



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 120

Fort Lauderdale, FL 33301

P: +1 954 652 4600

colliers.com

Copyright © 2025 Colliers International.
Information herein has been obtained
from sources deemed reliable, however
its accuracy cannot be guaranteed. The
user is required to conduct their own
due diligence and verification.

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 104 905 SF Mostly open office, direct access

Suite 106 911 SF 2nd generation space, mostly open office, direct access. Available on 12/1/025.

Lease Space with Peace of Mind



Independent entry



Direct parking access



Open and private offices



Ample space for social distancing



Contact us:

Alfie Hamilton

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

Colliers

200 E Broward Boulevard, Suite 120
Fort Lauderdale, FL 33301
P: +1 954 652 4600
colliers.com

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

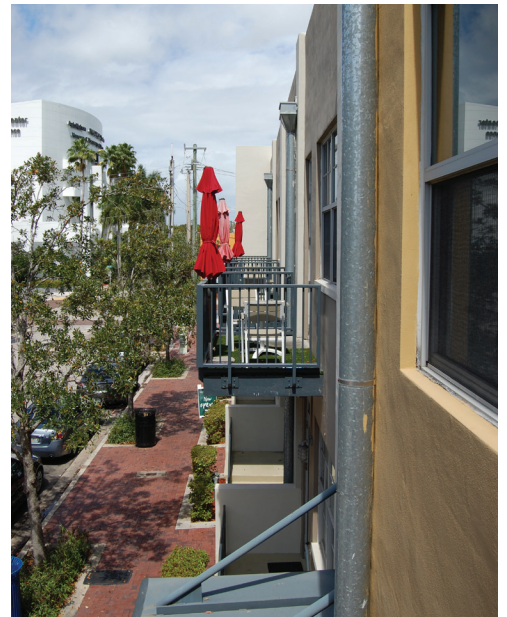


On-site
Café

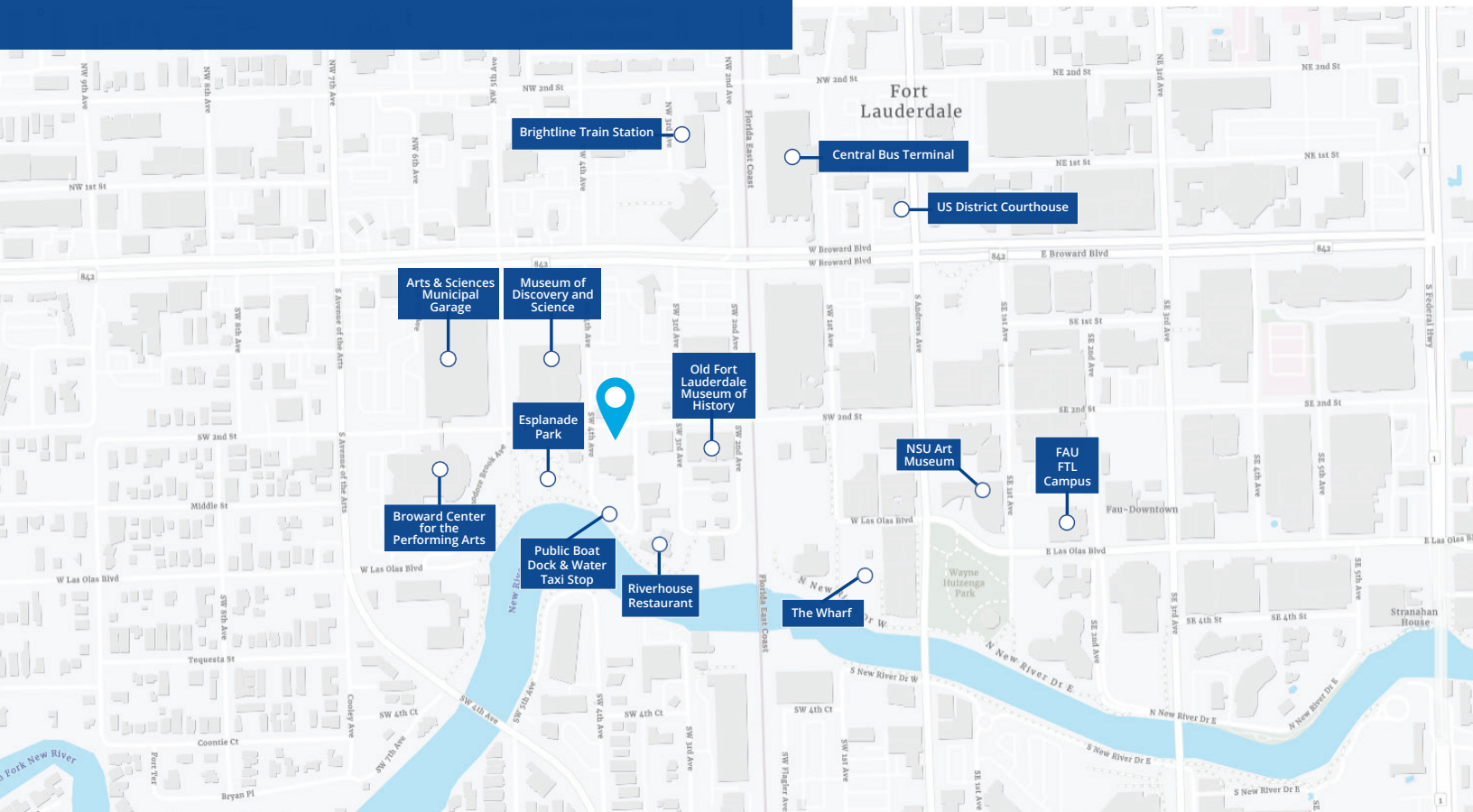
New River Trading Post provides direct water views of the New River and is across from Esplanade Park, surrounded by numerous amenities. The property is within 0.5 mile of the Fort Lauderdale Brightline Train Station and is also situated a few short blocks from Las Olas Blvd, one of South Florida's most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

2024 Demographic Overview - 3 mile radius



Current Population
154,804



Daytime Employees
203,270



Average Household Income
\$123,906



Projected Household Income
\$144,321 (2029)

Statistics from 2023 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 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

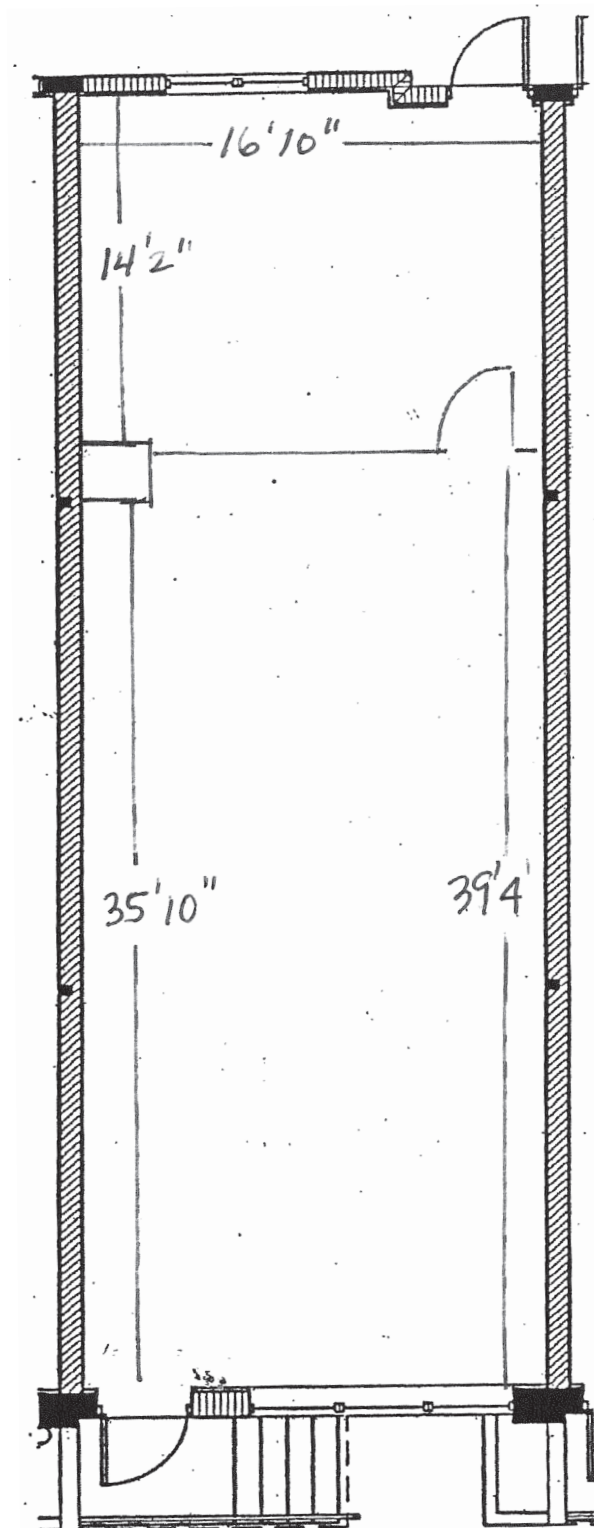
- ① Hyatt Centric
- ② Riverside Hotel
- ③ Dalmar Hotel

Grocery Stores

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

Floor Plan

Suite 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**

[View Online](#)
colliers.com/1075132

Contact us:

Alfie Hamilton

Senior Vice President

+1 954 652 4615

alfie.hamilton@colliers.com

Colliers

200 E Broward Boulevard
Suite 120

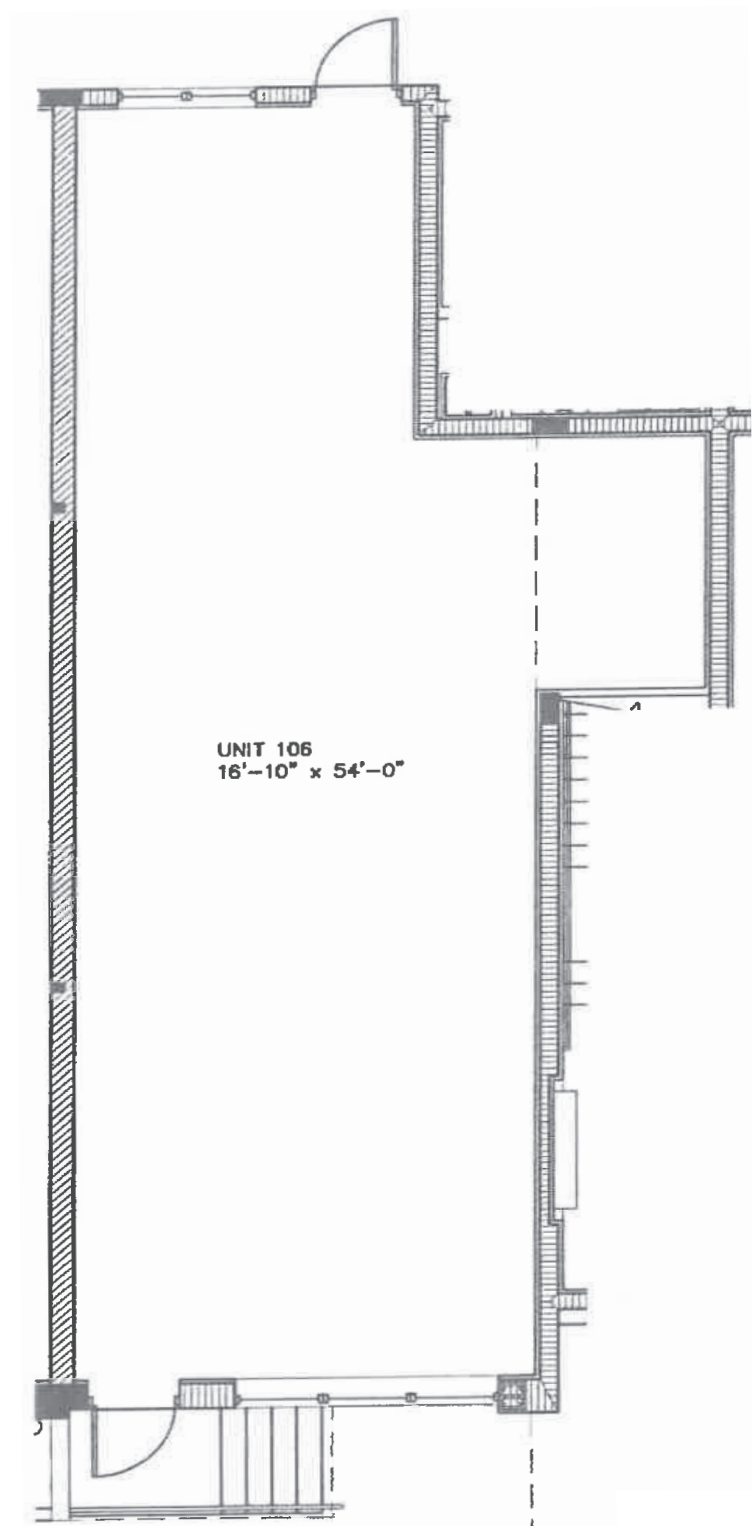
Fort Lauderdale, FL 33301

P: +1 954 652 4600
colliers.com

Copyright © 2025 Colliers International.
Information herein has been obtained
from sources deemed reliable, however
its accuracy cannot be guaranteed. The
user is required to conduct their own
due diligence and verification.

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 **12/1/2025**

Sublease
Term Expires **Negotiable**

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

Suite 106 **911 SF**

[View Online](#)

colliers.com/1075132

Contact us:

Alfie Hamilton

Senior Vice President

+1 954 652 4615

alfie.hamilton@colliers.com

Colliers

200 E Broward Boulevard

Suite 120

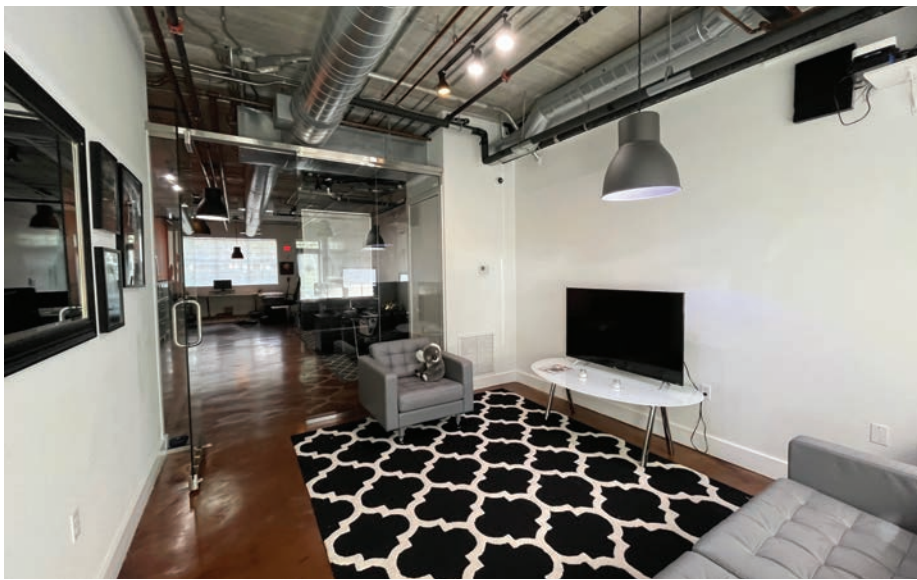
Fort Lauderdale, FL 33301

P: +1 954 652 4600

colliers.com

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Photos - Suite 106 | Interior



Asking Rent **Negotiable**

OPEX **\$11.93 PSF**

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

Available **12/1/2025**

Sublease
Term Expires **Negotiable**

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

Suite 106 **911 SF**

[View Online](#)
colliers.com/1075132

Contact us:

Alfie Hamilton

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

Colliers

200 E Broward Boulevard
Suite 120
Fort Lauderdale, FL 33301
P: +1 954 652 4600
colliers.com

Copyright © 2025 Colliers International.
Information herein has been obtained
from sources deemed reliable, however
its accuracy cannot be guaranteed. The
user is required to conduct their own
due diligence and verification.