



New River Trading Post

Asking Rate:

\$26.00

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: \$26.00 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 106	911 SF	2 nd generation space, mostly open office, direct access. Available immediately.
Suite 205	683 SF	Available immediately.
Suite 205-206	3,086 SF	Available immediately, Divisible.
Suite 214	953 SF	2 nd floor space with balcony and water views. Available immediately.

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

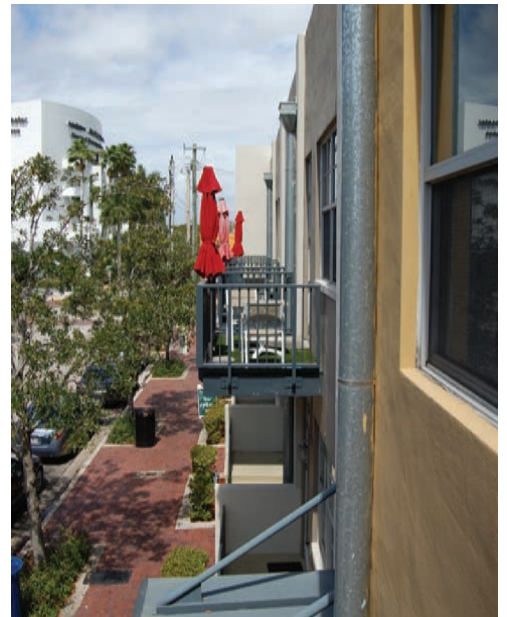


On-site
Café

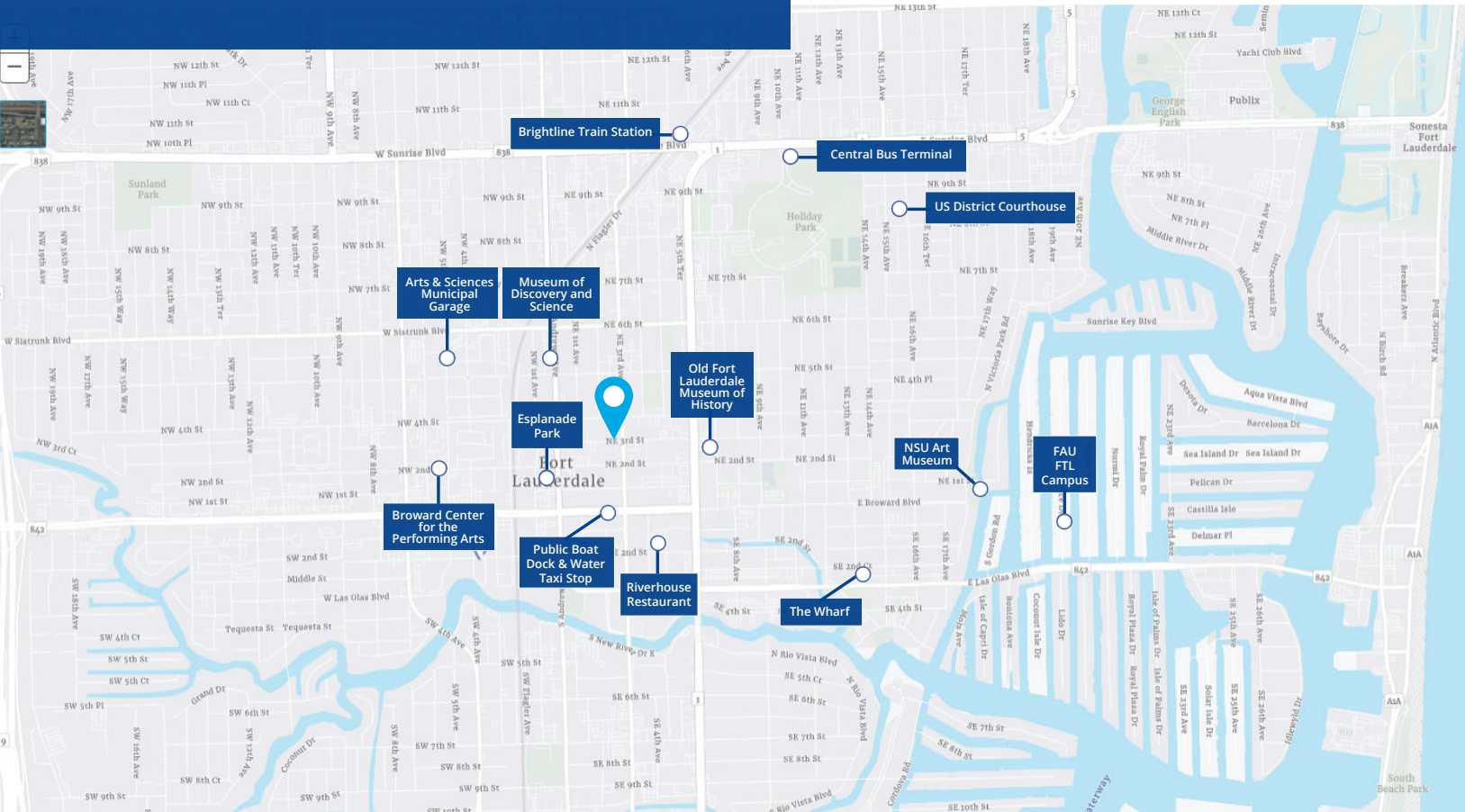
New River Trading Post provides direct water views of the New River and is across from Esplanade Park, surrounded by numerous amenities. The property is within 0.5 mile of the Fort Lauderdale Brightline Train Station and is also situated a few short blocks from Las Olas Blvd, one of South Florida's most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



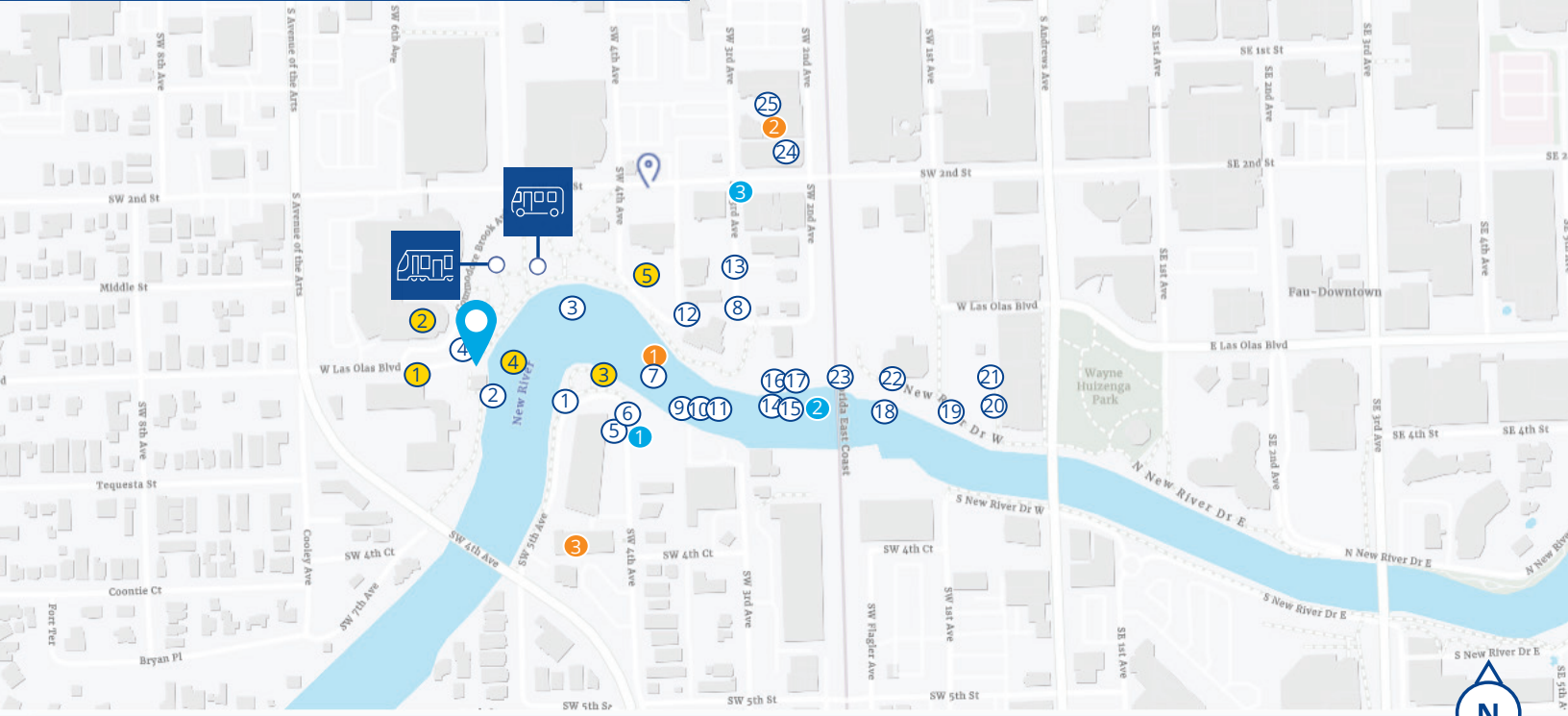
Average Household Income
\$132,271



Projected Household Income
\$147,988 (2030)

Statistics from 2025 Demographic & Income report powered by Esri

Amenities Map



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 Caffè 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

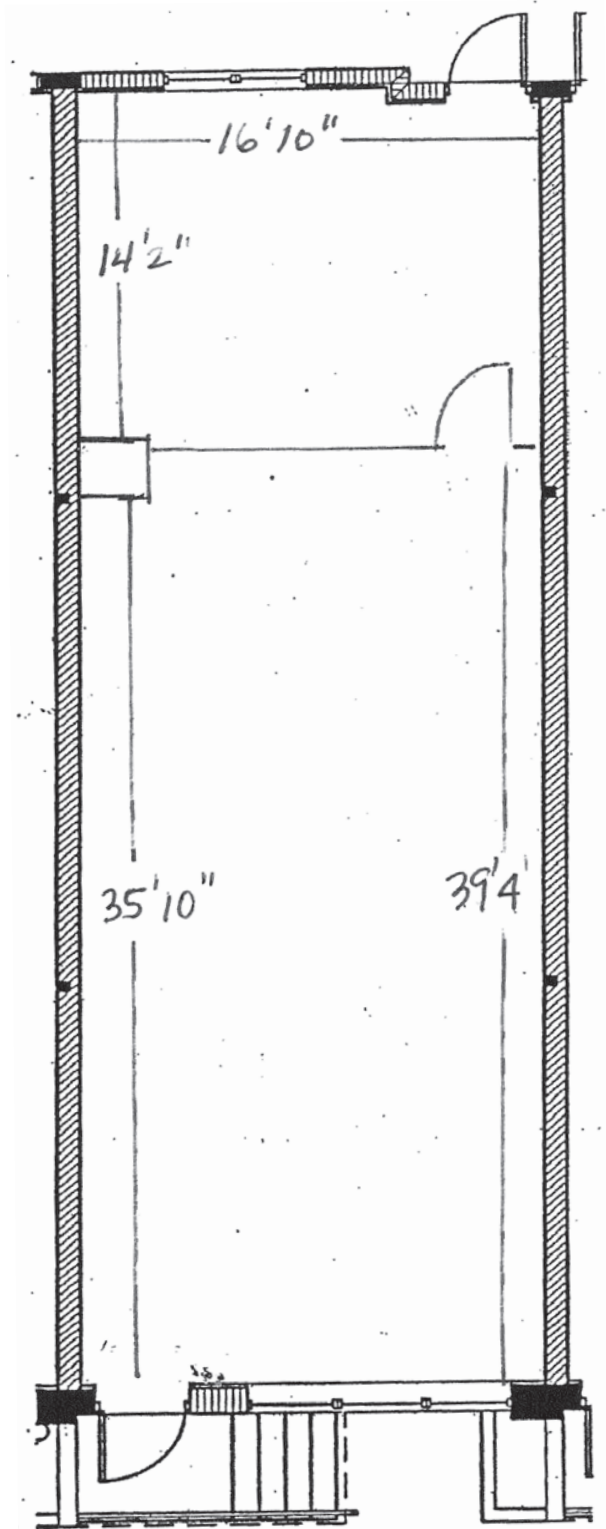
- 1 Hyatt Centric
- 2 Riverside Hotel
- 3 Dalmar Hotel

Grocery Stores

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

Floor Plan

Suite 104 | 905 SF



Available Space & Costs

Asking Rent **\$26.00 NNN**

OPEX **\$11.93 PSF**

Parking **One (1) Space,
additional available
in municipal garage**

Available **Immediately**

Notes **Mostly open office,
direct access**

Suite 104 **905 SF**

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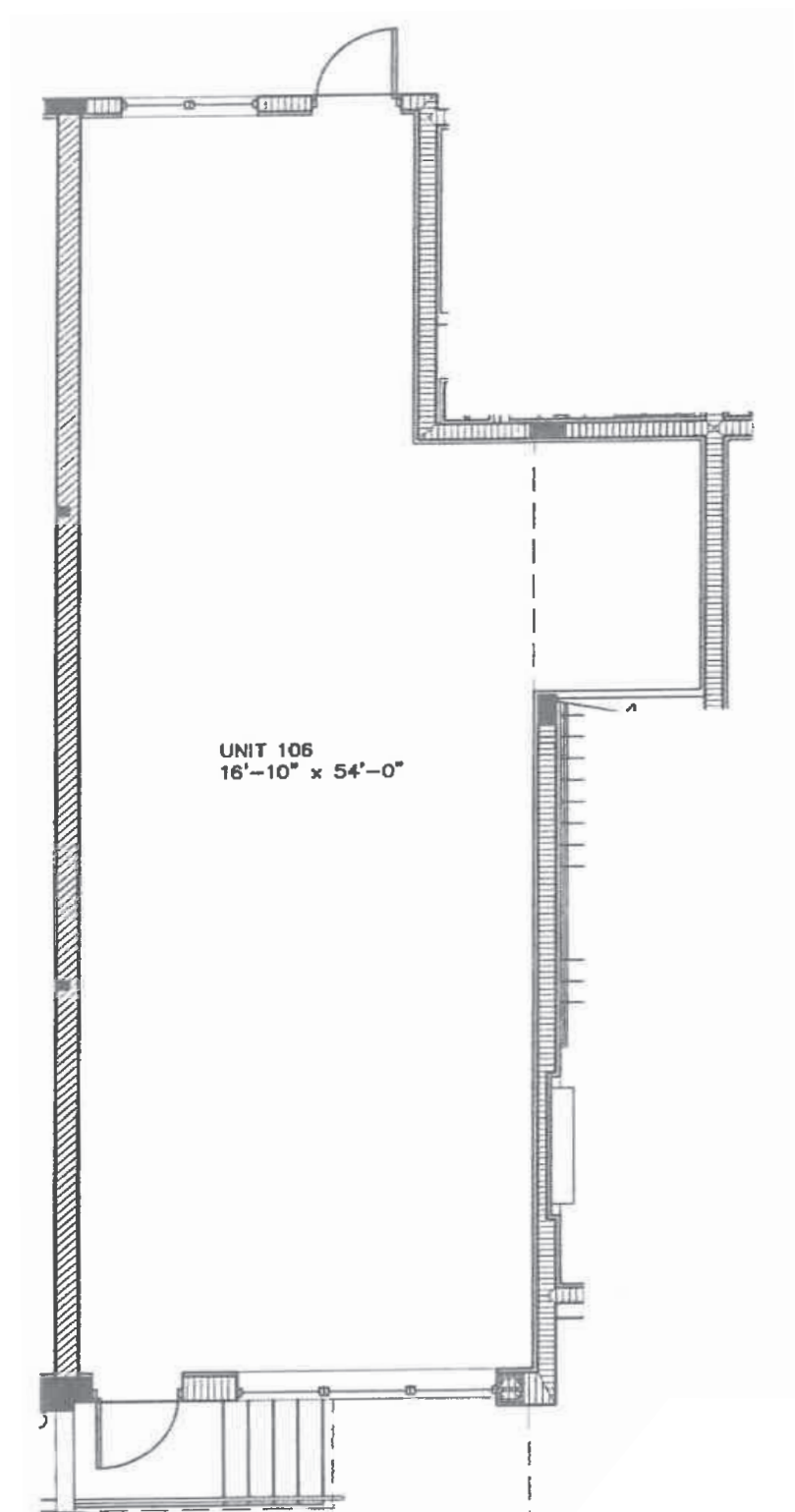
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Floor Plan

Suite 106 | 911 SF



Available Space & Costs

Asking Rent **Negotiable**

OPEX **\$11.93 PSF**

Parking **One (1) Space,
additional available
in municipal garage**

Available **Immediately**

Sublease
Term Expires **Negotiable**

Notes **2nd generation
space, mostly open
office, direct access**

Suite 106 **911 SF**

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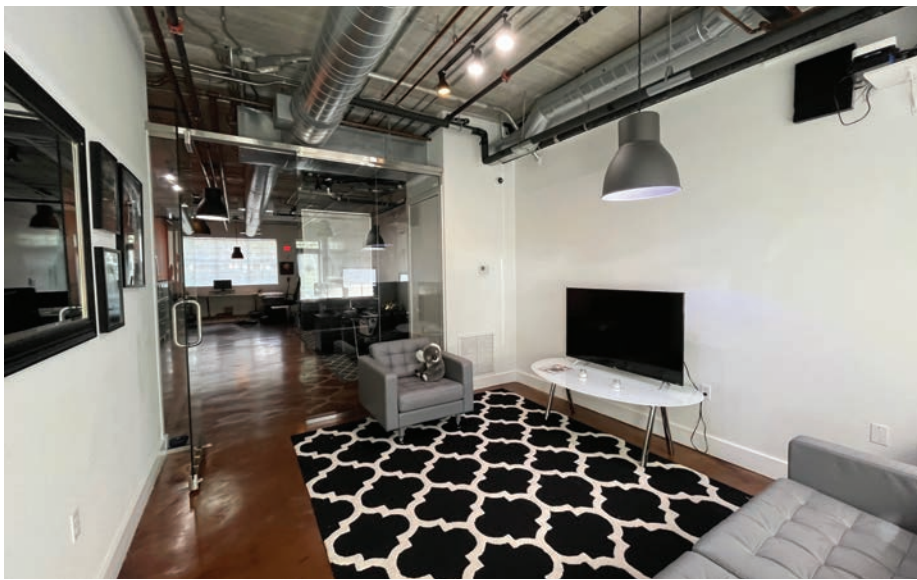
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Photos - suite 106 | Interior



Asking Rent	Negotiable
OPEX	\$11.93 PSF
Parking	One (1) Space, additional available in municipal garage
Available	Immediately
Sublease Term Expires	Negotiable
Notes	2nd generation space, mostly open office, direct access
Suite 106	911 SF

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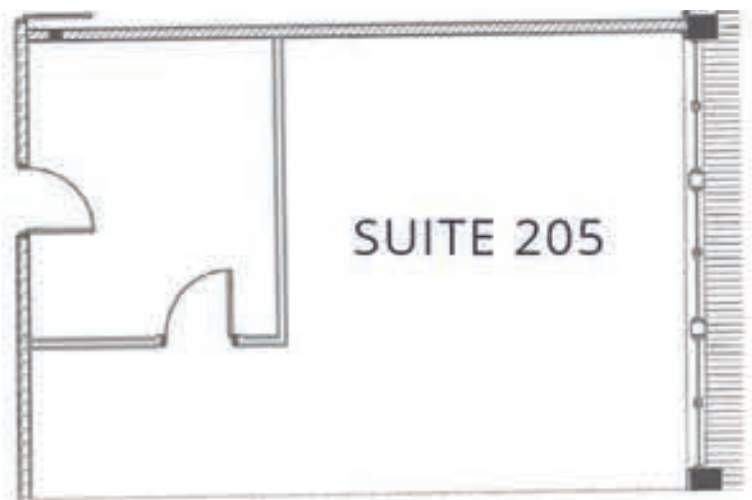
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Floor Plan

Suite 205 | 683 SF



Available Space & Costs

Asking Rent **\$26..00 NNN**

OPEX **\$11.93 PSF**

Parking **One (1) Space,
additional available
in municipal garage**

Available **Immediately**

Notes **Open office layout**

Suite 205 **683 SF**

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Floor Plan

Suite 205/206 | 3,086 SF



Available Space & Costs

Asking Rent **\$26.00 NNN**

OPEX **\$11.93 PSF**

Parking **One (1) Space,
additional available
in municipal garage**

Available **Immediately**

Notes **Move-in ready,
professional suite
with mix of private
and open office.
Building signage
available.**

Suite
205/206 **3,086 SF**

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Photos - Suite 205/206 | Interior



Available Space & Costs

Asking Rent **\$26.00 NNN**

OPEX **\$11.93 PSF**

Parking **One (1) Space,
additional available
in municipal garage**

Available **Immediately**

Notes **Move-in ready,
professional suite
with mix of private
and open office.
Building signage
available.**

Suite
205/206 **3,086 SF**

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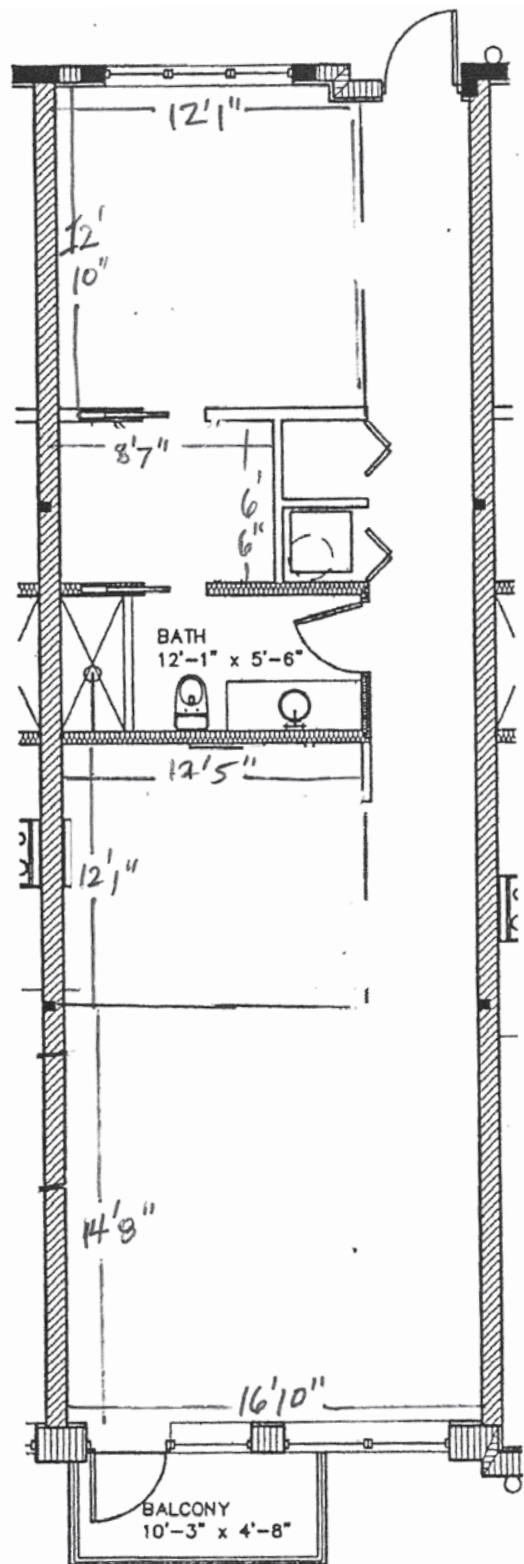
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Floor Plan

Suite 214 | 953 SF



Available Space & Costs

Asking Rent	\$26.00 NNN
OPEX	\$11.93 PSF
Parking	One (1) Space, additional available in municipal garage
Available	Immediately
Notes	2nd floor space with balcony and water views
Suite 214	953 SF

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