



*Downtown Fort Lauderdale's
Shopping, Dining + Lifestyle Destination*

 **comras company**
redefining retail.®
t. 305-532-0433 | comrascompany.com

LAS OLAS BOULEVARD

Live, Work, Play.

Las Olas Boulevard, situated in the heart of Fort Lauderdale's downtown, is Broward County's destination for shopping, dining and lifestyle. The beautifully tree lined street, is nestled between the Central Business District (CBD) at the New River Tunnel, proposed Tunnel Top Park, and the Himmarshee Canal. The five-block area boasts approximately 250,000 square feet of retail and café space, primarily in a series of low scale buildings, with individualized storefronts. Approximately 100,000 square feet of this retail will be immediately available for re-merchandising.

The downtown is experiencing a dramatic resurgence, with the development of new residential condominiums, offices and hotels, reshaping the area, into a vibrant 24/7, year around community. The urban center boasts one of the regions highest walkability rankings, with a score of 92 out of 100 points, making it a pedestrian's paradise.



Available | Proposed Retail
 Available | Proposed Fitness
 Retail
 Restaurant
 Hotel

This evolution has brought an opportunity to enhance the mix of uses to better serve the needs of the new consumers working, residing and visiting the area. To achieve this goal, The Comras Company has been retained by several of the Boulevard's largest property owners, to assist in curating the proper mix of local, regional and national tenants. Las Olas Boulevard is among the ranks of areas like Lincoln Road in Miami Beach, historic Coconut Grove and the burgeoning East Atlantic Avenue in Delray Beach.

Live/Work/Play

LAS OLAS

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LIFEGUARD ON DUTY

RESCUE



SIMILAR TO LINCOLN RD
AND OTHER GREAT PEDESTRIAN
FRIENDLY STREETS

WALKING DISTANCE TO:



Federal
Courthouse

NSU ART
MUSEUM
FORT LAUDERDALE



SURROUNDING ESTABLISHED
RESIDENTIAL AREAS INCLUDE:

Rio Vista FLAGLER
 VILLAGE

VICTORIA PARK

Often referred to as "Fort
Lauderdale's trendiest
neighborhoods", the continued
development of chic lofts, apartments,
offices, galleries and street art have
made this a millennial hub.



WALKABLE UNIVERSITIES:



DYNAMIC, HIGH PERFORMING RESTAURANTS:

LOUIE BOSSI'S
RISTORANTE • BAR • PIZZERIA

Big City
TAVERN
RESTAURANT & BAR

AMSO
AMERICAN SOCIAL
BAR & KITCHEN

YOLO
YOU ONLY LIVE ONCE



CURRENT TENANTS INCLUDE:

bluemercury®
makeup • skincare • spa

ALEX AND ANI®

Tommy Bahama

fresh produce



chico's

● sunglass hut

J. McLaughlin

TENANTS CURRENTLY UNDERWRITING THE BLVD:

SEPHORA *Kiehl's* **BONOBOS** WARBY PARKER

FOREVER 21 PAPER SOURCE™ **ALDO** CLUB PILATES

SHAKE SHACK®

JOHNNY WAS

TUMI



CONVENIENT PARKING:

±1,400 Spaces along the street fronts and north/south ends of the BLVD



RIVERWALK
FORT LAUDERDALE is a 2.5 mile linear public park along the banks of the New River and Las Olas Blvd.



PORT EVERGLADES
BROWARD COUNTY, FLORIDA CRUISE PORT ± 2.5 MILES FROM LAS OLAS BLVD.

FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
BROWARD COUNTY, FLORIDA ±2.5 MILES FROM LAS OLAS BLVD. Total passenger traffic for 2016 equals 29.2 million.



CITY OF FORT LAUDERDALE welcomes over 13 million annual visitors.



is a 2.7 mile environmentally friendly street car system is planned for Downtown. It will connect the major employment and activity centers in Fort Lauderdale.



ADJACENT TO THE CENTRAL BUSINESS DISTRICT, with approx. 4 million SF of Class A office space.



Approximately 10,000 new high-end condos & apartment units under development within walking distance.



Over 1,400 hotel rooms currently being added to the Downtown Area.



For more information, contact exclusive leasing agents:



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