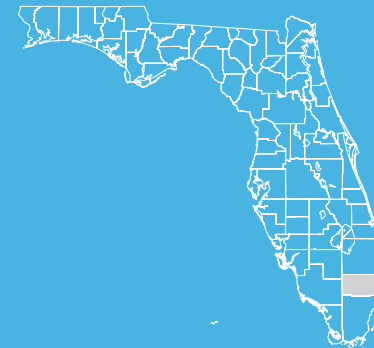


FLLB

DEVELOPMENT SITE

FOR SALE

FLLB Development Site is a 1.84-acre site located adjacent to the Bahia Mar Marina in the beautiful Fort Lauderdale Beach, Florida. The offering provides developers an opportunity to acquire a turn-key site with approvals for a 224-unit hotel development. FLLB, located on the famed coastal highway A1A just steps from the ocean, represents an exceptional hotel development opportunity in the red-hot Fort Lauderdale Beach market.



1137 Seabreeze Boulevard
Fort Lauderdale, FL 33316



Zoned RMH-60, with approvals for 224 hotel units & 254,380 total SF



Allows for up to 12 floors on a 1.84-acre (80,126 SF) site



Fantastic location by the Beach along A1A, just steps from the sand



World-Class tourism destination with record highs in hotel occupancy rates

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Colliers
INTERNATIONAL



FLLB DEVELOPMENT SITE
1137
SEABREEZE BOULEVARD

The approved project consists of a 1.84-acre lot and has approvals for 224-units and 254,380 buildable square feet. The building has 12-stories, indoor event space, spa & fitness center, rooftop bar & pool, ground floor restaurant/bar, and an 8-story parking garage with 414 spaces. FLLB is directly across the street from the B-Ocean Hotel (formerly the famous Sheraton Yankee Clipper) which recently underwent a multi-million-dollar renovation.

Other possible uses of the site could include a residential development project, as there is currently a strong demand for boutique condominiums due in part by the resurgence of the North Beach and downtown Fort Lauderdale core. Additionally, the site is extremely well suited to a phased development, allowing a condo developer the flexibility and time to take advantage of the market's continued improvement.

For more information on this hotel development site offering, please visit www.flbbsite.com.

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