

Development

CITY LIFE

Raising the Bar

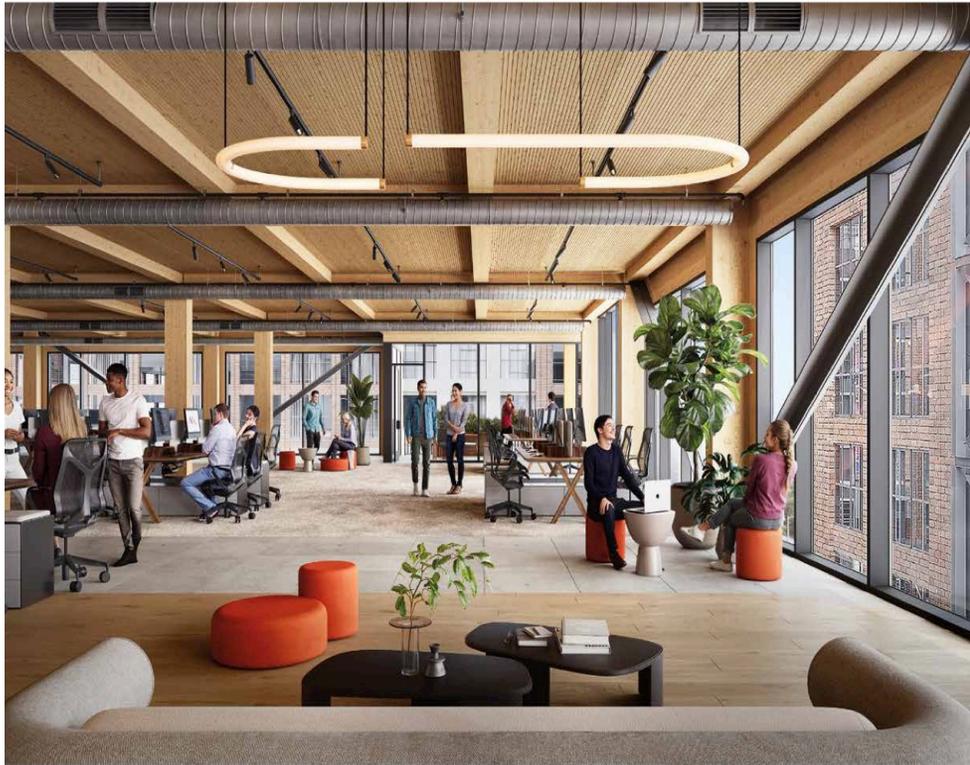
The topping out of T3 FAT Village signifies more than just a construction milestone; it marks the dawn of a new era for Fort Lauderdale's creative and commercial identity.

PHOTOGRAPHY: COURTESY OF T3 FAT VILLAGE



→ FORT LAUDERDALE IS NOT SHORT on cranes and construction sites these days. But few projects have managed to capture the city's attention quite like T3 FAT Village, the six-story, 180,000-square-foot office building rising at the heart of the \$500 million redevelopment of Flagler Village. Developed by Hines and Urban Street Development (USD), this Class AA office project isn't just another addition to the skyline; it's a statement about where the city is headed. "The partnership grew out of a shared belief in Fort Lauderdale's potential," says Alan Hooper, co-founder of USD. "Together, we're building something that reflects the city's identity and sets the tone for its next chapter."

What makes T3 FAT Village stand out isn't just its size or sleek lines; it's what it's built from. Constructed using mass timber, the building represents a new era of sustainable design in South Florida. "Mass timber represents the future of sustainable construction," says Alan Kennedy, managing director at Hines. "It's renewable, stores carbon rather than producing it, and allows us to significantly reduce the building's environmental footprint. At the same time, it creates a warm, natural atmosphere that enhances well-being and productivity." Beyond the environmental benefits, the material sets a new aesthetic tone: modern yet organic, industrial yet welcoming. The project is also designed with human experience in mind. "Wood has a natural



quality that makes people feel calmer and more connected to their surroundings," Kennedy explains. "We're maximizing natural light and fresh air, with open floorplates that encourage flexibility and collaboration. The goal is to make it a place where people want to come to work." With cafés, art spaces and outdoor gathering areas nearby, T3 FAT Village blends seamlessly into its walkable surroundings, transforming the traditional office experience into something more lifestyle-driven.

And while it feels rooted in the present, the building is engineered for the future. "That's a core part of the Hines T3 philosophy, which stands for timber, transit and technology," Kennedy says. "The building is highly adaptable, with flexible layouts and efficient systems that can evolve with tenants' needs. Technologies include real-time indoor air quality and energy consumption monitoring,

along with the ability to make instantaneous operational changes that support comfort and sustainability." The approach reflects a growing demand among tenants for spaces that not only look good but also align with their values.

Yet even as the district modernizes, preserving FAT Village's artistic soul remains central to the vision. "The last thing we wanted was to erase what made FAT Village special," Hooper says. "We're preserving space for local artists, maintaining cultural programming like the monthly ArtWalk and working with Vertical Real Estate to curate roughly 80,000 square feet of experiential retail that reflects the neighborhood's culture rather than standard chain retail. It's about evolution, not replacement."

As Fort Lauderdale continues its transformation into a hub for design-forward,

sustainable development, T3 FAT Village signals that creativity and commerce can not only coexist but also thrive together. "We know it will be transformative, but it will be delivered in a way that respects what's already here," Kennedy adds. "Between the residential, retail and office components, you'll see a true mix of activity: people living here, working here and coming to eat, shop and engage in creative expression. That creates foot traffic, opportunities for small businesses and helps retain talent for the local economy."

Pre-leasing, led by Blanca Commercial Real Estate, is already generating strong interest from technology, creative and professional firms eager to be part of this next phase of downtown life. "Fort Lauderdale's office market is rapidly evolving, and T3 FAT Village exemplifies the demand for modern, sustainable space in walkable, thriving

PHOTOGRAPH: COURTESY OF T3 FAT VILLAGE

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neighborhoods,” says Tere Blanca, founder and CEO of Blanca Commercial Real Estate. “This development sets a new benchmark for South Florida’s workplace environments and signals growing confidence in Fort Lauderdale’s ability to attract top talent and companies.”

With the topping-out complete, construction is progressing steadily toward delivering Phase I, which includes 600 residential units and 80,000 square feet of retail and cultural space. The first tenants are expected to move into the office building in 2026, with residential and retail openings following in 2027. “I hope people feel welcome and inspired,” Hooper says. “We want them to walk around and think: this feels like FAT Village, just reimaged. It’s about honoring the district’s roots but building something ready for its future.”

In a city evolving at breakneck speed, T3 FAT Village stands as proof that progress doesn’t have to mean erasure. It can mean balance: a thoughtful layering of old and new, creativity and commerce, design and soul. Fort Lauderdale’s future just got a little taller, and a lot more interesting.



Advertorial

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Devon Miller, the owner of Latitude Key, alongside his wife and two daughters, has wholeheartedly embraced the enchanting Venice of America lifestyle in Fort Lauderdale. After owning property in the area for a few years, in 2018, he became dissatisfied with a property management company and resolved to create a service that embodied his high standards. This was the inspiration for Latitude Key - Curated Vacation Properties.

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insurance. The properties are maintained with 24/7 door camera surveillance and noise monitoring, along with 24/7 on-call managers and maintenance, all designed to provide peace of mind to owners, guests and neighbors. Through Devon’s passion and dedication, Latitude Key has become synonymous with exceptional property management and the quintessential South Florida experience, transforming each visit into a lavish escapade along Fort Lauderdale’s scenic waterways and coastal elegance. Owners of these managed properties also relish the same exceptional services.

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