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Lease roundup: Japanese temaki restaurant Nami Nori coming to Nora District

Also, tenants signed new leases, expansions and renewals for offices across Broward County



Onyx at 1010 South Federal Highway; NDT Development's Ned Grace and Damien Barr with Nora District, Nami Nori; YMP Real Estate Management's Moshe Popack and The Miramar Centre I at 3401 Southwest 160th Avenue (NDT Development, New Construction South Florida, Nora District, ASD Sky, Launchpad Hospitality, Sebastian Lucrecio)

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Key Points 🌟

- Japanese temaki restaurant Nami Nori is set to open its second South Florida outpost, leasing a 4,300-square-foot space in the Nora District.
- Broward County experienced a flurry of first-quarter office leases, including Princess Cruises opening a 24,500-square-foot outpost at Miramar Centre I and the city of Fort Lauderdale expanding its administrative offices. Other deals included family office Lezah Capital, The Team, and government agencies such as the Broward County Tax Collector and General Services Administration.
- First-quarter retail leases across Palm Beach and Broward counties included Spirit Halloween taking 23,000 square feet at Coral Sky Plaza and The Tree House, an indoor playground, leasing nearly 12,000 square feet in Pembroke Pines.

Nami Nori | West Palm Beach

A Japanese temaki restaurant will open at the Nora District in downtown West Palm Beach, marking its second South Florida outpost.

Launchpad Hospitality will open Nami Nori in a 4,300-square-foot space at 855 North Railroad Avenue and will include patio dining, according to a Nora and Launchpad news release. Launchpad is led by chefs Takahiro Sakaeda, Taka Sakaeda and Jihan Lee.

Nami Nori, which is based in New York, has its other South Florida restaurant in the Miami Design District. Launchpad opened the [outpost](#) in partnership with musician and Louis Vuitton creative director Pharrell Williams.

The Nora restaurant is expected to open next year.

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

Last year, they finished the first phase consisting of an adaptive reuse of 13 warehouses along Railroad Avenue into 150,000 square feet of retail and dining, with additional office square footage on second floors.

Nora's developers, in partnership with BD Hotels and Sean MacPherson, are expected to complete the [201-key boutique hotel](#) at Nora this year, which will include brasserie Pastis as a tenant.

More recently, the developers have started working on planned [condo](#) and [multifamily](#) projects at Nora.

Princess Cruises, Lezah Capital, The Team, more | Broward County

Princess Cruises opened a new Broward County outpost, one among numerous first quarter office leases in the county.

Princess Cruises leased 24,500 square feet at [Miramar Centre I](#), while keeping its downtown Fort Lauderdale office, according to a Blanca Commercial Real Estate report. The Miramar Centre I building is at 3401 Southwest 160th Avenue in Miramar.

In downtown Fort Lauderdale, newly formed family office Lezah Capital leased at 401 Las Olas Boulevard, and sports, music and entertainment company The Team, previously called Wasserman Median, extended and expanded at One Financial Plaza.

SIGN UP

The city of Fort Lauderdale, which has been leasing administrative offices since record rainfall in 2023 flooded its [former space](#), expanded to 12,900 square feet at Tower 101 at 101 Northeast Third Avenue, also in downtown Fort Lauderdale. Nearby, Capital Collateral Regional Counsel, a Florida state agency, renewed its 12,900-square-foot regional office lease at the 110 Tower at 110 Southeast Sixth Street.

Other tenants expanded their offices, too. Government contractor Pixels on Target leased more than 25,000 square feet at Sawgrass Park, and Nova Southeastern University opened a new 10,000-square-foot space at the Riverbend Professional Center.

In other deals, CES Consultants extended its 8,600-square-foot lease at Pembroke Pointe 880, and CIMA Financial moved within the southwest Broward submarket to a 3,900-square-foot space at Weston Corporate Centre I, according to the Blanca CRE report. Also, Hartford Fire Insurance renewed its 24,700-square-foot lease at Building F at Sawgrass Technology Park, and advanced medical imaging and radiation therapy provider Akumin renewed its 23,800-square-foot lease at 8300 West Sunrise Boulevard.

Aside from the city of Fort Lauderdale expansion, other governments also leased across Broward in the first quarter. The Broward County Tax Collector took 39,800 square feet at Building E at the Sawgrass Technology Park, while General Services Administration/Immigration and Customs Enforcement's legal division took 31,400 square feet in a new lease at Sawgrass Corporate Parkway, the report shows.

The Broward County Board of Rules and Appeals moved within the Plantation submarket to a 20,500-square-foot space at Plantation Corporate Center.

ReturnPro | Hallandale Beach

A company that helps retailers, brands and other sellers with product returns signed a new lease in Hallandale Beach.

ReturnPro leased 15,200 square feet at Onyx Tower, according to Newmark's first quarter Broward office report.

Onyx, at 1010 South Federal Highway, is part of the three-building [Optima](#) office complex developed by Inmobiliaria Brom.

Spirit Halloween, The Tree Houses | Broward and Palm Beach counties

As part of the retail leasing deals in the first quarter, Spirit Halloween leased 23,000 square feet for a store at the Coral Sky Plaza at 500-558 North State Road 7 in Royal Palm Beach, according to Colliers' first quarter Palm Beach County retail report.

Also in Palm Beach County, discount store Appliances 4 Less leased 10,500 square feet at Arbor Square, at 2501-2565 North Dixie Hwy in Lake Worth Beach, according to the report.

In Broward County, The Tree House, an indoor playground, leased nearly 12,000 square feet at Cobblestone Plaza at 14802-14804 Pines Boulevard in Pembroke Pines, according to Colliers' first quarter Broward County retail report. Patel Brothers, a grocery store, renewed its 11,500-square-foot lease at Sunrise Town Center at 3408-3548 North University Drive in Sunrise, and Coral Springs Museum of Art signed a new 9,000-square-foot lease at Modera Coral Springs, 3250 North University Drive.