

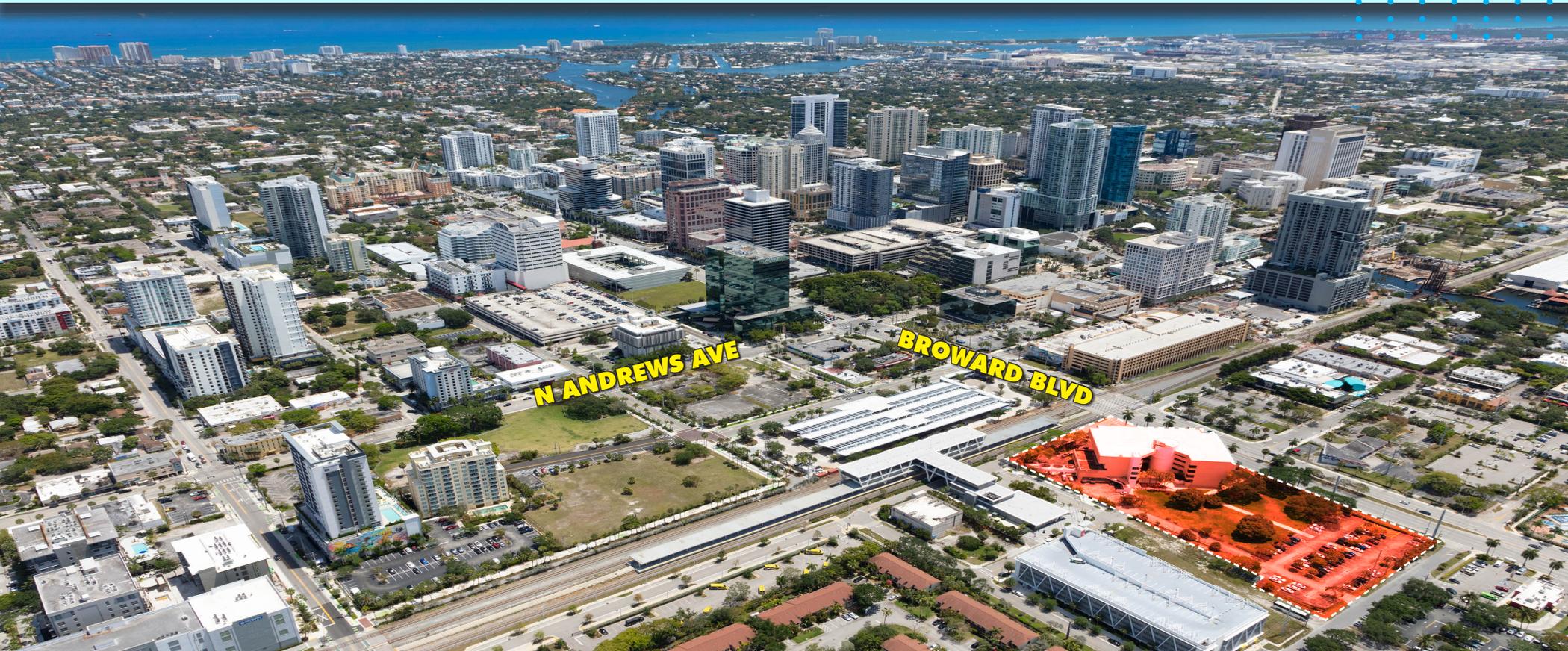
# DOWNTOWN FORT LAUDERDALE INVESTMENT OPPORTUNITY

201 W. BROWARD BLVD

DSL-BID-22-001



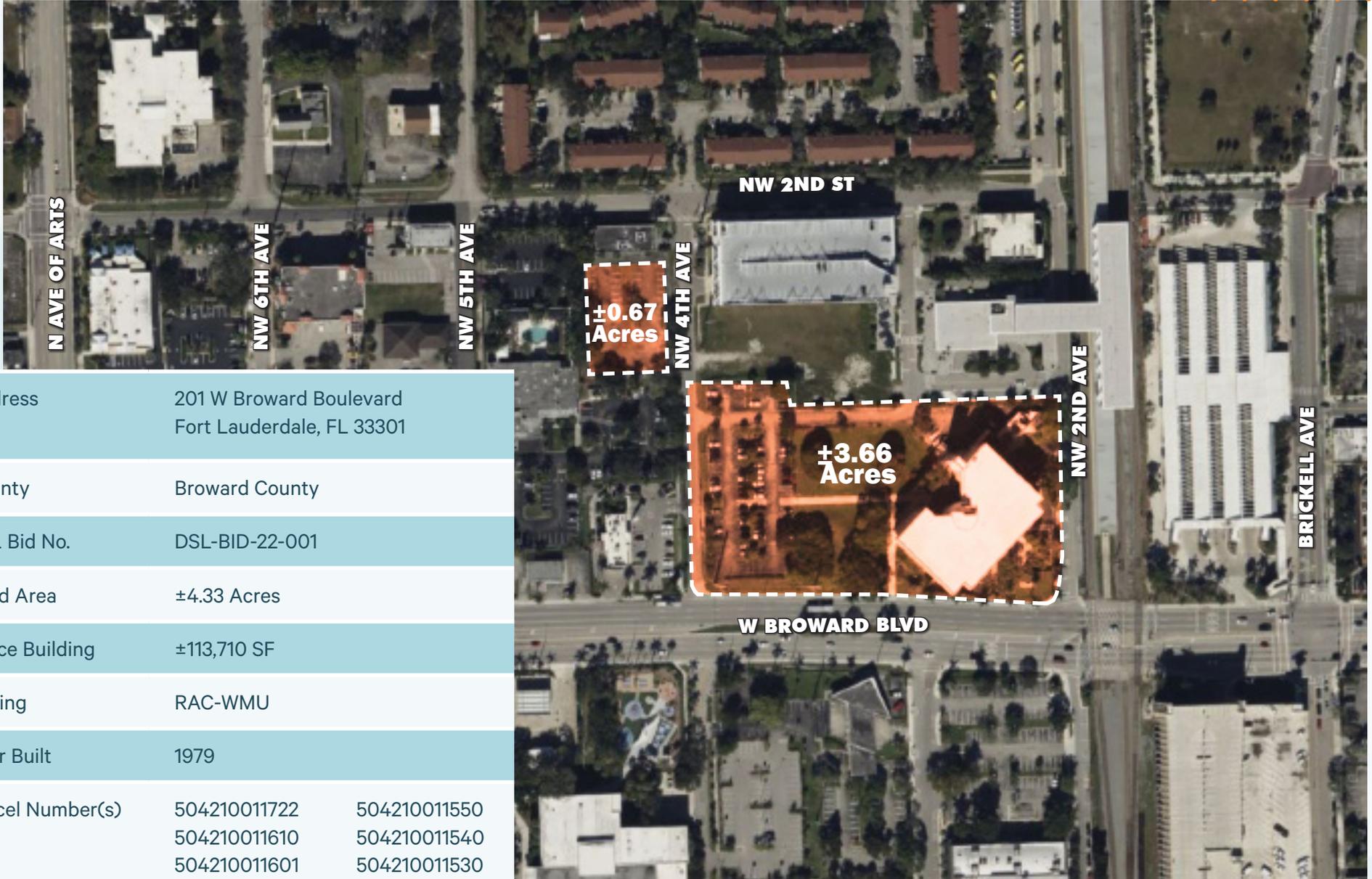
# FOR SALE



STATE OF FLORIDA SURPLUS PROPERTY

CBRE

# PROPERTY OVERVIEW



Address	201 W Broward Boulevard Fort Lauderdale, FL 33301	
County	Broward County	
DSL Bid No.	DSL-BID-22-001	
Land Area	±4.33 Acres	
Office Building	±113,710 SF	
Zoning	RAC-WMU	
Year Built	1979	
Parcel Number(s)	504210011722	504210011550
	504210011610	504210011540
	504210011601	504210011530
Parking Spaces	169	

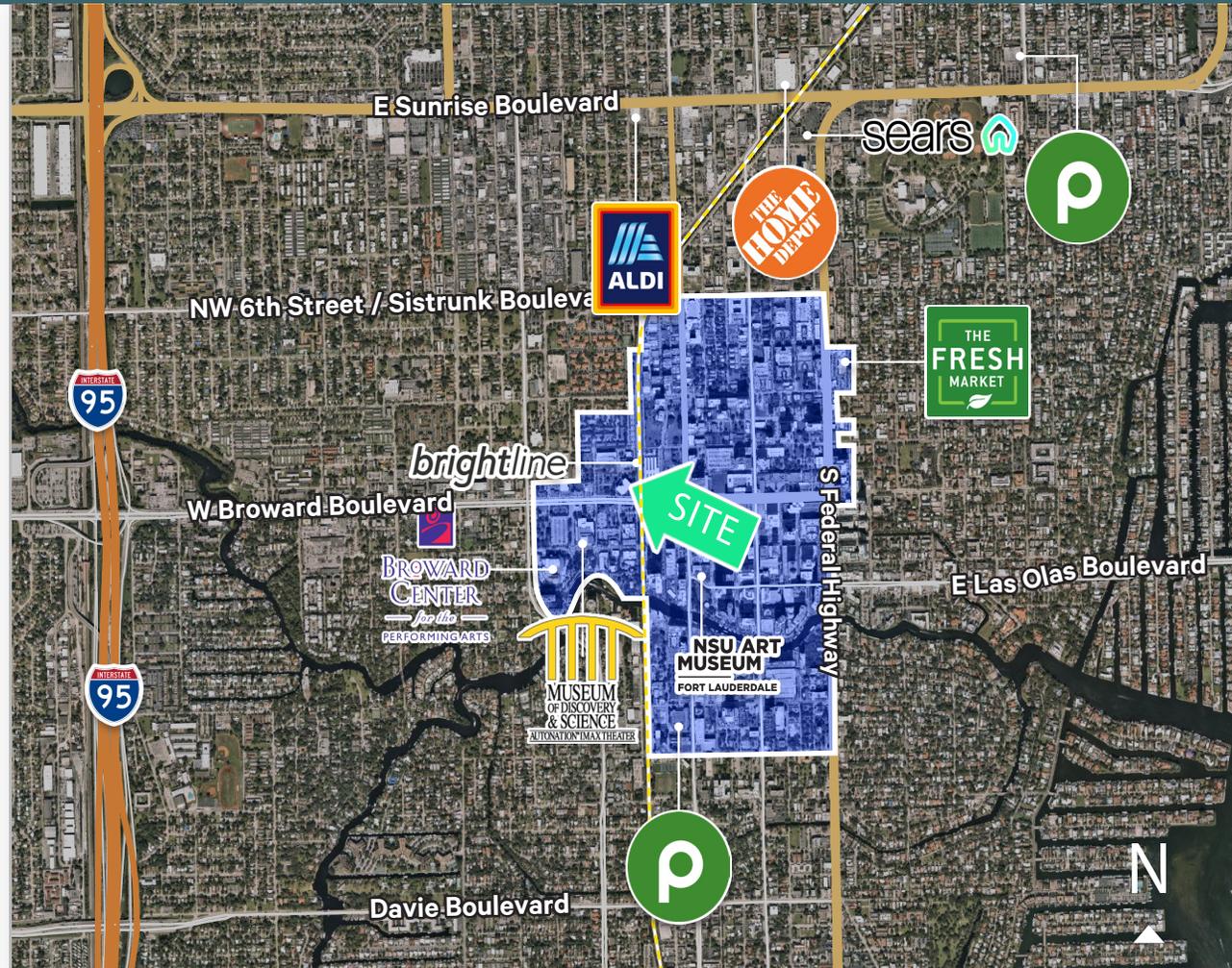
+ 540' OF FRONTAGE ON BROWARD BOULEVARD

# AREA INFORMATION

This site is one of the last remaining development sites on Broward Blvd. in downtown Fort Lauderdale. Its amazing size of +/-4.33 acres makes it even more unique. This gives a developer critical mass to build an incredible mixed use project with one of a kind scope & scale right in downtown Fort Lauderdale.

With 24 miles of golden beaches, over 4,000 restaurants, and 16 museums, it's no wonder Fort Lauderdale is one of the country's top vacation destinations. Besides beaches, museums, and great food, the city's 300 miles of inland waterways have earned it the nickname "The Venice of America" and have also made it one of the country's premier destinations for boating.

The Downtown Regional Activity Center (RAC-WMU) land use designation is one of the most open zoning designations in the City of Fort Lauderdale. The purpose of the zoning is to foster an active downtown within which one can work, live, entertain and shop without commuting to other districts in the city. The allowable uses include multi-family residential, office, medical office, hospitality, entertainment, retail & much more.



## SURROUNDING DOWNTOWN DEVELOPMENT

**Downtown Development Authority** - <https://www.ddaftl.org>

**Residential Projects Planned for Downtown Fort Lauderdale** - <https://therealdeal.com/miami/2022/07/01/here-are-the-resi-projects-planned-for-downtown-fort-lauderdale>

**Skyline of Downtown Fort Lauderdale** - <https://sfbwmag.com/skyline-of-downtown-fort-lauderdale-2030-revealed>

FOR SALE

# DOWNTOWN FORT LAUDERDALE INVESTMENT OPPORTUNITY

201 W BROWARD BLVD  
FORT LAUDERDALE, FL 33301

## BID CONDITIONS

The property is to be sold via sealed bid “as is”, “where is”. Bids will be accepted until **12:00 NOON ET, TUESDAY, OCTOBER 25, 2022**. Any bid received after that time will be returned to the Bidder unopened. The Department of Environmental Protection is not responsible for bids mailed but not arriving by **12:00 NOON ET, TUESDAY, OCTOBER 25, 2022**. All bids received by the bid submission deadline will be opened at **2:00 PM ET, TUESDAY, OCTOBER 25, 2022**.

## PRICING

A minimum acceptable bid of **\$52,000,000.00** has been set by the State, **with a deposit in the amount of 10 percent of the Bidder’s bid due and included in the prospective buyer’s bid to purchase the property and is further defined in the bidding package**. Any award made will be to the highest responsive Bidder, provided it is in the Board of Trustee’s of the Internal Improvement Trust Fund interest to accept the bid. Any bids that are less than the minimum acceptable bid will be considered counter proposals and will be deemed non-responsive and rejected. Deposits of buyers who are not the successful buyer of the property will be returned to the bidding party. The Trustees or the Department, as staff to the Trustees, reserves the right to reject any or all bids.

All bid documents can be found at [www.DowntownFLLDevelopmentOpportunity.com](http://www.DowntownFLLDevelopmentOpportunity.com).

DISCLAIMER: All information contained on this website/brochure has been compiled from a variety of sources and, as such, is for general informational purposes only and subject to change without notice. Neither the Florida Department of Environmental Protection (Department) nor the Board of Trustees of the Internal Improvement Trust Fund makes any representations or warranties of any kind, express or implied, with respect to the content, quality, completeness, accuracy, or reliability of any information contained on this website/brochure or through links to other websites. Neither the Department nor the Board of Trustees of the Internal Improvement Trust Fund assumes any legal liability for the content, quality, accuracy or completeness of the information. Any reliance you place on this information is therefore strictly at your own risk. In no event will the Department or Board of Trustees of the Internal Improvement Trust Fund be liable for any loss or damages, whether direct, indirect, general, consequential, incidental, exemplary or special, arising from your use of the information provided in this brochure or on this website or links to any other websites. Interested parties are advised to seek professional assistance or advice prior to submitting a bid form or entering into a sales contract. The acreage used in this brochure/website is estimated and not based on a survey. The purchase price of a surplus property will not be reduced regardless of any difference between the estimated acreage and the acreage determined by a survey or other means. The State’s current survey includes a small portion of land along the northern border “Parcel ID 504210011600” that is not included in this offering. Please refer to the legal description document in the deal room for the full legal description.



## FOR MORE INFORMATION:

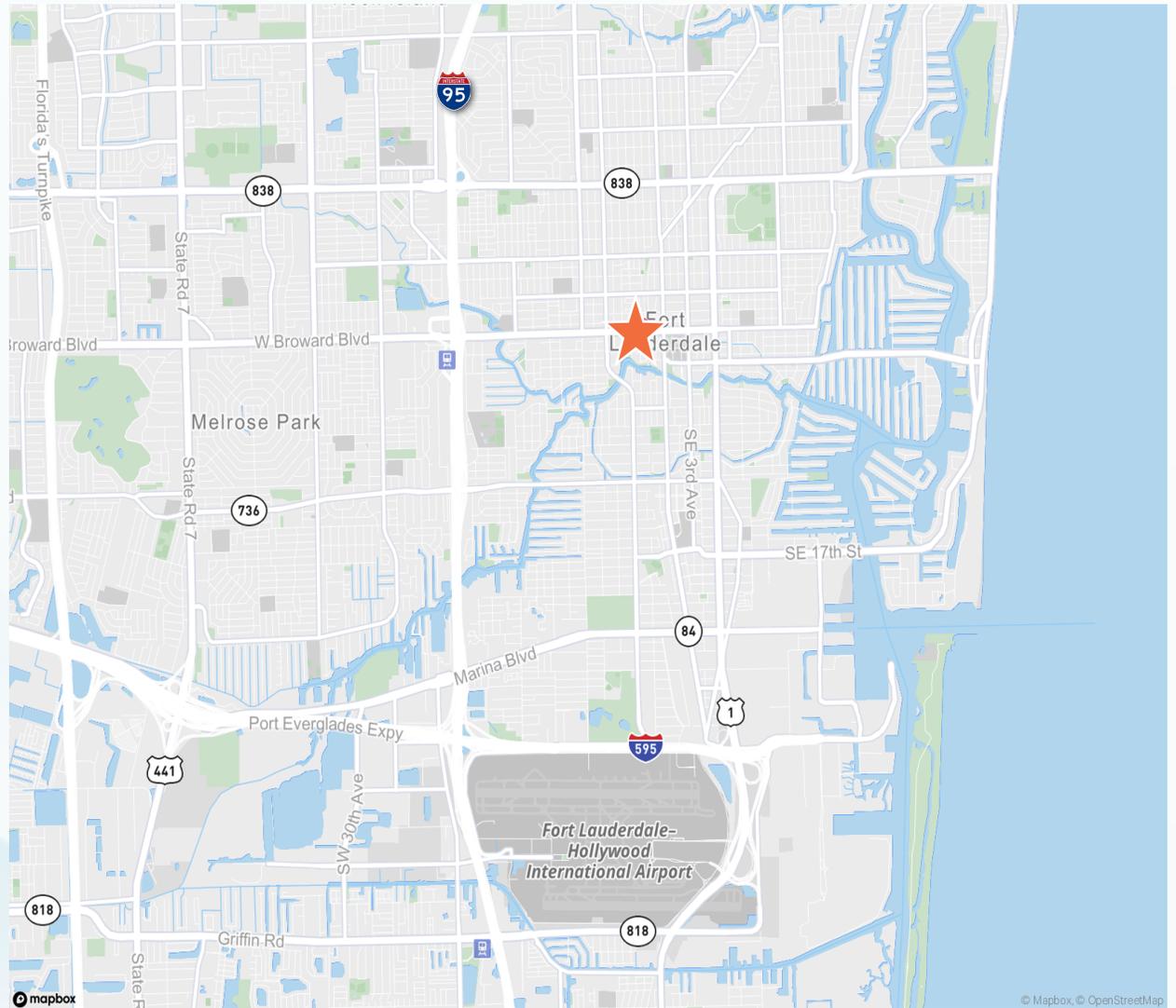
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