

flow LAS OLAS

301 SW 1ST AVE, FORT LAUDERDALE, FL 33301
26°7' 10.668"N, -80°8' 37.284"W



THE OPPORTUNITY

Flow Las Olas defines community.

A mixed-use development that defined an area.

Art, food, fitness and culture, flow through the 799 residential units.

Domestic business professionals, and foreign tourists, find a home away from home in the 99 Sonder units at the base of Flow.

Take the opportunity to join our tenants: Pura Vida, Sweat440 and Popbar.



OUR TENANTS



SWEAT440



PURA VIDA



SONDER



POPBAR

SPACE DETAILS

GROUND FLOOR

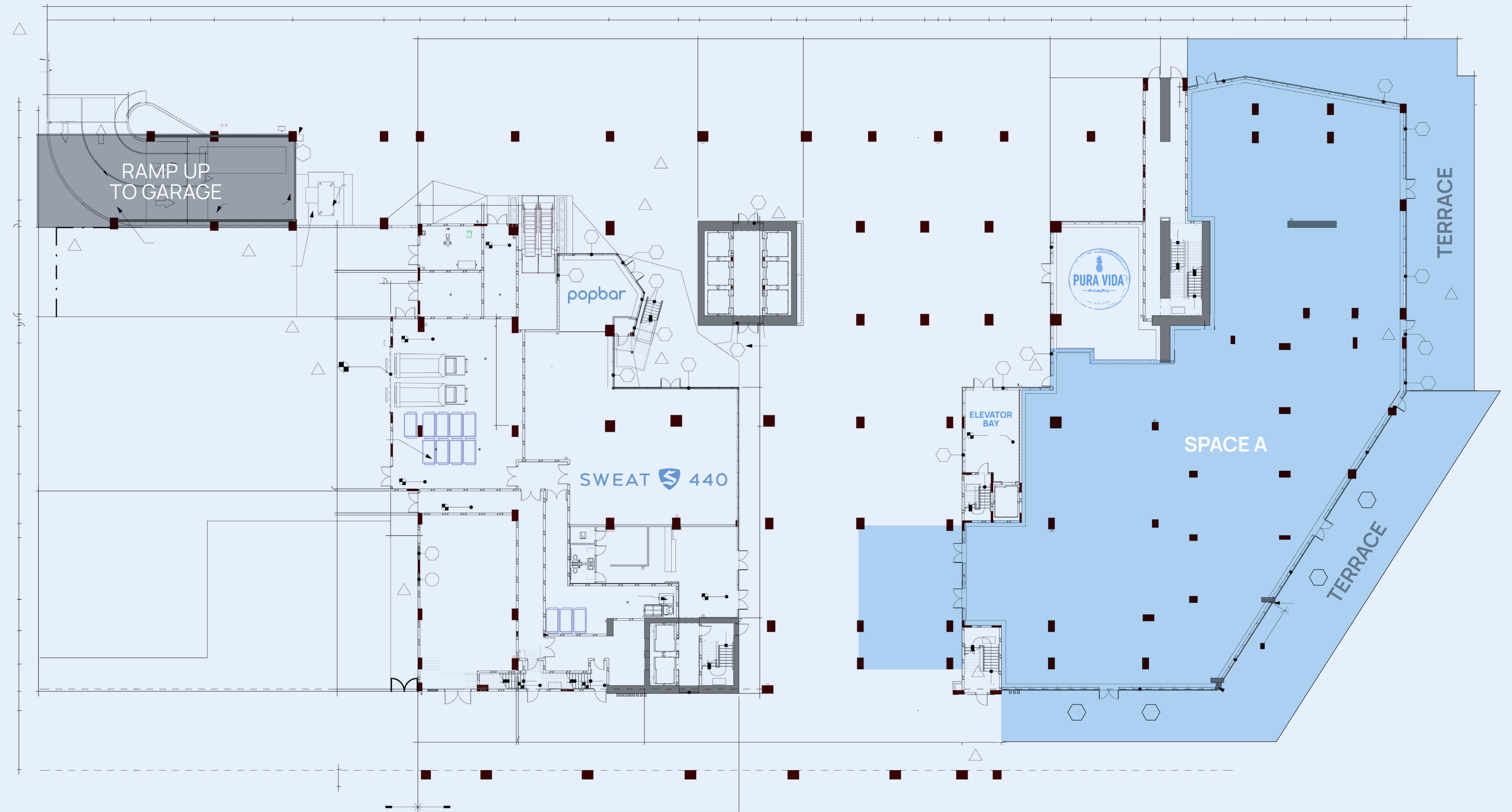
SCENARIO 1

SPACE A

Single-user

15,441 + Wraparound Terrace

- Fully built out restaurant spaces with ventilation and grease traps in place
- For divisions, see Scenario 2



SPACE DETAILS

GROUND FLOOR

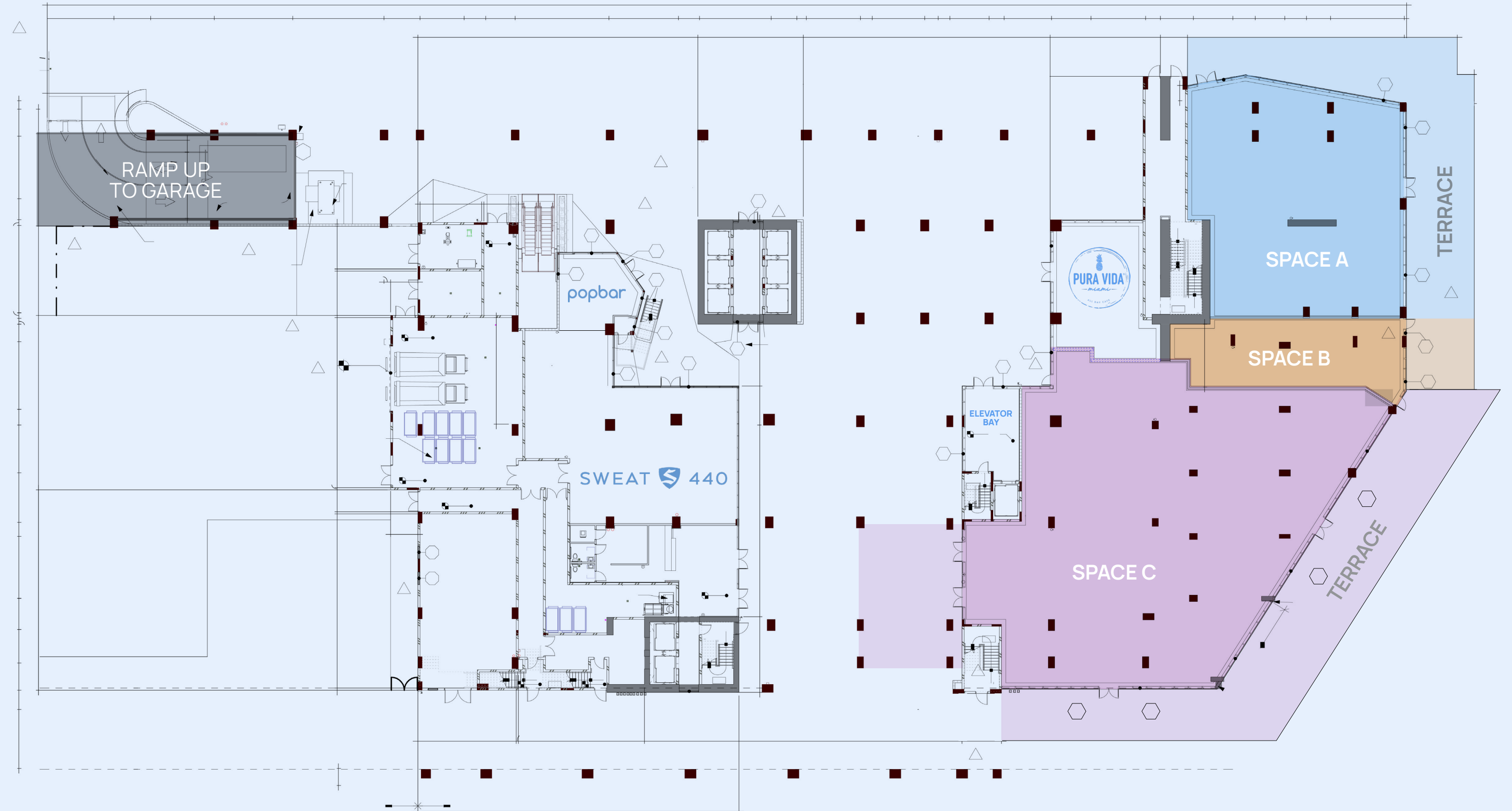
SCENARIO 2

SPACE A
Single-user
3,935 SF + terrace

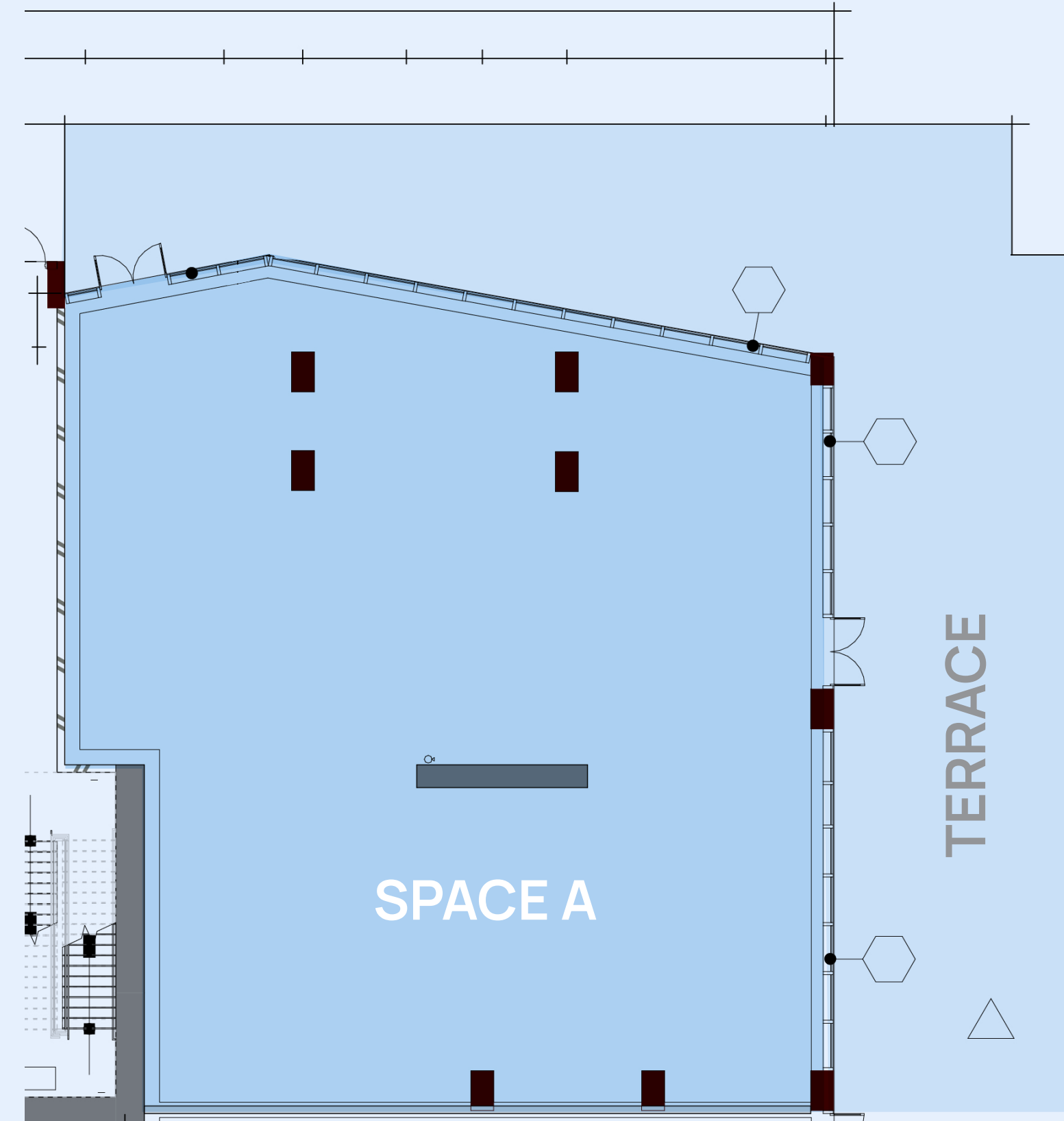
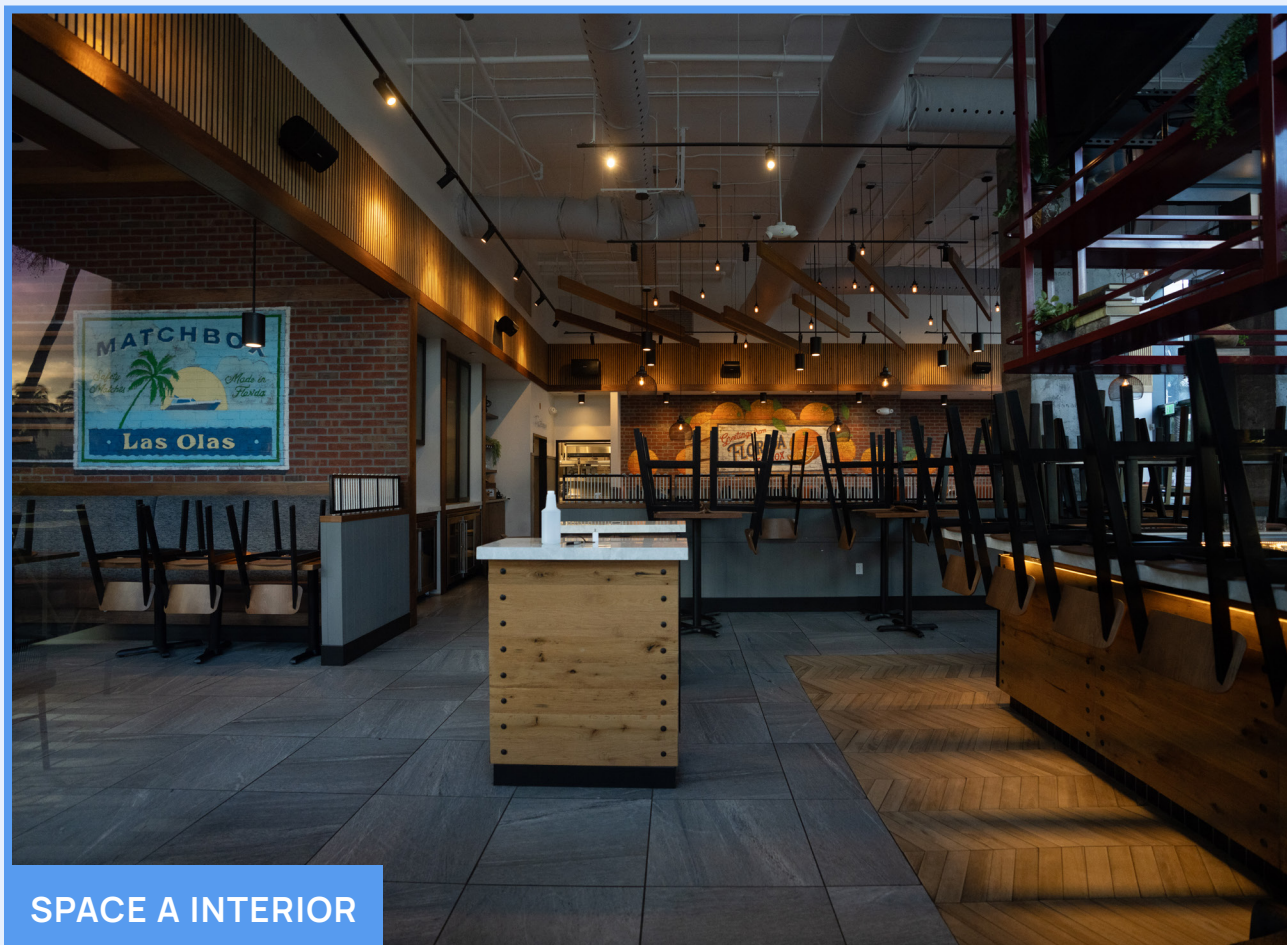
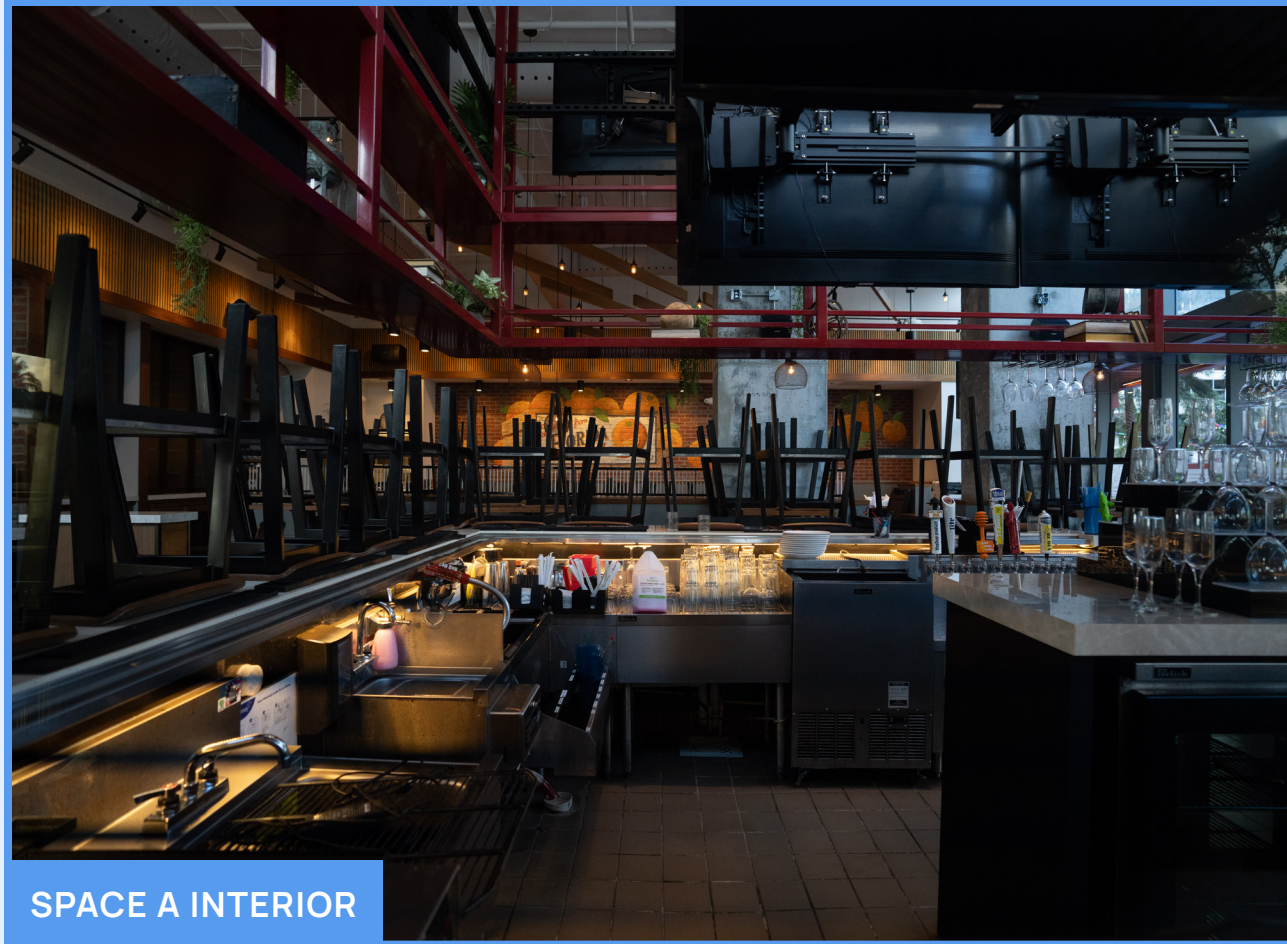
SPACE B
Single-user
2,243 SF + terrace

SPACE C
Single-user
9,263 SF
3,500 SF terrace

- Fully built out restaurant spaces with ventilation and grease traps in place
- Spaces can be combined



DETAILS SPACE A



SPACE A EXTERIOR

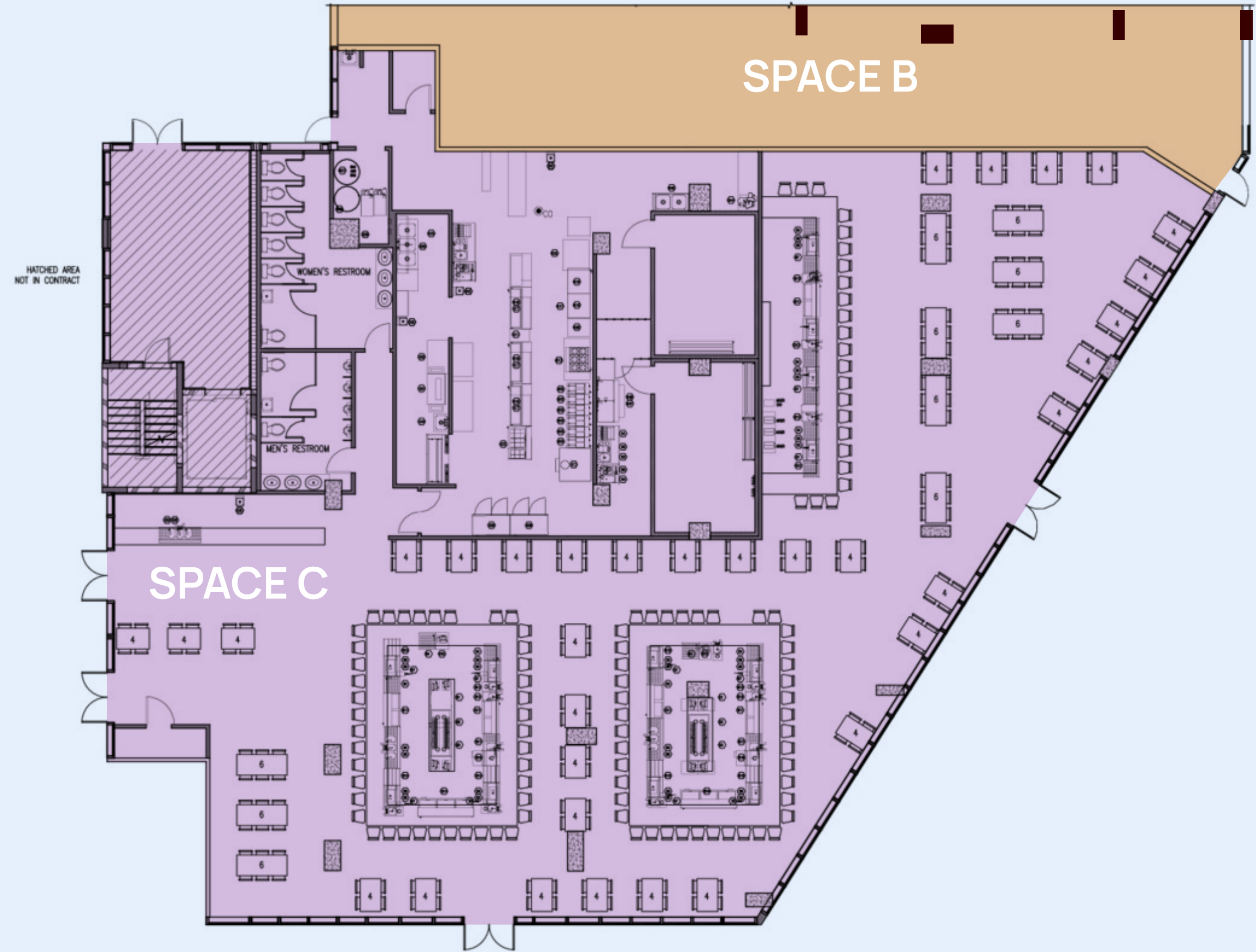


SPACE A EXTERIOR



DETAILS

SPACE B+C



SPACE C EXTERIOR



DOWNTOWN FORT LAUDERDALE

Downtown Fort Lauderdale is a modern tropical urban center. This lively neighborhood features some of the best restaurants, shopping, and nightlife that South Florida has to offer.



BODEGA



PLANTA QUEEN



WARBY PARKER



TIPPY SALON



MARINE LAYER



THE WHARF

AROUND TOWN

SCHOOL

The School Board of Broward County
Nova Southeastern University
Florida Atlantic University
Broward College
Barry University

OTHER

AutoNation Inc
Fox Sports
US Attorney
The Yacht Portfolio
Dan Marino Foundation

FINANCE

Well Fargo Bank
Morgan Stanley
Fifth Third Bank
Merrill
UBS Wealth Management

CO-WORKING

Spaces
Zen Offices
Quest Workspaces
Regus
Pipeline Workspaces

LAW

Greenberg Traurig
Holland & Knight LLP
Greenspoon Marder
Boies, Schiller & Flexner LLP
Berkowitz Pollack Brant

RETAIL TENANTS

Coyo Taco
Del Frisco's
Fogo de Chao
Legacy Fit
Morton's Steakhouse
Moxie's Grill
Starbucks
Warby Parker

Yolo Restaurant
Eddie V's Prime Seafood
Sushi Garage
Salt 7
Lobster Bar Sea Grille
Sunglass Hut
State & Liberty
Rocco's Tacos and
Tequila Bar

HOTELS

W Hotel
Dalmar Hotel
Westin
Hilton
Marriott
The Ritz Carlton
Four Seasons Hotel
Sonesta

BODEGA

THE WHARF

RIVERWALK

FLOW PHASE 2

flow
LAS OLAS

UPCOMING DEVELOPMENTS

Approximately 40 new developments totaling over 16,000 residential units

HIGHLIGHT DEVELOPMENTS

Address	# of units	Developer
200, 300, 520 West Broward Blvd	1,300	Kushner Co. and Aimco
300 North Andrews Avenue	612	BH3
300 Northeast third Avenue	1,100	Dependable Equities
626 Northeast First Avenue	99	Continua Group
629 Southeast Fifth Avenue	246	OKO Group and Cain International
501 Northwest First Avenue	500	Urban Street Developer and Hines
307 Southwest Fifth Street	300	Moderno Development Group
808 Southeast Fourth Street	67	Roberts Equities LLC
901 North Federal Highway	1,500	Aimco
317 North Federal Highway	700	Merrimac Ventures
501 Southeast 6th Avenue	96	Ocean Land Investments
701 North Federal Highway	337	Prime Group/Flagler Village Land Trust
401 Northwest First Avenue	35	Urban Street Developent
201 South Federal Highway	300	Related Group

UPCOMING DEVELOPMENTS



200, 300, 520 WEST BROWARD BLVD



300 NORTH ANDREWS AVENUE



300 NORTHEAST THIRD AVENUE



629 SOUTHEAST FIFTH AVENUE



501 NORTHWEST FIRST AVENUE



317 NORTH FEDERAL HIGHWAY

CONTACT EXCLUSIVE AGENTS

masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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