

New River Trading Post

Asking Rate:

$28.00

PSF NNN

Alfie Hamilton
Senior Vice President
+1 954 652 4615
alfie.hamilton@colliers.com

200 E Broward Boulevard
Suite 1150
Fort Lauderdale, FL 33301
P: +1 954 652 4600
colliers.com

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330 SW 2nd Street
Fort Lauderdale, FL

Riverfront Office Space For Lease in Downtown Fort Lauderdale

- Modern, two-story waterfront building
- Move-in ready creative office space with modern finishes
- Located within the Riverfront Arts & Entertainment District
- Centrally located within the growing downtown Fort Lauderdale market
- Easy access to shopping, restaurants and museums
- Secured parking and offices with independent access
- Suites have exposed ceilings and polished concrete floors
- Offices have park and water views, second floor units feature outdoor patios

For Lease

Building Information & Costs

Address:	330 SW 2nd Street, Fort Lauderdale, FL 33312
Location:	The property is located at the corner of SW 2nd Street and SW 4th Avenue, within Fort Lauderdale's Riverfront Arts & Entertainment District.
Zoning:	RAC-AS
Asking Rate:	$28.00 PSF NNN
OPEX:	$11.93/PSF*, net of in-suite electric and janitorial service
Parking:	1 parking space, per unit may be offered in the secured lot at no charge. Additional parking spaces are available on a monthly basis at the Arts & Sciences Parking Garage located one block from the property.

* - 2025 estimated expenses

Available Space

Suite 204	693 SF	Move-in ready, open office
Suite 208	949 SF	Move-in ready, mix of private & open office

Lease Space with Peace of Mind

- Independent entry
- Direct parking access
- Open and private offices
- Ample space for social distancing





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Riverfront views meet move-in ready, safe office spaces.

- 1/Per Unit Parking
- 2-Story Building
- Fibre-Optic Enabled
- Wheelchair Accessible
- Walk Score 78
- Public Transit: Brightline Train & Central Bus Station
- On-site Café

New River Trading Post provides direct water views of the New River and is across from Esplanade Park, surrounded by numerous amenities. The property is within 0.5 mile of the Fort Lauderdale Brightline Train Station and is also situated a few short blocks from Las Olas Blvd, one of South Florida's most unique and eclectic shopping and dining districts.

Office space with this view is hard to beat. Stroll along the river during break, walk to one of the many restaurants on Himmarshee Street for lunch, or enjoy an outdoor meeting under the palm trees. It is a truly remarkable place to work!

Property Images

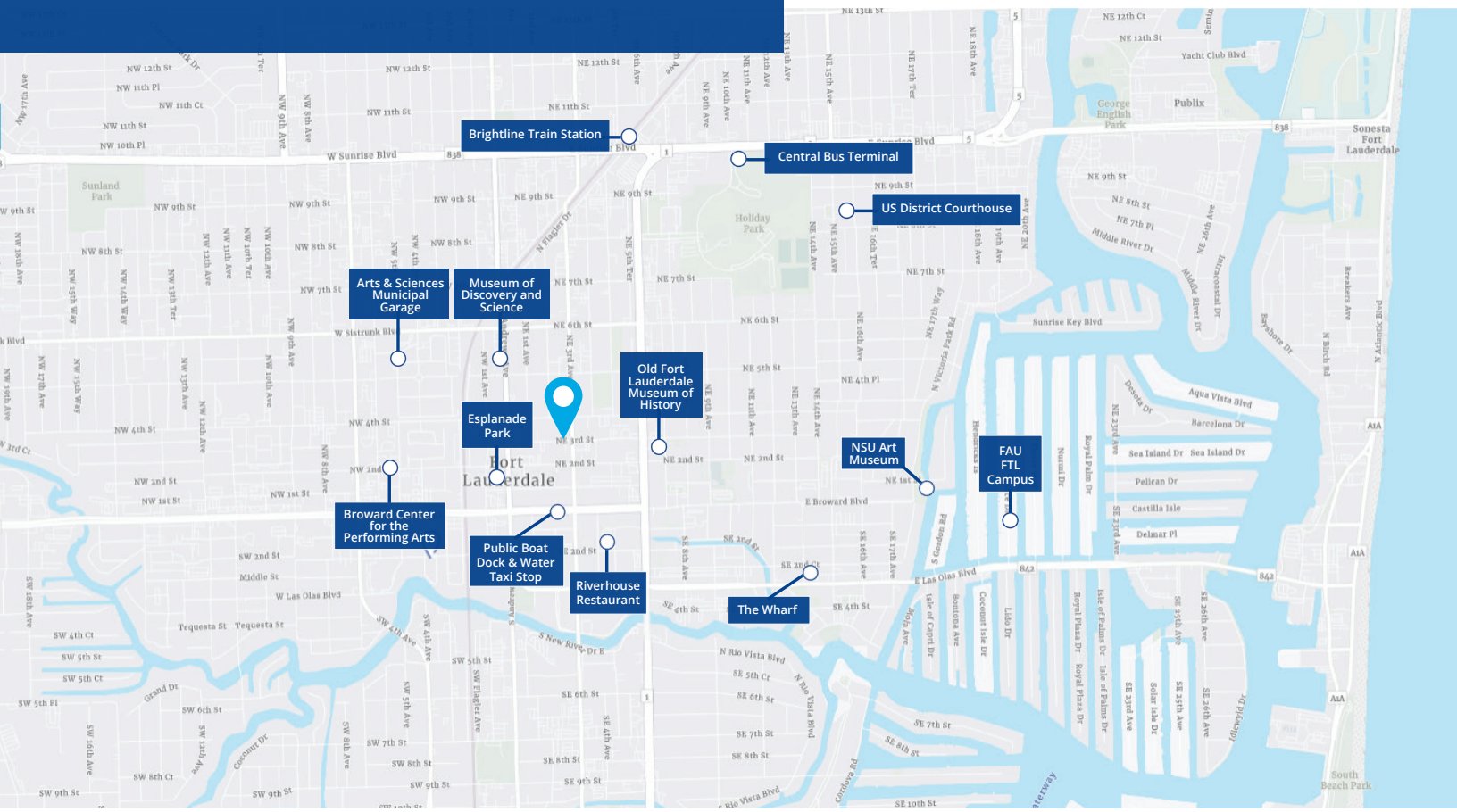








Location Overview



This downtown Fort Lauderdale location has it all.

New River Trading Post is centrally located in downtown Fort Lauderdale, surrounded by culture, dining and shopping including; Broward Center for Performing Arts, the NSU Art Museum, United States Federal Courthouse, City and County offices, the Riverwalk Linear Park and more.

Distance

Brightline Train Station	5 minute walk
Las Olas Boulevard	7 minute walk
I-95 Access	11 minute drive
Nearest Starbucks	12 minute walk
Ft. Lauderdale International Airport	14 minute drive

2025 Demographic Overview - 3 mile radius

Current Population
157,332

Daytime Employees
209,101

Average Household Income
$132,271

Projected Household Income
$147,988 (2030)

Statistics from 2025 Demographic & Income report powered by Esri

Amenities Map



Colliers Office....thmx

Legend and Amenities

Subject Property

Brightline Train Station

Central Bus Terminal

Restaurants

1. The Wharf, Bodega, Pura Vida, Las Olas Pizza and Vicky's Bakery
2. Riverhouse Restaurant
3. Tin Roof
4. Emily's Garden
5. Harborwood Urban Kitchen
6. Eddie V's Prime Seafood
7. Moxies
8. Morton's Steakhouse
9. Starbucks
10. Sky Thai
11. Lobster Bar Sea Grill
12. YOLO
13. Einstein Bagels
14. Boathouse at the Riverside
15. Tommy Bahama Bar & Grill
16. American Social
17. Big City Tavern
18. Caffe Europa
19. Louie Bossi
20. The Floridian Restaurant
21. Rocco's Tacos
22. B-Square Burgers
23. El Camino
24. Temple Street Eatery
25. Doc B's & Foxy Brown's

Points of Interest

1. Broward Center for the Performing Arts
2. Museum of Discovery and Science
3. NSU Art Museum
4. Old Fort Lauderdale Museum
5. US District Courthouse

Hotels

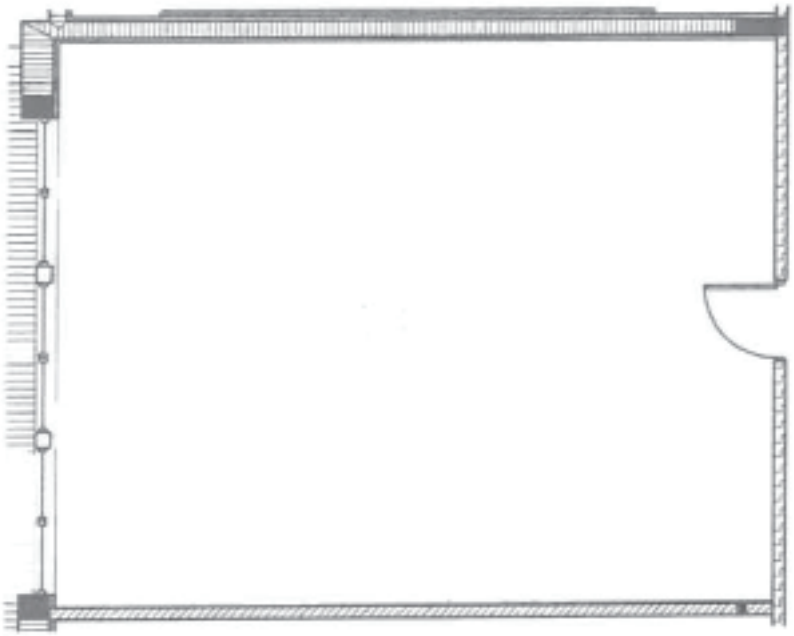
1. Hyatt Centric
2. Riverside Hotel
3. Dalmar Hotel

Grocery Stores

1. Greenwise Publix
2. The Fresh Market
3. Publix Supermarket

Floor Plan

Suite 204 | 693 SF



Available Space & Costs

Asking Rent	**$28.00 NNN**
OPEX	**$11.93 PSF**
Parking	**One (1) Space, additional available in municipal garage**
Available	**Immediately**
Notes	**Move-in ready, open office**
Suite 204	**693 SF**

View Online

colliers.com/1075132

Contact us:

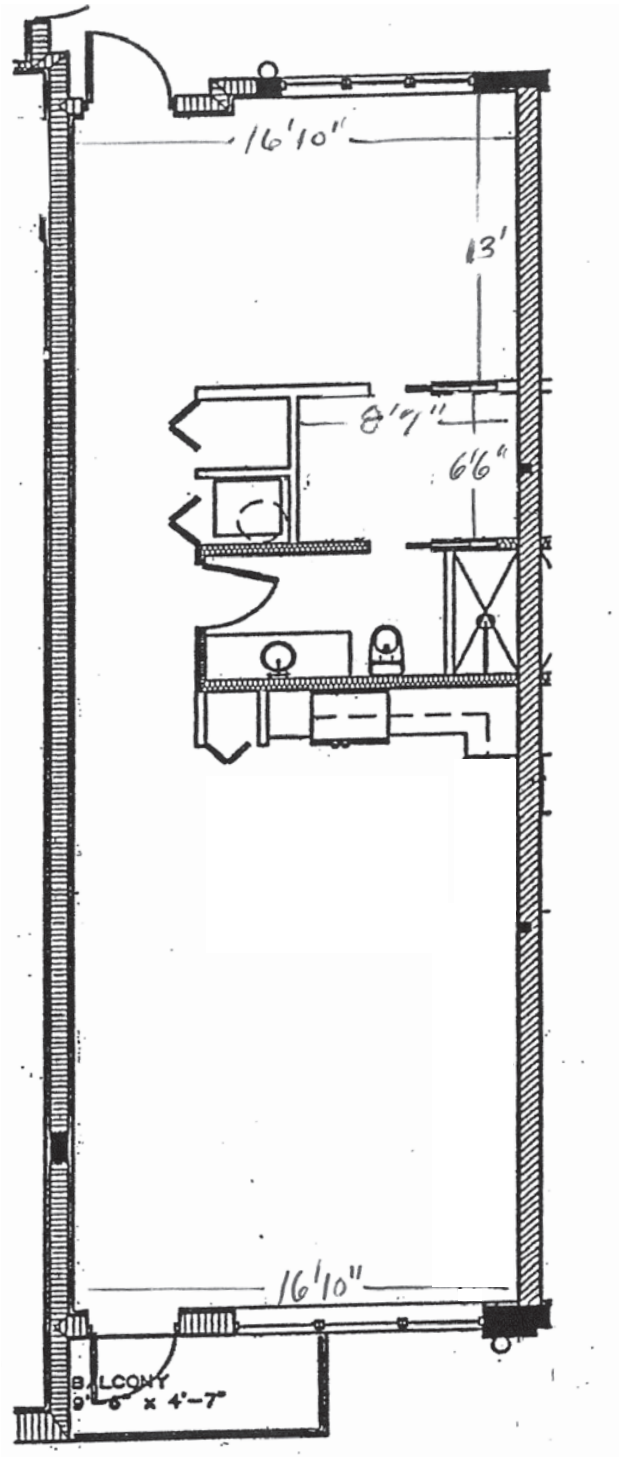
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Floor Plan

Suite 208 | 949 SF



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