

# 350 LAS OLAS PLACE

FORT LAUDERDALE'S NEWEST RESTAURANT LOUNGE LOCATION

350 SE Second St, Fort Lauderdale, FL 33301



**PRAKAS  
& CO.**

Florida's Premier Restaurant Broker

GROUND FLOOR RESTAURANT/LOUNGE SPACE  
AVAILABLE FOR LEASE

350 SE Second St, Fort Lauderdale, FL 33301



[Click Here for Video Walkthrough](#)



**RENT:**  
**\$60 PSF NNN**

- Ground floor - 1st gen space
- 3,500 SF under air + patio
- Hard corner of Las Olas Place and 2nd St
- Seeking qualified restaurant operations only to enter into a long-term lease agreement
- 10 year with (2) Five Year options

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**SEEKING UPSCALE RESTAURANT CONCEPTS**

SIZE (SF)  
3,500 SF UNDER AIR

LEASE TERM  
10 YEARS w OPTIONS

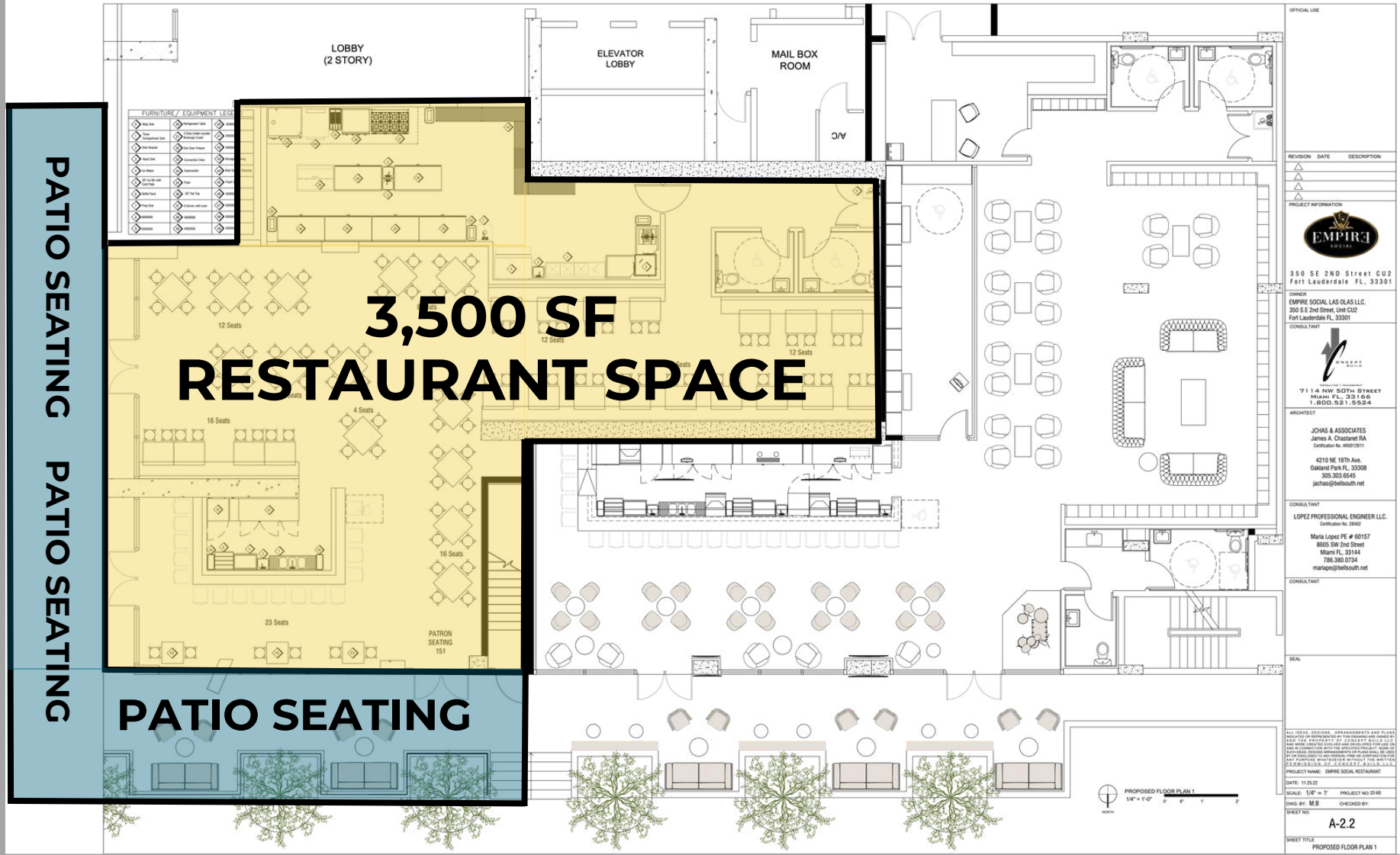
LEASE RATE  
NNN \$60 PSF

DESCRIPTION  
Restaurant/Lounge Space

NOTES  
Landlord will deliver space as vanilla shell with TI package for qualified tenant



4th Ave Las Olas Place



SE 2nd St

REVISION	DATE	DESCRIPTION

PROJECT INFORMATION

**EMPIRE SOCIAL**

350 SE 2ND Street GU2  
Fort Lauderdale FL, 33301

OWNER  
EMPIRE SOCIAL LAS OLAS LLC  
305 S E 2nd Street, UNIT 502  
Fort Lauderdale FL, 33301

CONSULTANT

**LOPEZ**

7114 NW 56TH STREET  
MIAMI FL, 33156  
T: 800.521.5524

ARCHITECT

JCHAS & ASSOCIATES  
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CONSULTANT

LOPEZ PROFESSIONAL ENGINEER LLC  
Certification No. 38402

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CONSULTANT

SEAL

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PROJECT NAME: EMPIRE SOCIAL RESTAURANT

DATE: 11.29.22

SCALE: 1/4" = 1' PROJECT NO: 22-00

DWG BY: M.B. CHECKED BY:

STREET NO:

A-2.2

SHEET TITLE: PROPOSED FLOOR PLAN 1

AVAILABLE FOR LEASE

350 SE Second St, Fort Lauderdale, FL 33301



North Facing Patio Space



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## HAVE YOUR LOCATION IN THE CENTER OF THE ACTION

350 SE 2nd Ave is second to none when it comes to being in the center of all the action in downtown Fort Lauderdale. This location has 3,500 SF under air with availability for a large wrap-around patio. Just steps away from some of the highest grossing restaurants and bars like - Coyo Taco, YOLO, Del Friscos, Lobster Bar, Timpano & Eddie V's Steakhouse.

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## CONTACT

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Exclusive Brokers For This Premier Project

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