



CAUSEWAY 17

match

Offering Memorandum

1799 SE 17th Street Fort Lauderdale FL
Medical Office & Retail Spaces



FLORIDA
EQUITIES

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Exclusively listed by Florida Equities

DISCLAIMER & LIMITING CONDITIONS

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316

Florida Equities has been retained as the exclusive listing broker to arrange the leasing and sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective tenants.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of Florida Equities LLC or the current Owner/Seller. Each prospective tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of leasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any tenant reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the leasing of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the tenant's obligations therein have been satisfied or waived.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (I) to return it if requested and (II) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Florida Equities LLC. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



EXECUTIVE SUMMARY

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316



HIGHLIGHTS

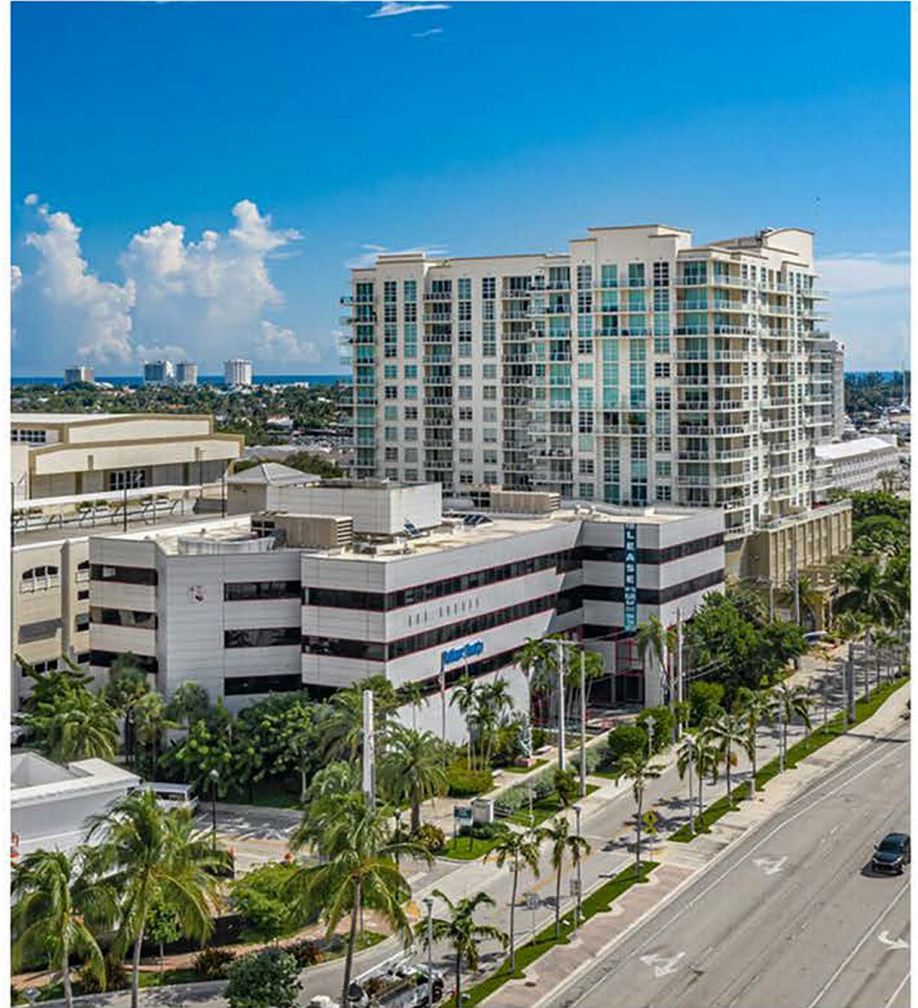
- Parking is 7:1000 (at no additional cost)
- The front door lines up with 800 room Omni Hotel
- 1 mile to Fort Lauderdale Beach
- Close to FLL International Airport & bypass road
- Average Daily Car Count on 17th St is +/- 36,000
- 1.5 Billion \$ expansion to the convention center across the street
- In the shadow of 396 unit, "Broadstone Harbor Beach" newly developed high end apartments.
- Just across the street is Port Everglades which is one of the top three cruise ports in the world.



PROPERTY OVERVIEW

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316

| | |
|----------------------|----------------------------|
| Building Type | Office |
| Year Built/Renovated | 1998/2020 |
| Building Height | 4 Stories |
| Building Size | 79,146 SF |
| Building Class | B |
| Typical Floor Size | 19,787 SF |
| Parking | 530 Surface Parking Spaces |



PROPERTY PHOTOS

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316



PROPERTY PHOTOS

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UNIT MIX & AVAILABILITY

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316



Available Spaces

| Space | Size |
|---------------------|-----------|
| 1st Floor - Ste 100 | 8,514 SF |
| 1st Floor - Ste 101 | 9,048 SF |
| 2nd Floor - Ste 200 | 19,528 SF |
| 3rd Floor - Ste 300 | 19,528 SF |
| 4th Floor - Ste 400 | 19,528 SF |

Current Tenant in 1785 SE 17th Street

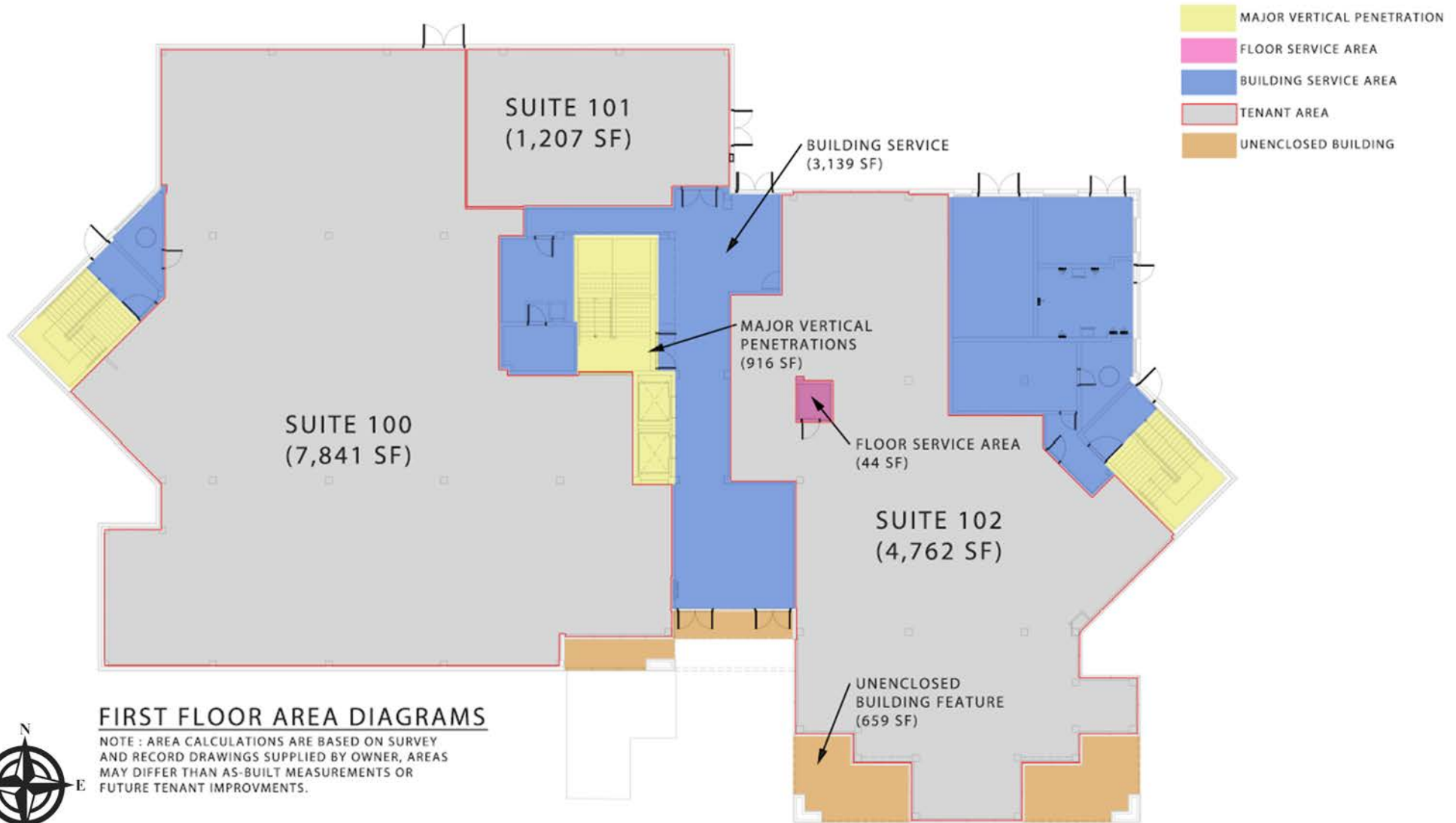
There is a 3000' tenant (separate building) that abuts the West wall of the parking garage, that's in place. \$33' NNN.

Parking garage has 475 spaces that are not shared with neighboring apartments



FLOOR PLAN & LAYOUT

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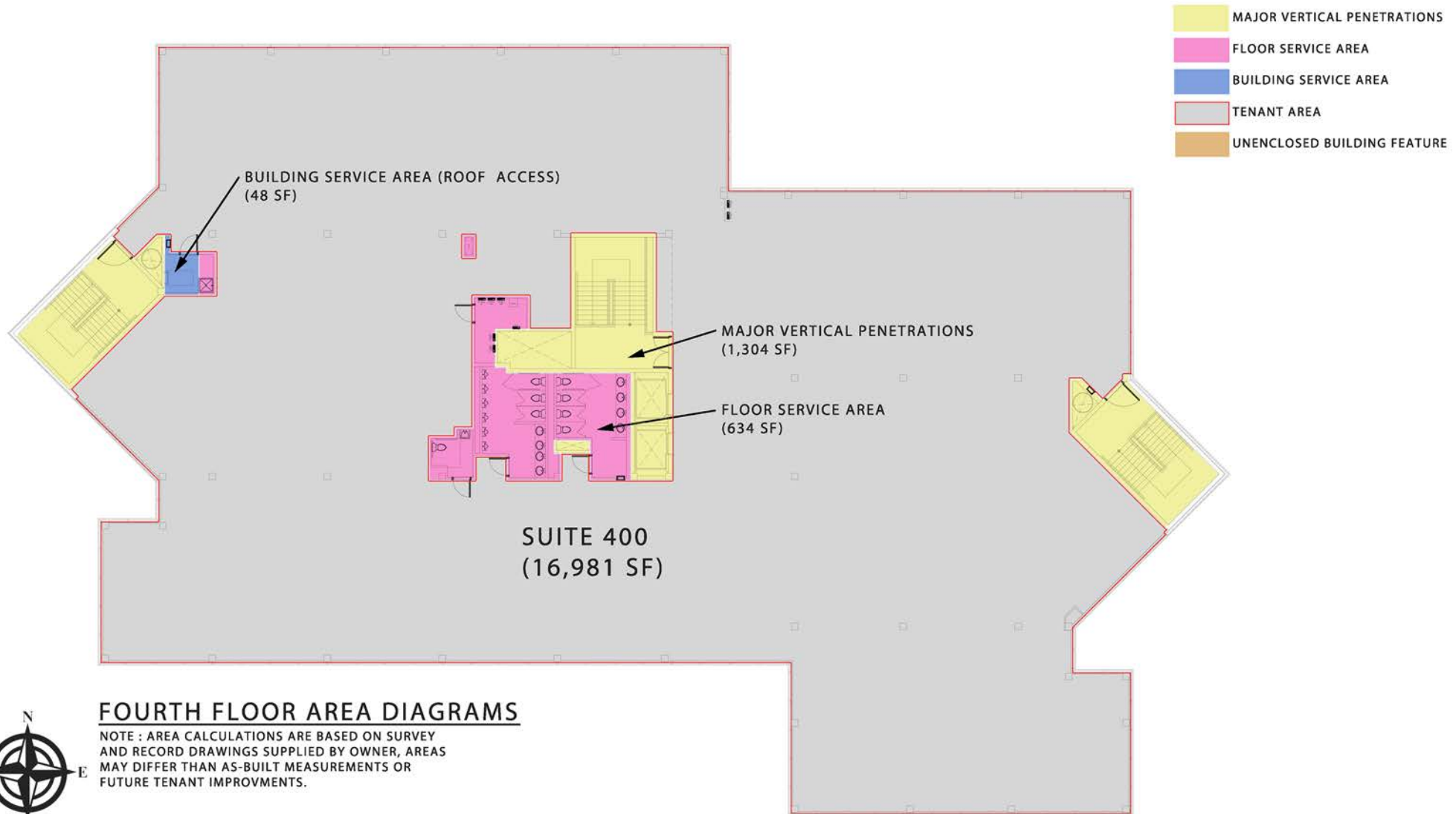
FIRST FLOOR AREA DIAGRAMS

NOTE : AREA CALCULATIONS ARE BASED ON SURVEY AND RECORD DRAWINGS SUPPLIED BY OWNER, AREAS MAY DIFFER THAN AS-BUILT MEASUREMENTS OR FUTURE TENANT IMPROVEMENTS.



FLOOR PLAN & LAYOUT

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FOURTH FLOOR AREA DIAGRAMS

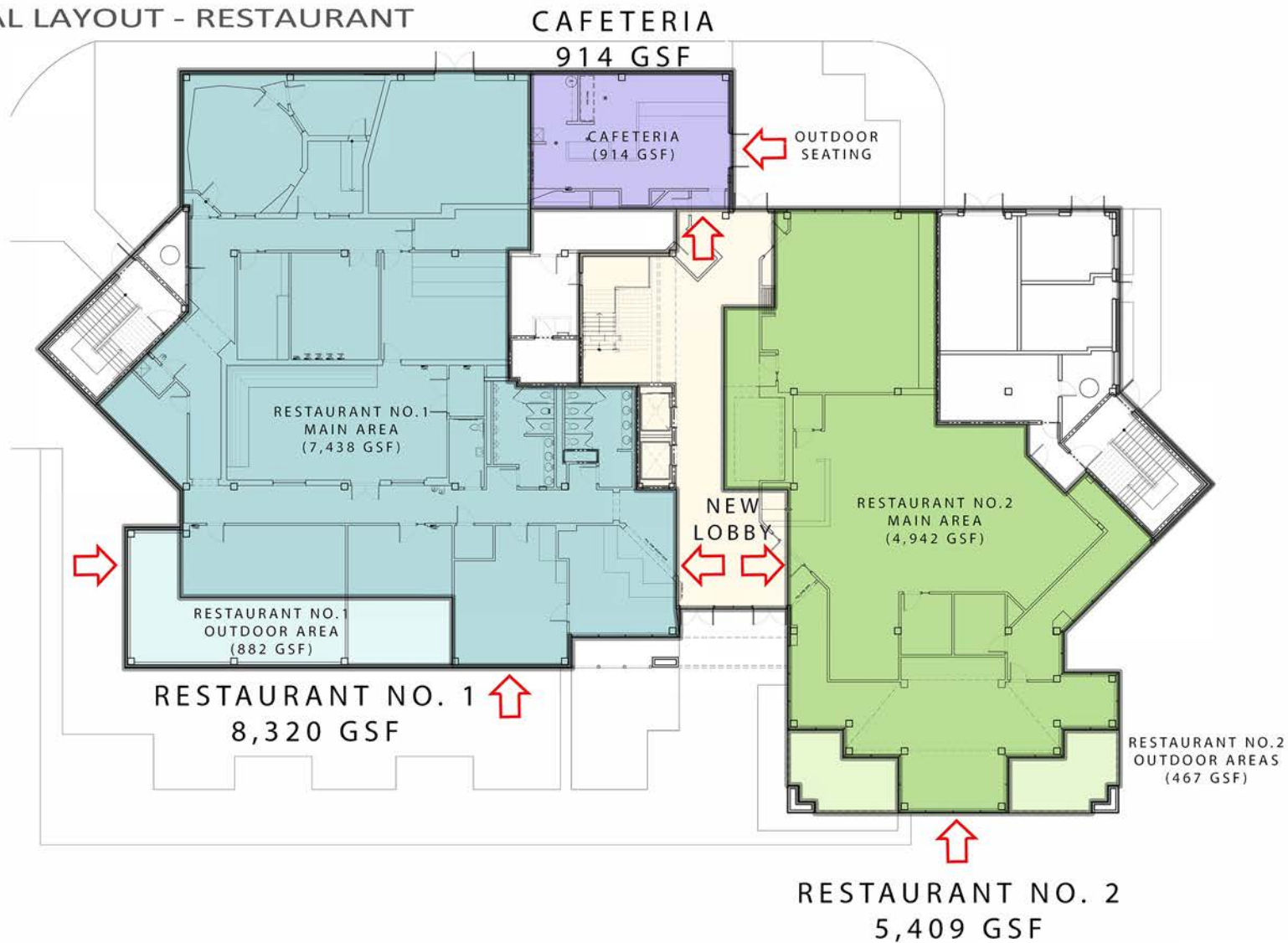
NOTE : AREA CALCULATIONS ARE BASED ON SURVEY AND RECORD DRAWINGS SUPPLIED BY OWNER, AREAS MAY DIFFER THAN AS-BUILT MEASUREMENTS OR FUTURE TENANT IMPROVEMENTS.



FLOOR PLAN & LAYOUT

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POTENTIAL LAYOUT - RESTAURANT



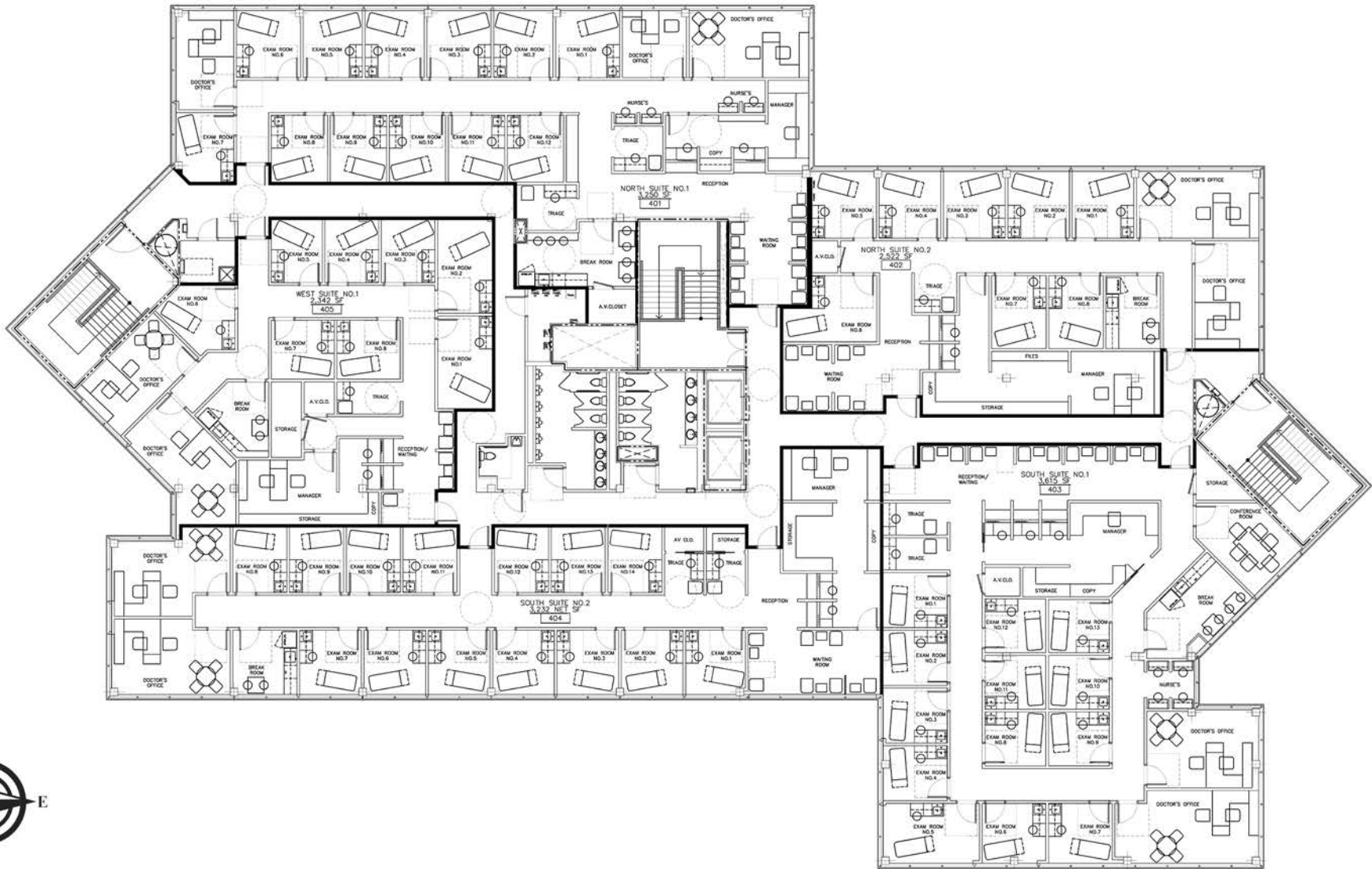
CONCEPTUAL GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



FLOOR PLAN & LAYOUT

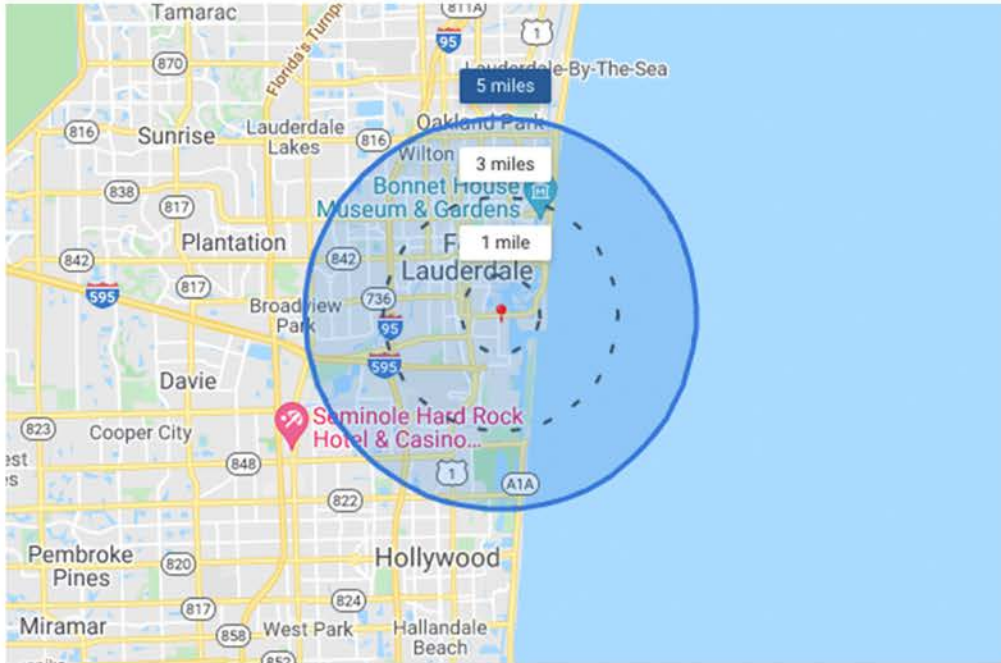
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POTENTIAL LAYOUT - MEDICAL OFFICES



SURROUNDING DEMOGRAPHIC

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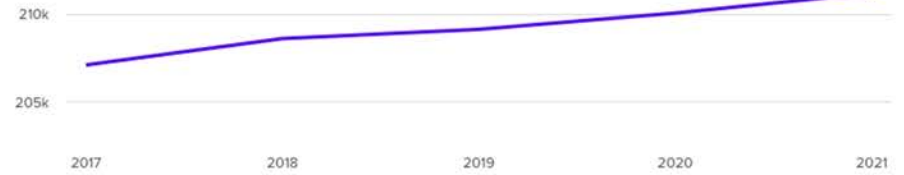


Current Demographics

Population

211k

0% Compared to 210k in 2020
↑ 1% Compared to 207k in 2017



Household Income

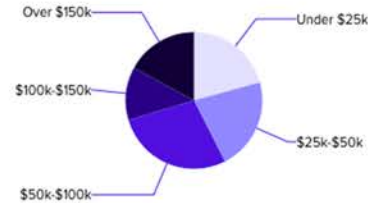
\$58.8k

Median Income

\$67.8k

2026 Estimate

↑ 3% Growth Rate



Age Demographics

43

Median Age

43

2026 Estimate

0%

Growth Rate



Number of Employees

198k

Top 5 Employment Categories

Management

Sales & Related

Office & Administrative Support

Food Prep & Service

Production



FORT LAUDERDALE DEVELOPMENT

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316



The Convention Center expansion has added an additional 400,000+ square feet of meeting/event space and an upscale 800 room headquarters hotel. 5 minute walk from property to Convention Center.

VIDEO OVERVIEW [CLICK HERE](#)



The Broward County Convention Center is already the heart of a thriving meeting & convention business. With the County's Convention Center expansion (resulting in a 1.2 million square foot facility) and new on-site headquarters hotel, there is every reason to be optimistic about future

The project will generate:

- Nearly 50 more events annually
- An estimated 80,000 new attendees (50% increase)
- Over 135,000 new annual overnight stays
- Over \$96 million in future annual tax revenues (in present value)

The new, onsite headquarters hotel now provides:

- 800 rooms & suites
- Direct connectivity to convention center facility
- A new publicly accessible waterfront plaza
- New retail/entertainment opportunities for the community



The addition of retail & entertainment options on & around the site will:

- Optimize the marketability of Broward's Convention Center
- Offer unique, new recreation opportunities for residents & visitors
- Increased economic activity for local restaurants, retailers & tourist attractions
- Create an iconic destination with "sense of place"



BRIAN W. SMITH
Director of Real Estate



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Professional Background

Brian began working as Director of Real Estate in 1999 for a large Franchisee of Papa John's Pizza; opening approximately 50 stores. He served as a developer of multiple Walgreens sites and strip centers, 2002-2005, all presently company-owned.

Brian oversees the operating of the property management/holdings company for company-owned as well as 3rd party property/association management. Brian has approximately 220 tenants in 11 states, primarily single users, including Starbucks, McDonald's, Wendy's, Chick Fil-A, Taco Bell, Denny's, Rally's, Checkers, Burger King, etc, approximately 120,000 sf in office space as well as approximately 100,000 sf in warehouse space. Also under management are a 3rd party office park on Cypress Creek, Warehouse on FLL, as well as various other non-company-owned assets.

Brian is the Operating Partner for 2 Boathouse Marinas; one in Fort Lauderdale is a concrete hangar for Mega Yachts up to 132' in length and 420 lineal feet of face dock for Yachts 200' and over, the other dry stack Marina is in Pompano; 160 dry slips, 20 wet slips operating all aspects including parts, sales, and service of brands such as Mercury, Yamaha, Suzuki, Streamline and Twin Vee Boats.

Florida Equities is a commercial real estate sales, leasing, management and advisory firm headquartered in Fort Lauderdale. The firm was founded in 1999 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, property management, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.



CONFIDENTIALITY AGREEMENT

1799 SE 17TH STREET, FORT LAUDERDALE, FL 33316

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Florida Equities LLC. ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1799 SE 17th Street. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

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II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Florida Equities LLC. is paid a commission at closing as per separate agreement with Seller.

This agreement will expire one year from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

Accepted and agreed to __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Fax

