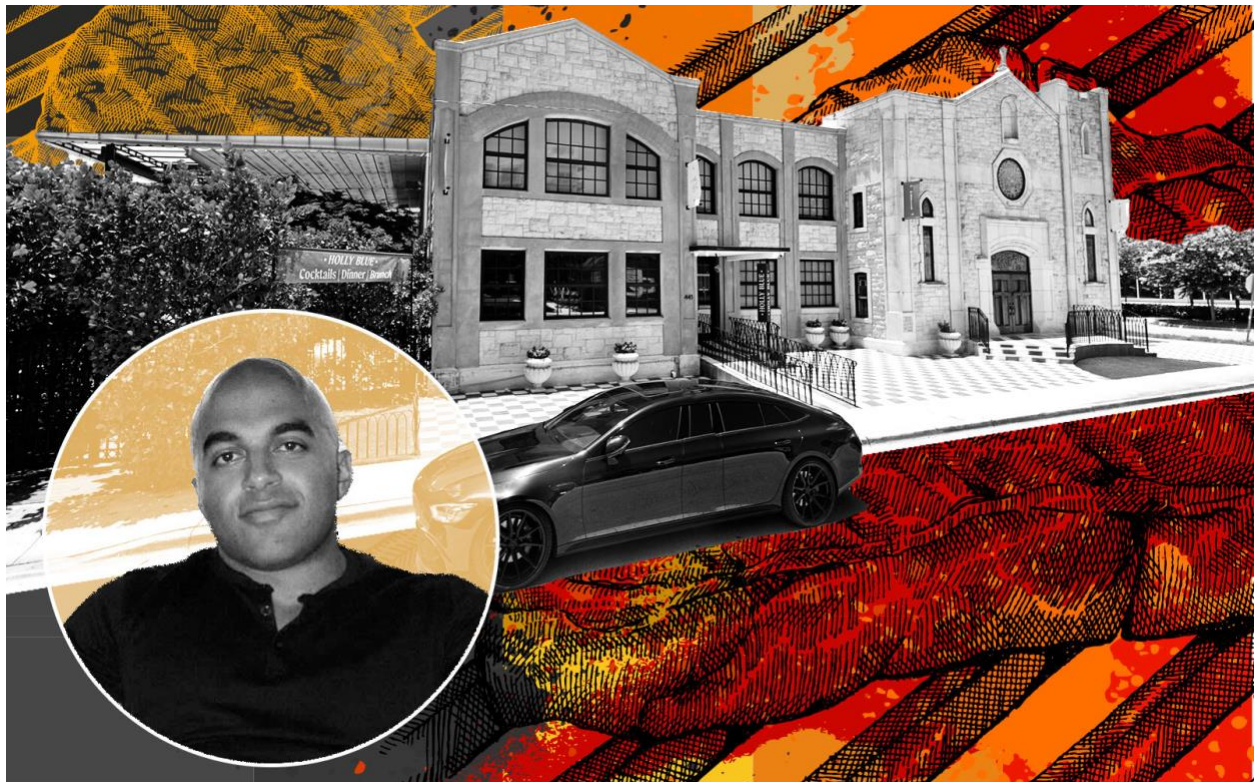


April 28, 2025

## Lease roundup: Restaurateur Jay Shirodkar plans steakhouse in Flagler Village, CDS Realty lands office tenants in Hollywood

Also, the Nora District signed a perfumery at the project's first phase



Restaurateur Jay Shirodkar and the former church building at 441 Northeast Third Avenue in Fort Lauderdale's Flagler Village neighborhood (Google Maps, Instagram/shirodkarfamily)

# THE REAL DEAL

## REAL ESTATE NEWS

### [Jay's Steakhouse | Fort Lauderdale](#)

Prominent restaurateur Jay Shirodkar, known for his Naked Taco venues in South Florida, plans a new dining concept in [Fort Lauderdale](#).

Shirodkar will open the 9,500-square-foot Jay's Steakhouse at 441 Northeast Third Avenue in the [Flagler Village](#) neighborhood, according to the broker's news release. Shirodkar is president of Yes Hospitality Group. The restaurant will open on May 5th.

Jaime Sturgis of Native Realty represented the tenant and the landlord.

The ownership entity, URBN Flagler, is managed by Itay Avital, according to records.

The historic Romanesque-style building traces its roots to Fort Lauderdale's oldest Roman Catholic church, St. Anthony's. Originally built in 1922 on Las Olas Boulevard, St. Anthony's was moved brick by brick in 1948 to Flagler Village. The congregation eventually outgrew the building and moved to 901 Northeast Second Street in Fort Lauderdale. The building where Jay's Steakhouse will open was repurposed into retail, dining and office space about five years ago, the release says.

### [Air Charter Service, AR Capital Group, more | Hollywood](#)

CDS Realty Investments scored several leases, including new tenants and lease renewals, at its Presidential Circle property in [Hollywood](#).

Aviation brokerage Air Charter Service leased 5,400 square feet at the North Tower at Presidential Circle at 4000 Hollywood Boulevard, according to a news release from the landlord's broker. Air Charter Service will move from its current office at One Biscayne Tower at 2 South Biscayne Boulevard in downtown Miami.

Financial services firm AR Capital Group will move into a 4,900-square-foot office in the North Tower, the release says. It's now at 6015 Washington Street in Hollywood, according to AR Capital's LinkedIn.

Also, laboratory information management systems provider Starlims renewed its 10,400-square-foot office lease at Presidential Circle's South Tower, and NPC Financial extended its nearly 3,000-square-foot lease at the North Tower. Environmental engineering firm Hazen and Sawyer renewed its 16,300-square-foot lease, and skin care firm DermCare renewed its 9,900-square-foot lease, according to the release.

Brady Titcomb of JLL represented the landlord. Tyler de la Peña of Colliers represented Air Charter Service. Keith Edelman and Scott Goldstein of CBRE represented Starlims. Curtis Dean of CD Commercial Real Estate Services represented Hazen and Sawyer, and Tony Jones of Cushman & Wakefield represented DermCare. Steven Hurwitz of JLL represented NPC Financial.

# THE REAL DEAL

## REAL ESTATE NEWS

The seven-story, two-tower Presidential Circle reached 88 percent occupancy after the recent leases, according to the release.

The complex, which has floor-to-ceiling windows, spans nearly 282,000 square feet and was completed in 1989.

Delray Beach-based CDS Realty Investments is affiliated with CDS International, Carl DeSantis' investment firm, according to its website. Over the years, it has invested in real estate, as well as Celsius fitness drink, Tabañero hot sauce and Tupelo Honey Café.

### [Le Labo | West Palm Beach](#)

The Nora District, a mixed-use project in [downtown West Palm Beach](#), scored a retail tenant.

Le Labo, a perfumery, leased 802 square feet in the first phase of the project that's under construction, according to the developers' news release. Francis Scire Jr. represented the developers.

Miami-based Place Projects, West Palm-based NDT Development and Greenwich, Connecticut-based Wheelock Street Capital are developing [Nora](#). The 40-acre district is between Palm Beach Lakes and Quadrille boulevards, and between Dixie Highway and the Florida East Coast Railway tracks.

The first phase is the renovation and retrofit of 13 warehouses along Railroad Avenue into 150,000 square feet of retail and dining space, 55,000 square feet of offices and a park, according to the release. Completion of this phase is expected this year.

For the subsequent Nora phases, the developers plan mid-rise and high-rises in the north and south portions of the district. This includes a 201-key Nora Hotel, which will be developed in partnership with BD Hotels and Sean MacPherson. Parisian-style brasserie Pastis will open in a [13,300-square-foot space](#) at the hotel.

The developers also plan to preserve single-family homes and low-rise apartment buildings at the center of the Nora District.

Place Projects is led by Joe Furst, and NDT Development is led by Ned Grace. Wheelock Street Capital is led by Merrick "Rick" Kleeman and Jonathan Paul.

### [SQLPT Pilates | Fort Lauderdale](#)

A mat Pilates studio is on tap in Fort Lauderdale's Flagler Village.

SQLPT Pilates will open its 900-square-foot flagship studio at 904 North Flagler Drive on May 1st, according to the tenant's news release.

# THE REAL DEAL

REAL ESTATE NEWS

Records show Charlotte, North Carolina-based Asana Partners owns the building.