



# FOR LEASE

201 SW 1st Ave # 145  
FORT LAUDERDALE, FL 33301

Commercial Lease

**\$26,600.00/Per Month +**  
Property taxes & Insurance

**UNIQUE CORNER-LOT COMMERCIAL BUILDING OFFERING A RARE TURN-KEY OPERATION IN PRIME DOWNTOWN FORT LAUDERDALE. THIS PRESTIGIOUS 2-STORY, 4,134 SF LEASABLE SPACE INCLUDES ELEVATOR ACCESS, FULL FACILITIES, AND ACTIVE CITY OF FORT LAUDERDALE PERMITS SUPPORTING NIGHTCLUB, ENTERTAINMENT VENUE, RESTAURANT, BAR, LOUNGE, AND ADDITIONAL HOSPITALITY CONCEPTS. THE PROPERTY ALSO FEATURES A STAND-ALONE BUILDING CONNECTED TO THE MAIN STRUCTURE, IDEAL FOR VIP LOUNGES, PRIVATE EVENTS, BACK-OF-HOUSE OPERATIONS, OR EXPANSION OF REVENUE-PRODUCING AREAS. DIRECTLY ACROSS FROM A CITY PARKING LOT, THE SITE BENEFITS FROM EXCEPTIONAL VISIBILITY AND UNMATCHED CONVENIENCE FOR HIGH-TRAFFIC NIGHTLIFE AND DINING OPERATIONS. LEASE AT \$60/SF (APPROX. \$26,670/MO) + PROPERTY TAXES (~\$2,608/MO) AND BUILDING INSURANCE (~\$1,667/MO). FULLY MOVE-IN READY, OFFERING IMMEDIATE ACTIVATION AND STRONG CASH-FLOW POTENTIAL. OPTIONAL FURNITURE, APPLIANCES, AND PERSONAL INVENTORY AVAILABLE FOR +\$6,000/MO\*\* FOR A COMPLETE TURN-KEY SETUP. LANDLORD SEEKS A 36-MONTH LEASE WITH ANNUAL RENEWAL OPTIONS. OFFERED AS-IS, WHERE-IS; TENANT RESPONSIBLE FOR ALL OPERATIONAL EXPENSES, TAXES, AND RELATED COSTS. BRING YOUR BUSINESS TO ONE OF FORT LAUDERDALE'S MOST EXCLUSIVE NIGHTLIFE CORRIDORS SURROUNDED BY THRIVING ENTERTAINMENT, DINING, AND HOSPITALITY VENUES.**



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