SF
- BUILD TO SUIT PHASE II 170K+ SF
- MULTI-FAMILY RESIDENTIAL 600 UNITS
- TOTAL EXPERIENTIAL RETAIL 84K SF
- PHASE I RETAIL 75K SF

FOOD & BEVERAGE	26K SF
ENTERTAINMENT	22K SF
ART GALLERIES	8K SF
CONVENIENCE	4K SF
SHOPS	7K SF
SERVICES	8K SF



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.



PHASE I: 180,000 SF UNDER CONSTRUCTION DELIVERING Q2 2026
PHASE II: ADDITIONAL 170,000+ SF FOR EXPANSION (BUILD-TO-SUIT)

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	NOVEMBER 2026
CERTIFICATIONS	LEED, WELL, WIREScore, OPPORTUNITY ZONE
STORIES	6
TYPICAL FLOOR PLATE	35,300 RSF
CEILING HEIGHT	13' SLAB TO SLAB 9'6" CLEAR
PARKING RATIO	3.0/1,000
DEVELOPER	HINES / URBAN STREET DEVELOPMENT
ARCHITECT	DLR GROUP
ON-SITE MANAGEMENT	HINES
LEASING COMPANY	BLANCA COMMERCIAL REAL ESTATE, INC. LICENSED REAL ESTATE BROKER



SPACES THAT INSPIRE.

FITNESS

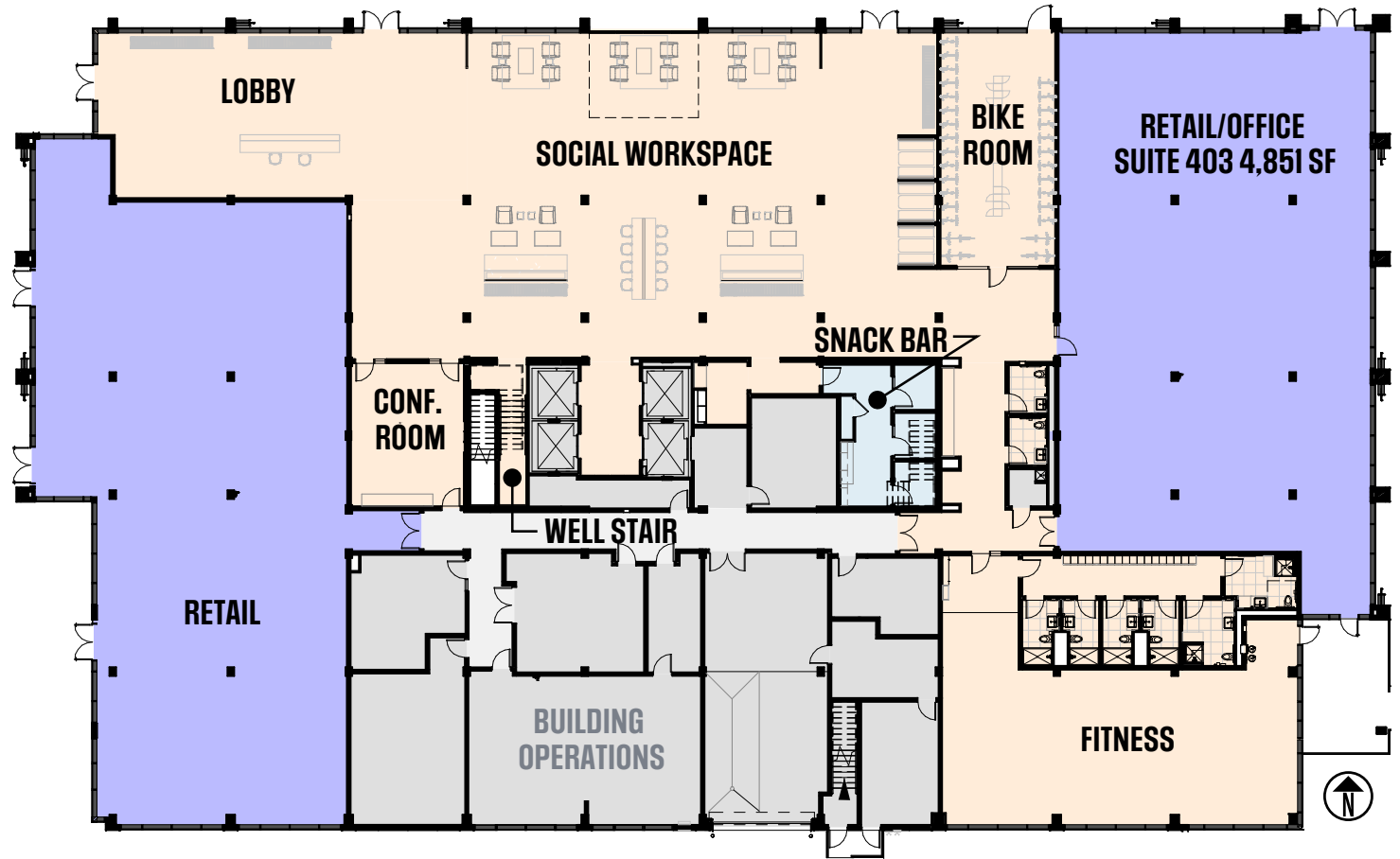
A fitness center fully equipped with state-of-the-art machines, showers and lockers just steps from your desk. Extensive cycle storage, bike racks and end-of-trip facilities for bike commuters.

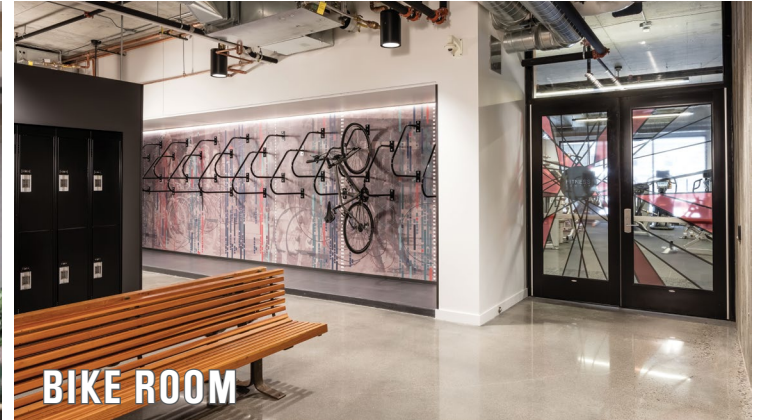
SERVICE

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

COLLABORATION

A collaborative, tech forward, people-centric environment, designed for wellness, designed to inspire.





TYPICAL FLOOR PLAN.

PERIMETER MEASURES

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

Column grid: 25'X 25'-30"

CEILING HEIGHT

1st Floor: 20' slab-to-slab

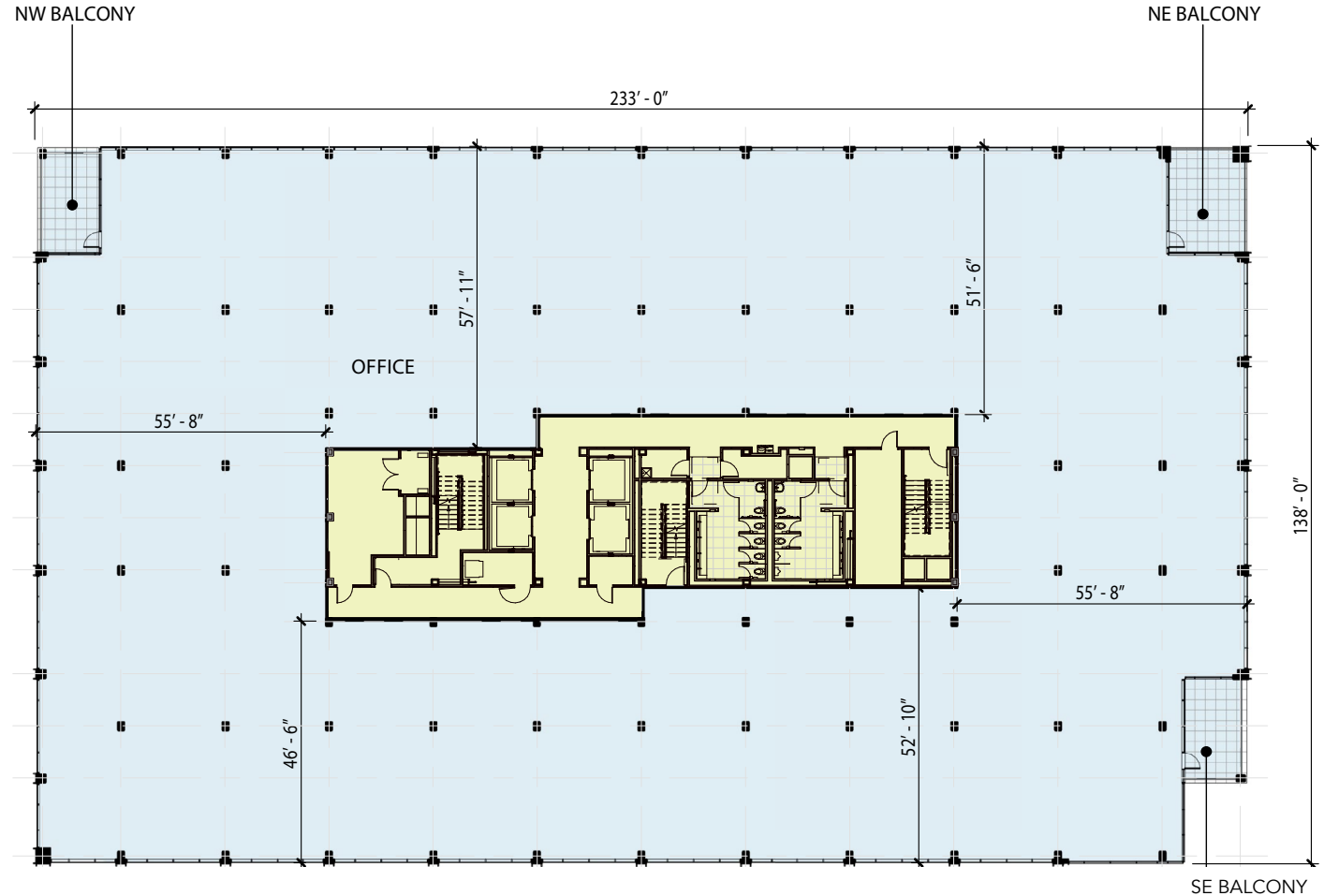
All upper floors: 13' slab to slab / 9'6" clear

PRIVATE BALCONIES

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

NATURAL LIGHT

Continuous window curtain wall system allows for abundant natural light on every floor.



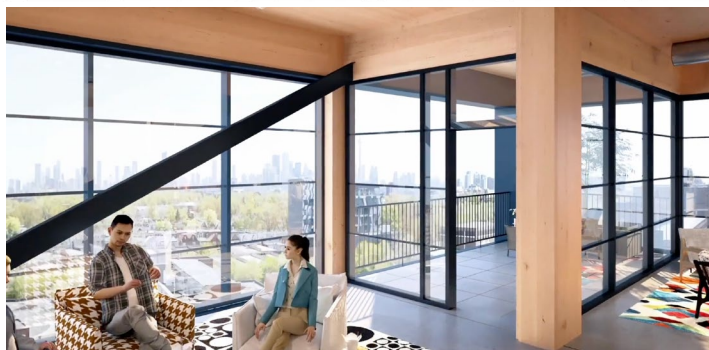


T3

FAT VILLAGE

SAMPLE TEST FIT.

LEGEND	PROGRAM
OFFICE	24
WORKSTATIONS	100
PHONE (1 P)	8
HUDDLE (2-3 P)	3
SMALL MEET & COLLAB (4-6 P)	1
MED MEET & COLLAB (7 - 12 P)	4
LARGE MEET & COLLAB (14+ P)	0
VIRTUAL MEET (4 P)	1
TRAINING (16+ P)	1
BOARDROOM (16+ P)	1
IT BAR (2 P)	1
LIBRARY	1
LOUNGE	1
COPY/PRINT	3
GAME ROOM	1
COFFEE	1
RECEPTION	1
BREAK ROOM	1
STORAGE	5
SERVER	1
GENDER NEUTRAL RESTROOM	2
WELLNESS ROOM	1
MOTHER'S ROOM	1
GROUP FITNESS	1
CATERING KITCHEN	1





FLAGLER VILLAGE IS FORT LAUDERDALE'S CREATIVE NEIGHBORHOOD.

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.

DIRECTLY CONNECTED

to regional mass transit.

ABUNDANT

retail, residential and hospitality.





**THE PINNACLE OF
LIVE, WORK, PLAY.**

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

**10,700+
RENTAL UNITS**

**3,450+
CONDO UNITS**

**5M SF
OF OFFICE**

**3M SF
OF RETAIL**

**30+
NEW, UNDERWAY
& PROPOSED
DEVELOPMENTS**



THE DEFINITION OF CONNECTIVITY.

CENTRAL

South Florida location

DIRECT ACCESS

to statewide mass transit via Brightline

OPPORTUNITY

to attract from a regional and diverse talent pool

SEAMLESS

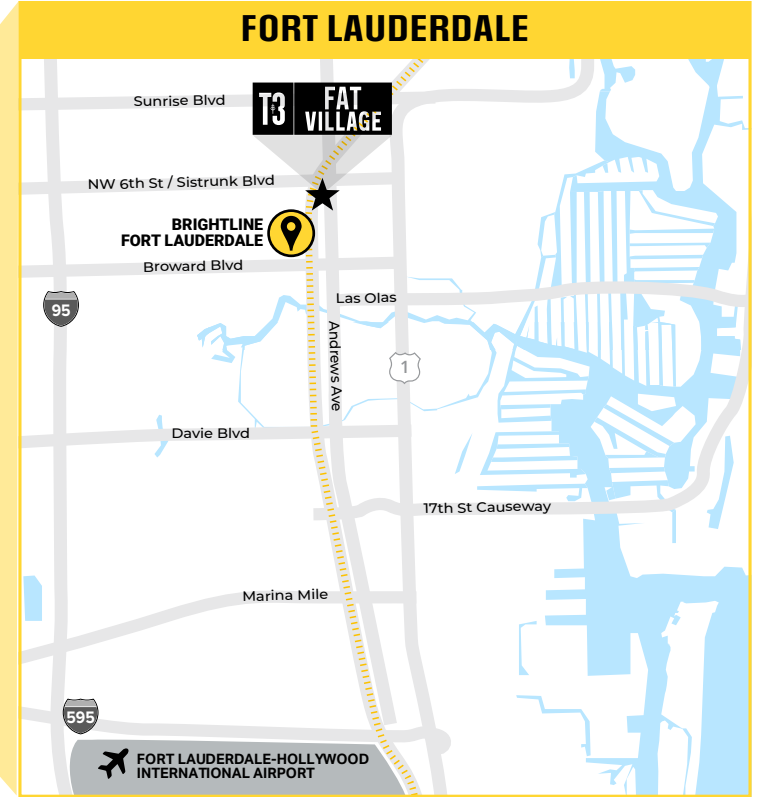
connectivity to the region's major business hubs

MINUTES

from major highways and Ft. Lauderdale international airport

15-MINUTE DRIVE

to FLL International Airport from T3 FAT Village



\$404M EXPANSION PROJECT, FIFTH AIRLINE TERMINAL

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT

MIAMI

 **PORT EVERGLADES**

 **FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT**

4 MILES

FORT LAUDERDALE CBD

**↑ 38 MIN.
TO MIAMI**

**↑ 14 MIN.
TO AVENTURA**

brightline

**2 MILES
TO I-95** →

FLAGLER VILLAGE

T3 FAT VILLAGE

**↓ 16 MIN.
TO BOCA RATON**

**↓ 36 MIN.
TO WEST PALM BEACH**

**↓ 2 HRS 50 MIN.
TO ORLANDO**





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

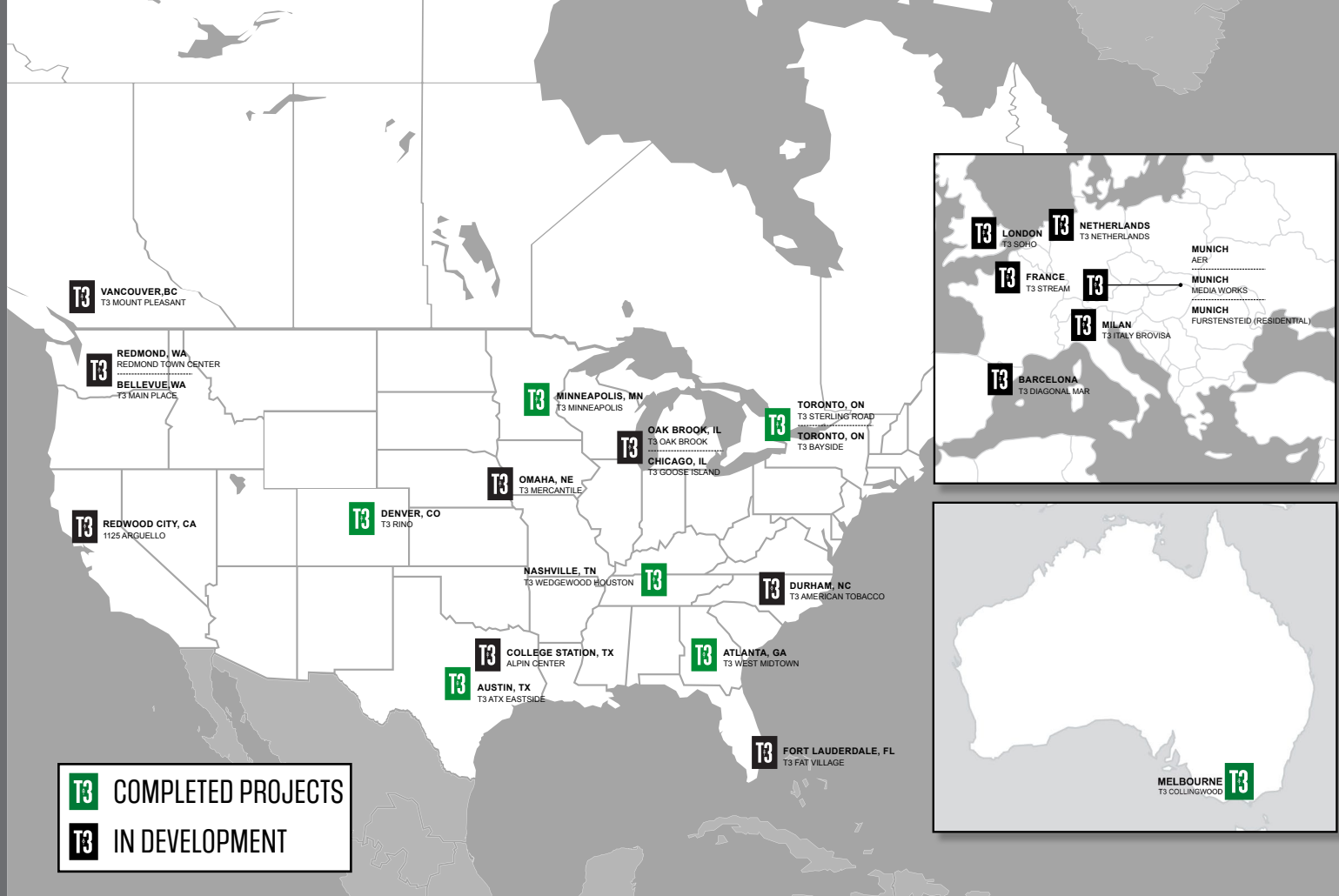
- Atlanta
- Denver
- Melbourne
- Minneapolis
- Nashville
- Toronto (2)
- Austin

4 UNDER CONSTRUCTION

- Fort Lauderdale
- Munich
- France
- Barcelona

15 IN DESIGN

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



MAJOR BRANDS THAT CALL T3 HOME





AUSTIN

T3Eastside.com

COMPLETED 04 2023



DENVER

T3Rino.com

COMPLETED 04 2023



MINNEAPOLIS

T3NorthLoop.com

COMPLETED 04 2016



TORONTO

T3Bayside.com

COMPLETED 04 2023



ATLANTA

T3WestMidtown.com

COMPLETED 04 2019



**WEDGEWOOD-
HOUSTON**

Nashville, Tennessee

NASHVILLE

T3WedgewoodHouston.com

COMPLETED 04 2023



AUSTRALIA

T3Collingwood.com.au

COMPLETED 04 2023



TORONTO

T3Sterling.com

COMPLETED 04 2023



OPPORTUNITY ZONE.

T3 FAT Village's location within an Opportunity Zone offers significant benefits for investors, tenants and the community.

STIMULATES ECONOMIC GROWTH

PROVIDES TAX INCENTIVES

CREATES NEW EMPLOYMENT OPPORTUNITIES



FROM TREE TO T3.

T3 is a building model that Hines created in 2012 to address the needs of modern workers and the cultural demand for sustainability and authenticity.

T3 buildings combine the natural feel of timber with modern technology and efficiency. They are made from sustainably sourced timber that is more fire resistant than traditional building materials.

T3 construction also uses young trees instead of old growth trees, which helps sustain forests.

RENEWABLE RESOURCE

Timber can be replenished naturally over time through sustainable forest management practices unlike finite resources such as fossil fuels.

ENERGY EFFICIENCY

Timber has excellent insulating properties, reducing the need for additional energy consumption for heating and cooling buildings.

REDUCED ENVIRONMENTAL IMPACT

The production of timber generates fewer greenhouse gas emissions compared to traditional construction materials like concrete or steel.

CARBON SEQUESTRATION

By using timber in construction, the carbon dioxide absorbed by the trees remains locked away for the life of the building, acting as a carbon sink and helping to mitigate climate change.

RURAL COMMUNITIES

Timber industries often provide employment opportunities for people in rural communities, contributing to local economies and livelihoods.

PSYCHOLOGICAL BENEFITS

Studies have shown that exposure to wood in indoor environments can have positive psychological effects, such as reducing stress and promoting feelings of comfort and relaxation.

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