CITY OF FORT LAUDERDALE
Downtown Development Projects

Updated November 2016

Total Development (Built and Approved Projects)

Residential	13,302
Commercial	2,476,345
Office	4,076,843
Hotel Rooms	1,204

In Review

Residential Units - 3,500
Retail Square Ft. - 114,460
Office Square Ft. - 16,287
Hotel Rooms - 522

30. URBN @ Flagler
401 NE 3rd Avenue
33 Story residential, 217 residential units.
3,200 SF restaurant
Developer: Third Avenue Dev LLC

49. 790 East Broward
790 E Broward Blvd.
25 stories, 329 residential units
6,871 s.f. of retail
Developer: Greystar GP II, LLC

40. Las Olas Townhomes
620 NE 2 Street
3 Story residential, 7 residential units
Developer: Cedar Lofts Alliance LLC

50. Flagler Storage
125 NW 4th St.
8,942 s.f. of self storage
$5 million construction value
Developer: Fourth Street LLC

41. New River Central
100 SW 6th Street
35 stories, 408 residential units
5,697 s.f. of retail
Developer: New River Central, LLC

51. Riverfront
330 SW 1st Avenue
E Tower 46 stories, W Tower 42 stories
1,214 residential units
40,000 s.f. retail
Developer: Las Olas Riverfront, L.P.

45. 4 West Las Olas
4 W Las Olas
25 Story residential, 260 residential units
3,195 SF retail
Developer: One River Plaza Co.

52. Las Olas Walk
116 S Federal Hwy
S Tower 8 stories and N Tower 7 stories,
456 residential units
Developer: Las Olas Company Inc.

46. New River Yacht Club III
416 SW 1st Avenue
8 story, 190 residential units
1,800 s.f. retail/restaurant
Construction value: $26,000,000
Developer: New River III, LLC

53. 550 Building - Parking Garage
500 South Andrews Avenue
8 stories parking garage
14,000 s.f. retail
Developer: Blackhawk Properties and Investment

47. Aloft Hotel
313 NE 2nd Street
12 Stories, 199 hotel rooms,
6,208 sf retail
Construction value: $24,000,000
Developer: FEDEQ DV003 LLC

48. The Residences of Las Olas
200 E Las Olas Blvd.
42 Stories, 419 residential units,
4,450 sf retail
Construction value: $150,000,000
Developer: TREH 2OO E LAS OLAS HOLDCO, LLC.

Approved

Residential Units - 3,738
Retail Square Ft. - 87,504
Office Square Ft. - 362,130
Hotel Rooms - 788

4. One20fourth
120 NE 4th Street
2 buildings, 25 & 14 stories, 386 residential units
2,100 sf retail
Developer: Ellis Diversified

29. Quantum at Flagler Village
701 N. Federal Highway
15 Story residential, 328 residential units
9 Story hotel, 137 rooms.
7,572 sf retail
$87.3 million construction value
Developer: F V Land Trust

43. Alta Flagler Village
421 NE 6th Street
12 stories, 212 residential units
2,600 s.f. of retail
Developer: ALTA Flagler Village, LLC

5. The Rise
411 NE 2nd Street
30 Story residential, 398 residential units
2,200 sf retail
Developer: Encore Housing Opportunity Fund

34. Morgan on 3rd Avenue
400 NE 3 Avenue
7 Story residential, 357 residential units
4,292 SF retail
$75 million construction value
Developer: 441 Developers Putnam Realty

44. Flagler 626
626 NE 1st Ave
12 stories, 99 residential units
$18.5 million construction value
Developer: BRYL Development LLC

7. Marina Lofts
400 SW 3rd Avenue
Three 25 Story residential towers,
900 residential units, 19,200 sf retail
$250 million construction value
Developer: Cymbal Development

36. Sistrunk Townhouses
103 NE 6 Street
3 Story residential, 24 residential units
$4.5 million construction value
Developer: FLL Land Holdings LLC

32. Flagler Townhomes
645 NE 4 Avenue
3 Story residential, 5 residential units.
$1.88 million construction value
Developer: 645 Art Lofts, LLC

42. Flagler Village Hotel
315 SW 1st Avenue
18 stories, 195 rooms
2,227 s.f. of retail
Developer: 315 Flagler, LP

24. New Restaurant/Bar
301-307 SW 2 Street
10,430 sf restaurant/bar
$3 million construction value
Developer: 301 Second Corporation

19. New River Yacht Club West
401 SW 1 Avenue
36 Story residential, 349 residential units
6,388 sf retail
$37 million construction value
Developer: Related

31. Justice Building Restaurants
524 S. Andrews Avenue
7 Story building
10,030 SF restaurant/retail, 62,250 SF office.
Developer: Blackhawk Properties

20. Pineapple House
501 NE 3 Avenue
7 Story residential, 92 residential units,
88 social service units.
11,897 sf retail
$50 million construction value
Developer: Phillips Development Company

39. 1st Avenue Residences
477 SW 1st Avenue
35 Story residential, 380 residential units
2,700 sf retail.
Developer: SWFA, LLC

22. 111 Broward
121 E. Broward Boulevard
30 Stories, 228 hotel rooms,
9,315 sf retail, 299,880 sf office.
Dev: Groupe Pacific

37. 100 Las Olas
100 E. Las Olas Boulevard
46 Story residential and hotel
120 residential units, 228 hotel rooms
6,983 sf retail
$200 million construction value
Developer: KG Las Olas Trustee, LLC

Under Construction

Residential Units - 1,194
Retail Square Ft. - 103,581
Office Square Ft. - 43,425
Hotel Units - 108

35. All Aboard Florida - Parking Facility
155 NW 3 Avenue
7 Story parking facility
1,582 SF retail
Developer: All Aboard Florida

26. Wisdom Village Crossing
614 N. Andrews Andrews
9 Story residential, 105 residential units
$20.26 million construction value
Developer: Turnstone Dev Corp

27. Tribute/Element Hotel
299 N. Federal Highway
24 Story hotel, 323 residential units
10,897 sf retail
Developer: 299 N. Fed Master LLC

28. Fairfield at Flagler Village
673 NE 3rd Avenue
6 Story residential, 292 residential units
Developer: Fairfield

13. The Queue
20 SE 8th Street
7 Story residential, 202 residential units
$20 million construction value
Developer: Hooper-Petrillo

33. 788 East Las Olas
788 E. Las Olas Boulevard
18,142 sf retail, 16,287 sf office.
Developer: Las Olas Company Inc.

18. 105 North
105 N. Federal Highway
3 Story retail
45,935 sf retail
$4.1 million construction value
Developer: HappyLand FL, LLC

9. Fairfield Inn
30 S. Federal Highway
8 Story, 108 hotel rooms.
Developer: LM Hotels, LLC

21. Icon Las Olas
500 E. Las Olas Boulevard
42 Story residential, 272 residential units
Developer: Related

23. 500 Federal - North & 400 Federal - South
400 and 500 N. Federal Highway
3 Stories,18,025 sf retail, 9,000 sf restaurant,
27,138 sf office,5 Story parking garage,
$9.5 million construction value
Developer: Gaddis Capital Corporation

25. All Aboard Florida Rail Station
101 NW 2 Avenue
30,276 sf rail station
$20 million construction value
Developer: FL East Coast Industries, LLC

Completed since 2012

Residential Units - 1,658
Retail Square Ft. - 39,175
Office Square Ft. - 1,540,380

1. Village Place
700 NE 4th Avenue
6 Story residential, 112 residential units
$20 million construction value
Developer: The Housing Trust Group

16. One West Las Olas
1 W. Las Olas Boulevard
7 Story office building
1,827 sf retail, 29,190 sf office
$5 million construction value
Developer: One West LOA, LLC

2. The Manor, Flagler Village
525 NE 5th Terrace
7 Story residential, 382 residential units
24,750 sf retail
Developer: The Related Co.

10. Amaray Las Olas
215 SE 8th Avenue
30 Story residential, 262 residential units
2,500 sf retail
$62 million construction value
Developer: The Rockefeller Group

3. The Edge at Flagler Village
495 N. Federal Highway
7 Story residential, 327 residential units
$70 million construction value
Developer: The Morgan Group

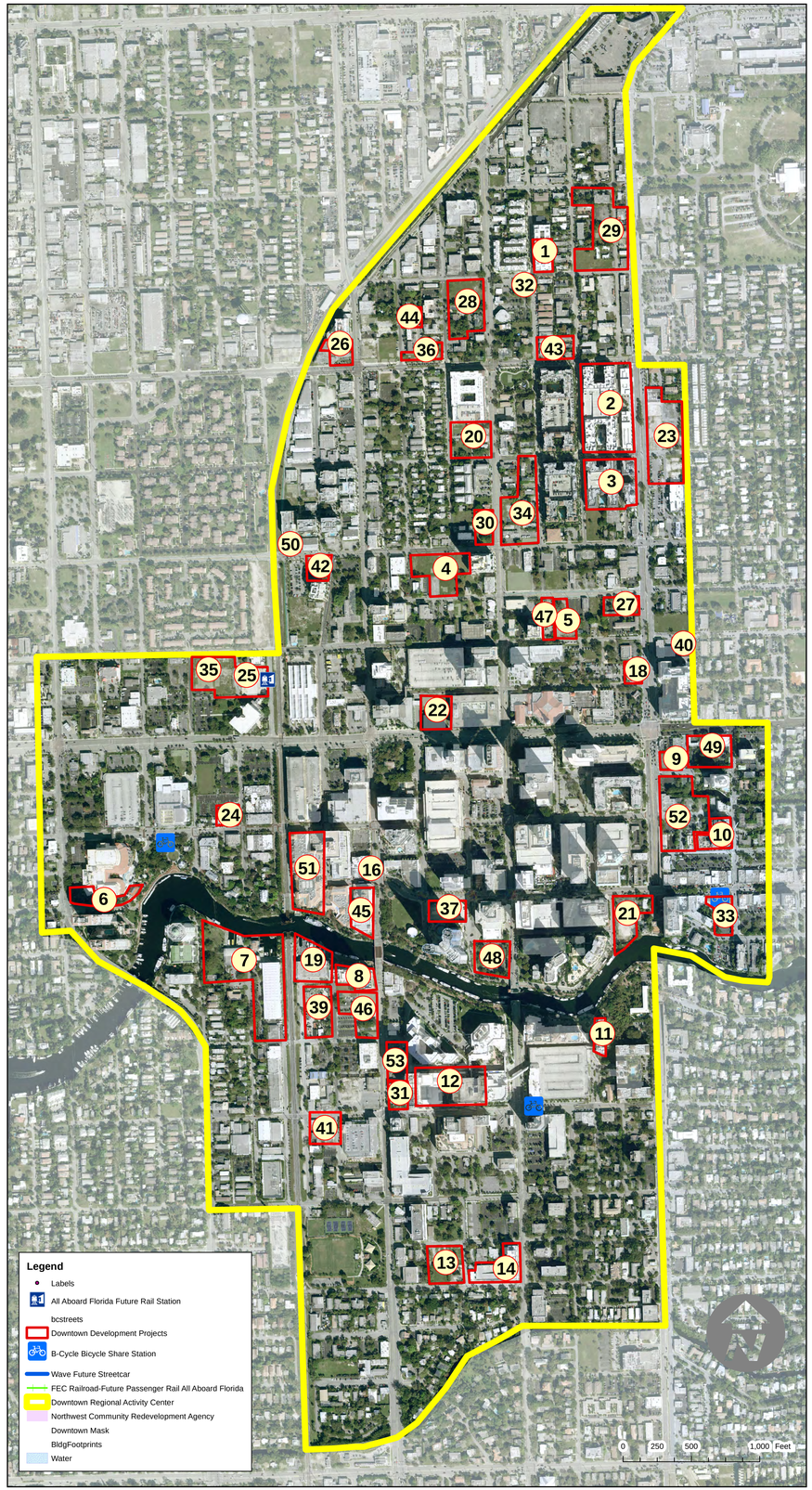
12. Broward County Courthouse
100 SE 6th Street
741,000 sf office space
$213 million construction value
LEED Silver Certification

6. Broward Center For The Arts Expansion
201 SW 5th Avenue
12,000 sf event pavilion, 27,360 sf educational wing. $50 million construction value
Destination Restaurant on Riverwalk

8. New River Yacht Club
400 SW 1st Avenue
26 Story residential, 248 residential units
4,400 sf retail
$36 million construction value
Developer: Related

11. VU New River
510 SE 5th Street
16 Story residential, 215 residential units
2,378 sf retail/restaurant
$68 million construction value
Developer: A L Ventures

14. Pinnacle At Tarpon River
224 SE 8th Street
10 Story residential, 112 residential units
3,320 sf retail
$30.5 million construction value
Developer: Pinnacle Group



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