

Ivy Tower 101 Property, LLC - 101 NE 3rd Avenue in Fort Lauderdale, FL 33301

Facts	General Information
Site Ownership:	IVY TOWER 101 PROPERTY LLC
Site Location:	The subject property is office space located at 101 NE 3rd Avenue, Fort Lauderdale, FL 33301.
Folio Number	5042 10 11 0840
Parcel Size:	Approximately 37,500 square feet (land), 444,326 square feet (building), with 12,920 square feet (building partially leased)
Commission District:	4
How Acquired:	This parcel was acquired by the IVY TOWER 101 PROPERTY LLC via Special Warranty Deed dated January 6, 2016, and recorded on January 11, 2016, with Instrument Number 113449292 in the Official Records of Broward County.
Zoning in Area:	RAC-CC (REGIONAL ACTIVITY CENTER - CITY CENTER DISTRICT)
Land Use:	0100 (Activity Center)
Legal Description:	GEO M PHIPPENS SUB LOTS 3-6 BLK 1,3-10 BLK 14 FT LAUD B-146 D LOT 1 LESS E 20 FOR ST,3,5,7 & 9 BLK E
Aerial Photo of Site: 	