



# Sistrunk Performing Arts Incubator

## Vision Statement:

The Pilgram Group is a veteran, minority and family owned entrepreneurship specializing in acquisition and development of boutique style commercial and residential developments which bring Culture, Creative Spirit and Economic Stimulus to our communities. Our latest focus, after completing the NYSW Jazz Lounge in Downtown Fort Lauderdale, is the Historic Sistrunk Corridor. With its rich heritage in music, culture, entrepreneurial spirit and creativity; we're excited to bring our proven brand to Sistrunk's vibrant heritage and history. Our goal is further elevate the sistrunk corridor by creating a performing arts hub with emphasis on entrepreneurship, community engagement, cultural enrichment.

Phase I (1448 SW Sistrunk Blvd.) entails a complete renovation of the existing 2-story, 3,160 Sq. Ft. structure which will house the 2nd location of New York Subs & Wings eatery. Along with the renovation, the rooftop will be converted into an open air space lounge and bar area.

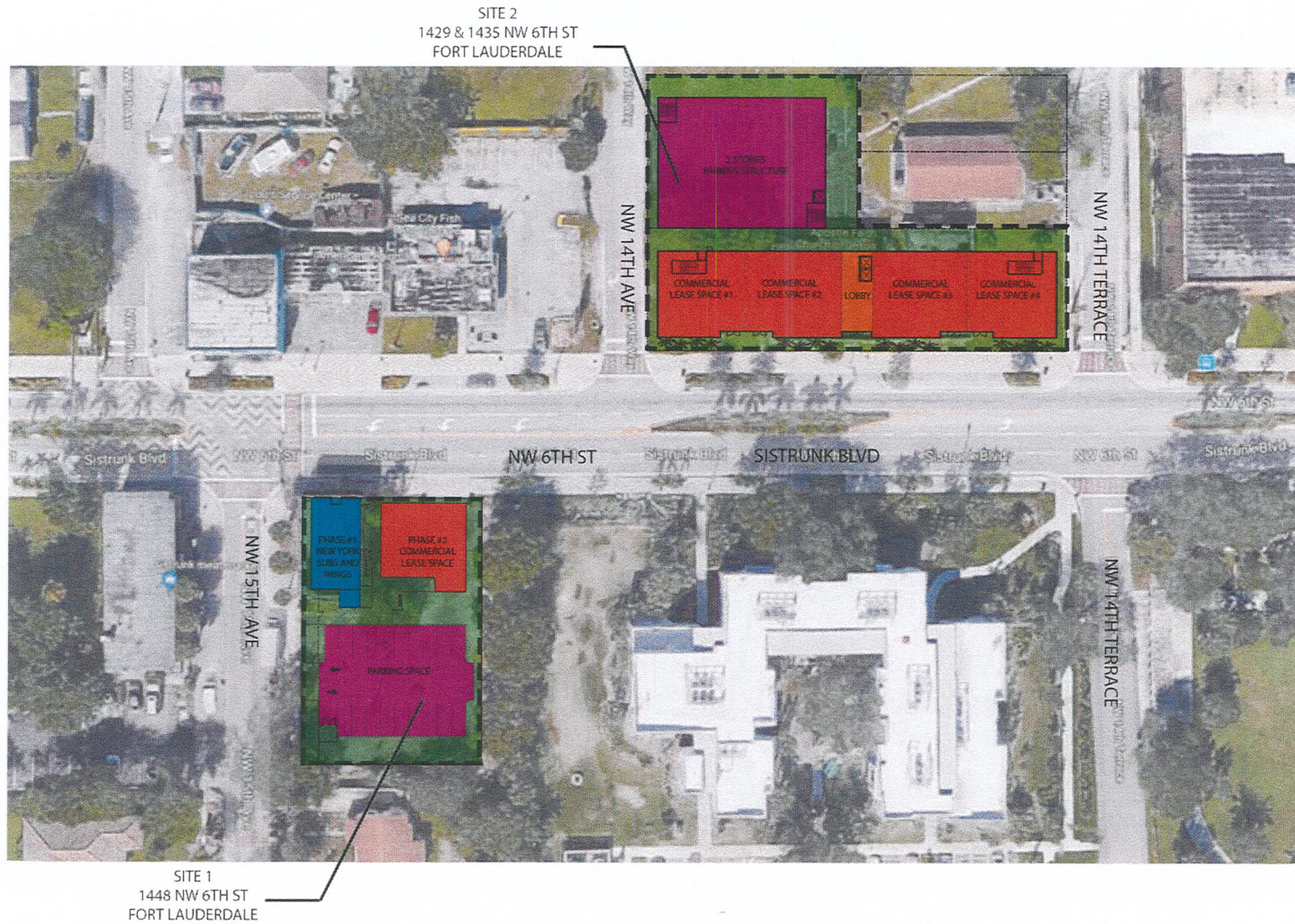
Phase II (1448 Sistrunk Blvd.) is a new 3-Story, 7,885 Sq. Ft. Commercial building housing an 1st floor and 2nd floor spaces will house an Arts Gallery, Dance Studio, and Music Space. The 3rd floor will accommodate 200 person entertainment (live music and performances) and a fourth floor partial open-air observation deck and lounge.

Phase III (1429-1435 Sistrunk Blvd.) proposes a new 4-story, 32,000 Sq. Ft. mixed-use structure with a rear parking garage and surface parking lot. The program for the building involves retail space on the ground floor, arts and culture incubator on the 2nd floor and loft style residences on the 3rd and 4th floor. Sustainable features for the development includes photovoltaic panels over the parking garage and a 4th floor garden. The garden area will also be an open-air, partially covered gathering area, to promote interaction amongst the building occupants.

Design2Form

# SISTRUNK PERFORMING ARTS INCUBATOR

1429, 1435 & 1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



CAMPUS MASTER PLAN  
N.T.S.

# SISTRUNK PERFORMING ARTS INCUBATOR

## Phase I and II

Phase I: 3,160 S.F.

Phase II: 7,885 S.F.

Total: 11,045 S.F.

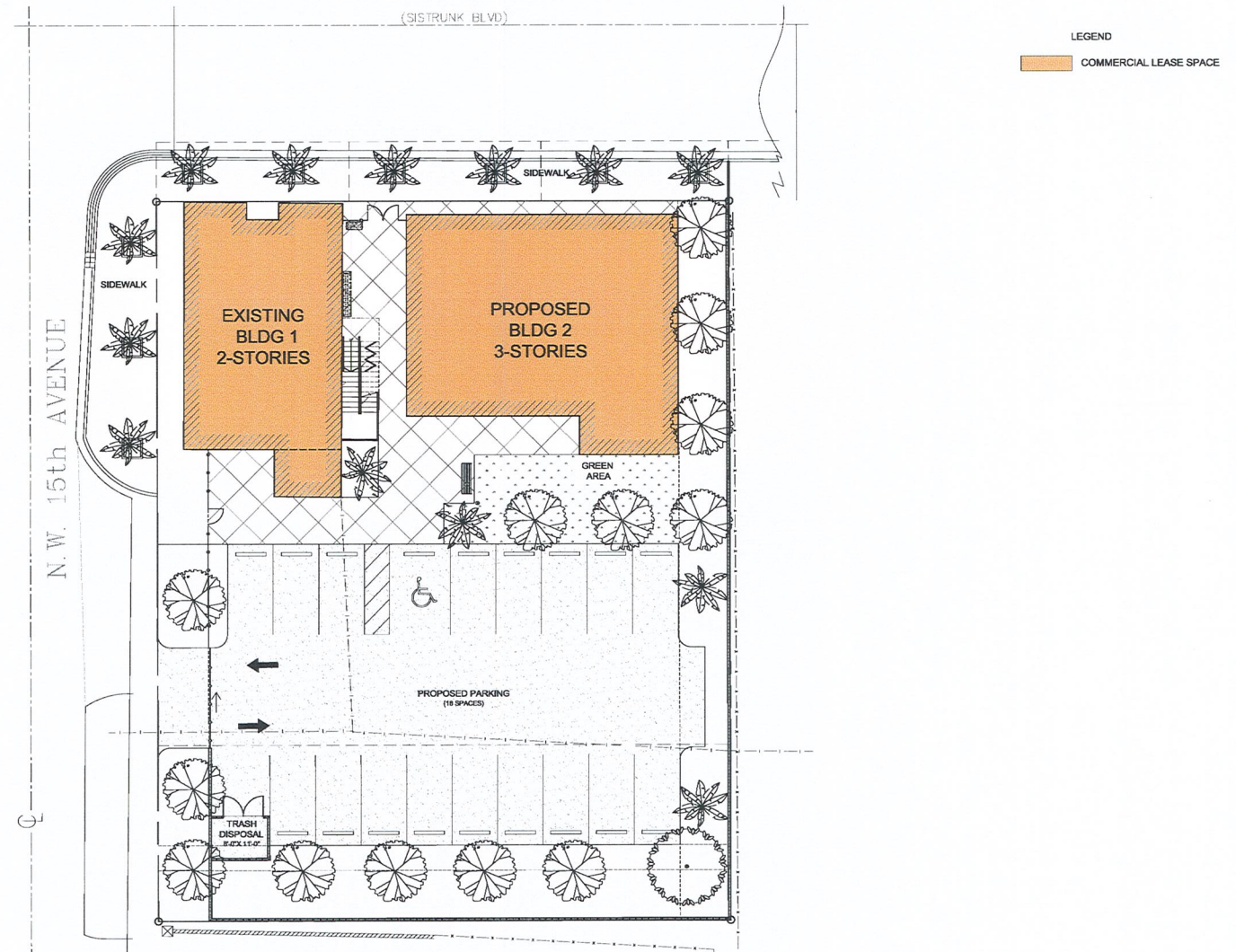
## Will Include:

Restaurant, Retail, Lounge and Rooftop Bar



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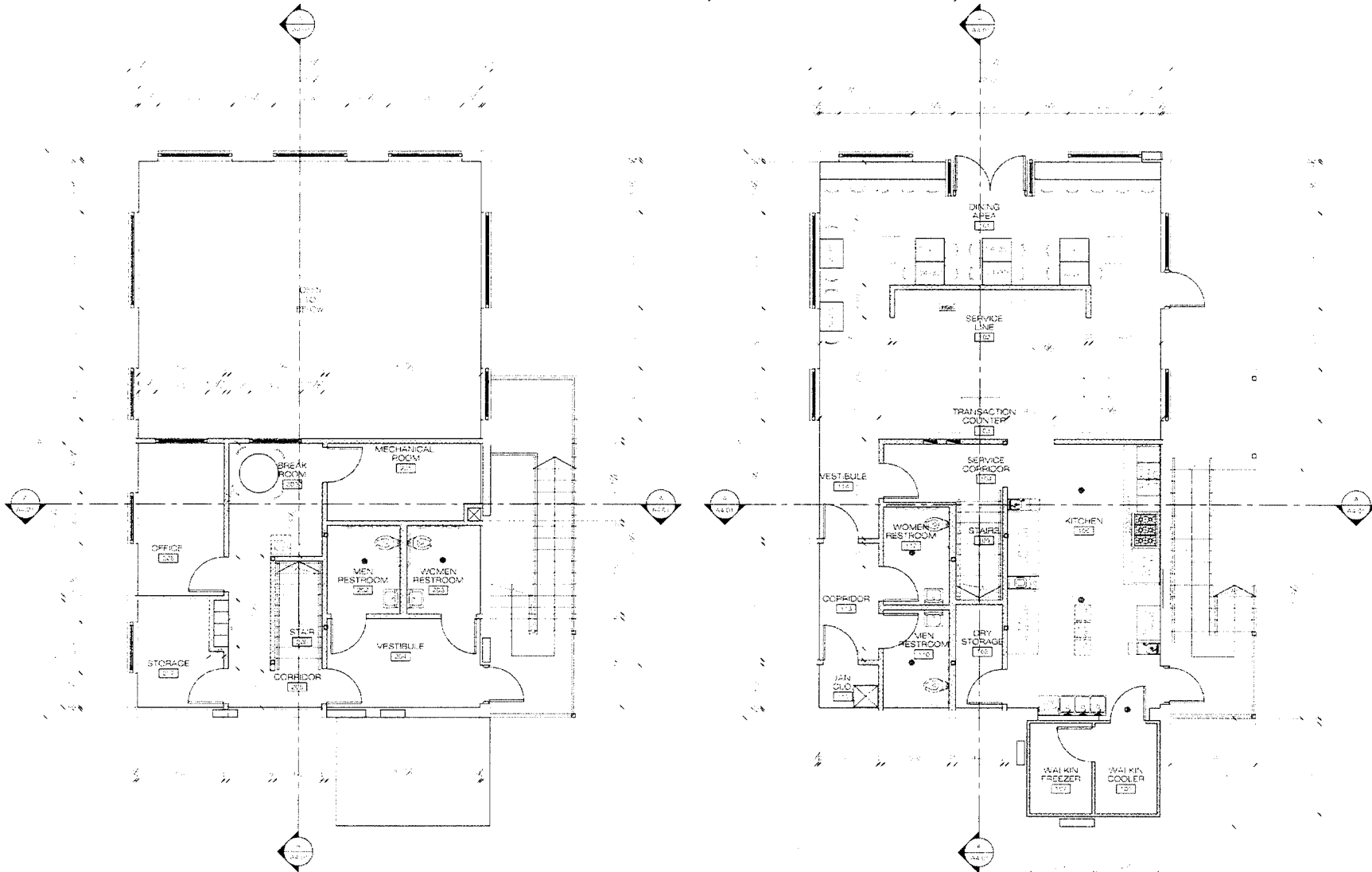
PROPOSED SITE PLAN PHASE 1 & PHASE 2  
SCALE: 1"=10'

Design2Form



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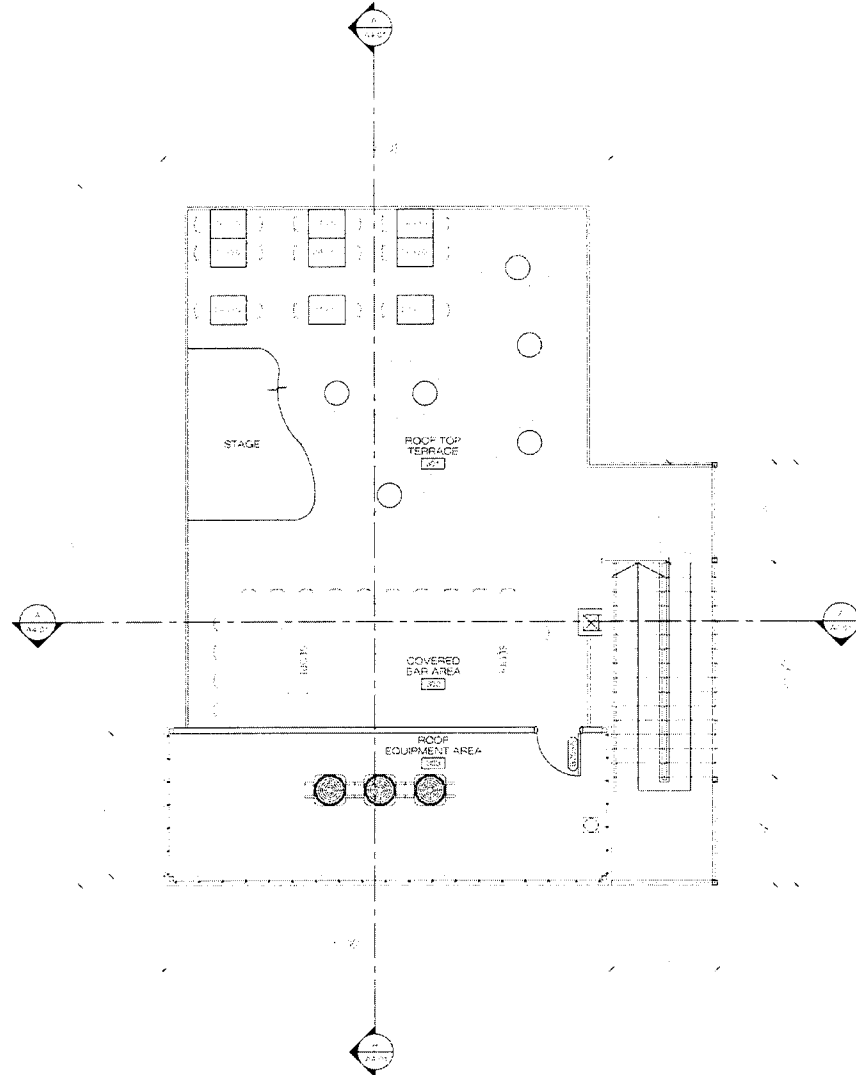
2 PROPOSED SECOND FLOOR PLAN

1 PROPOSED FIRST FLOOR PLAN

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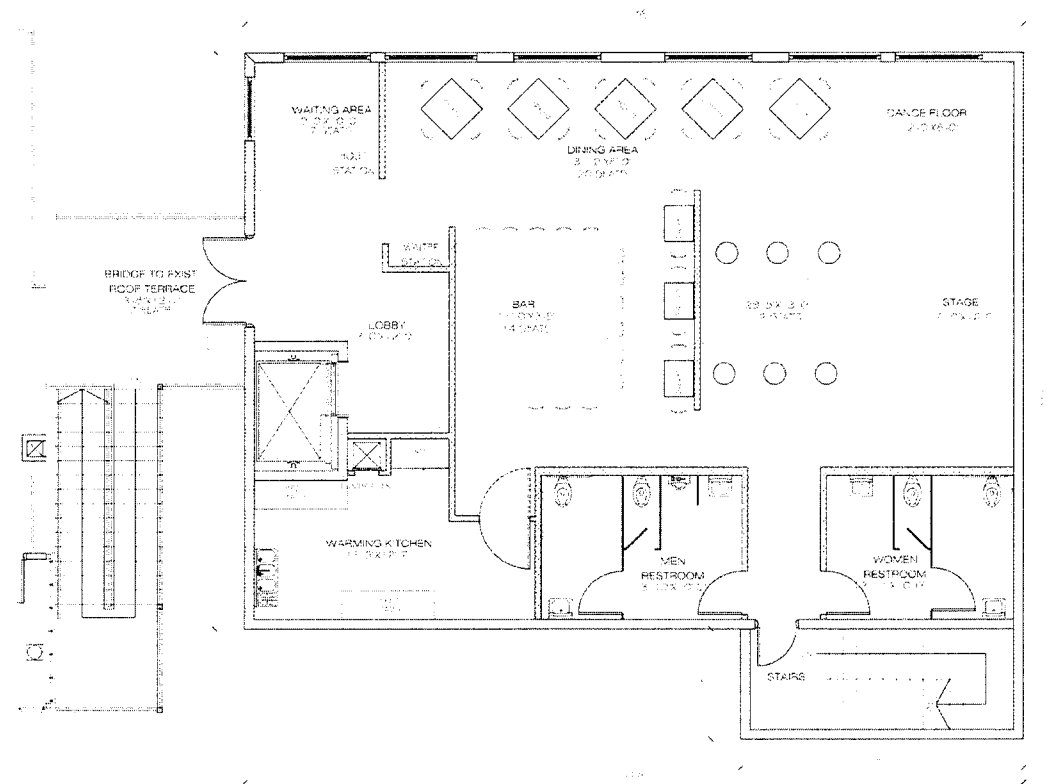


1 PROPOSED ROOF PLAN (PHASE 1)  
SCALE: 1/8" = 1'-0"

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1 PROPOSED THIRD FLOOR PLAN (PHASE 2)

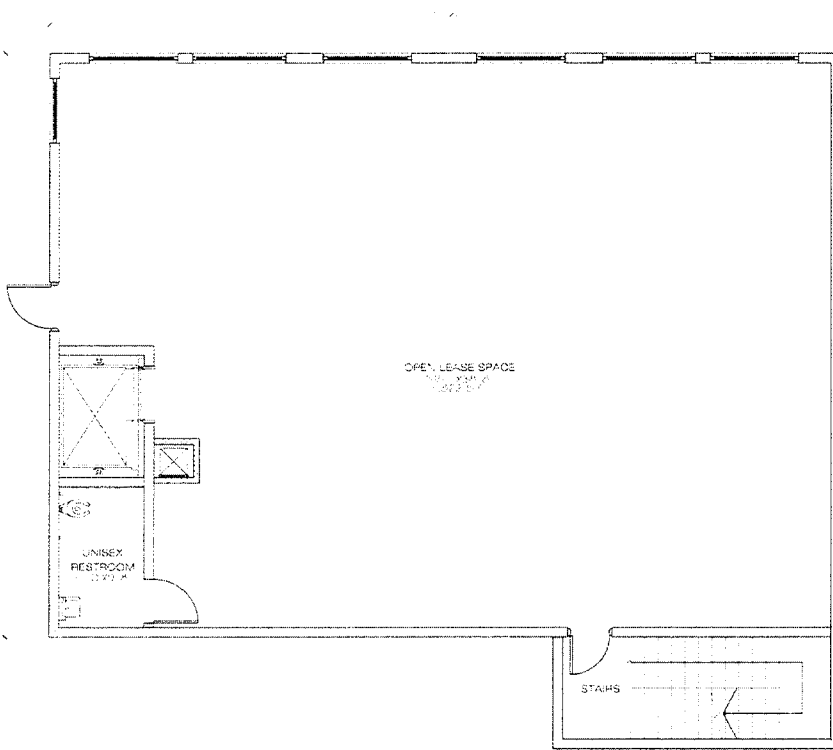


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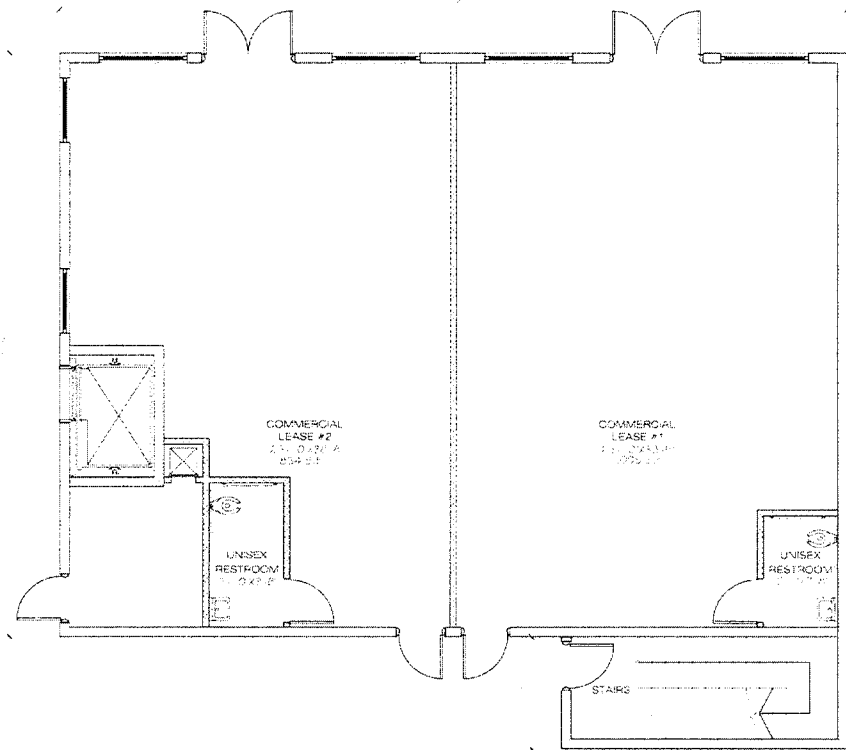


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2 PROPOSED SECOND & THIRD FLOOR PLAN (PHASE 2)



1 PROPOSED FIRST FLOOR PLAN (PHASE 2)

DesignForce



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1448 NW 6TH ST, FORT LAUDERDALE, FL 33311



3D RENDERING  
SCALE 1"=10'

Design2Form



# SISTRUNK PERFORMING ARTS INCUBATOR

## Phase III

1st Floor: 10, 052 S.F.

2nd Floor: 7,054 S.F.

3rd Floor: 8,117 S.F.

4th Floor: 8,403 S.F.

Total: 33,626 S.F.

## Will Include:

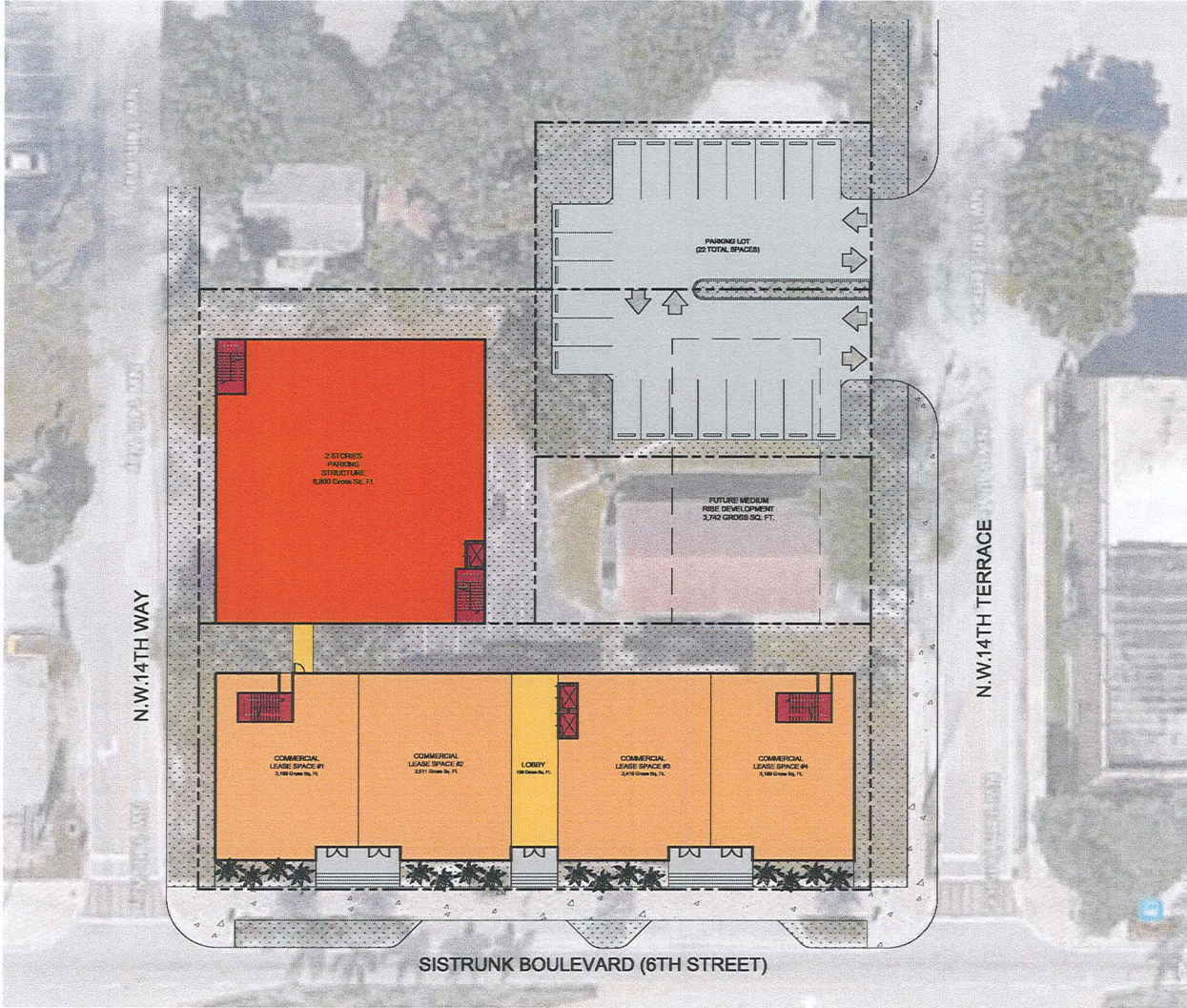
Retail, Performing Arts School, Artist Lofts ,  
Entertainment Terrace, Parking Garage and Surface Parking Lot

Design/Force



# SISTRUNK PERFORMING ARTS INCUBATOR

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- LEGEND
- LOBBY & CIRCULATION
  - PARKING STRUCTURE
  - ADMINISTRATION
  - LIVING SPACE
  - ARTIST STUDIOS
  - STAIRS/ ELEVATORS
  - TERRACE
  - COMMERCIAL LEASE SPACE

SITE PLAN  
SCALE: 1/16"=1'

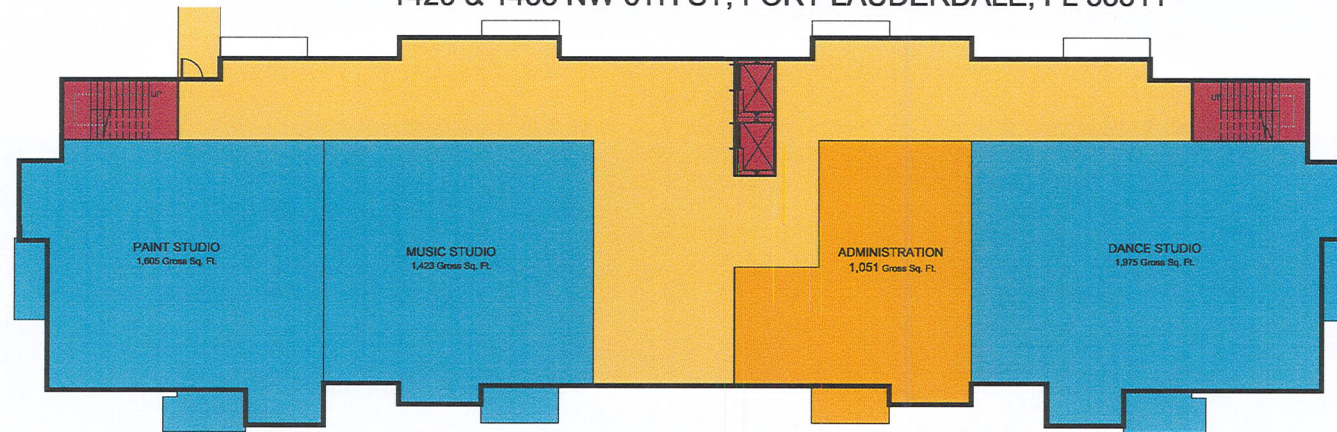


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# SISTRUNK PERFORMING ARTS INCUBATOR

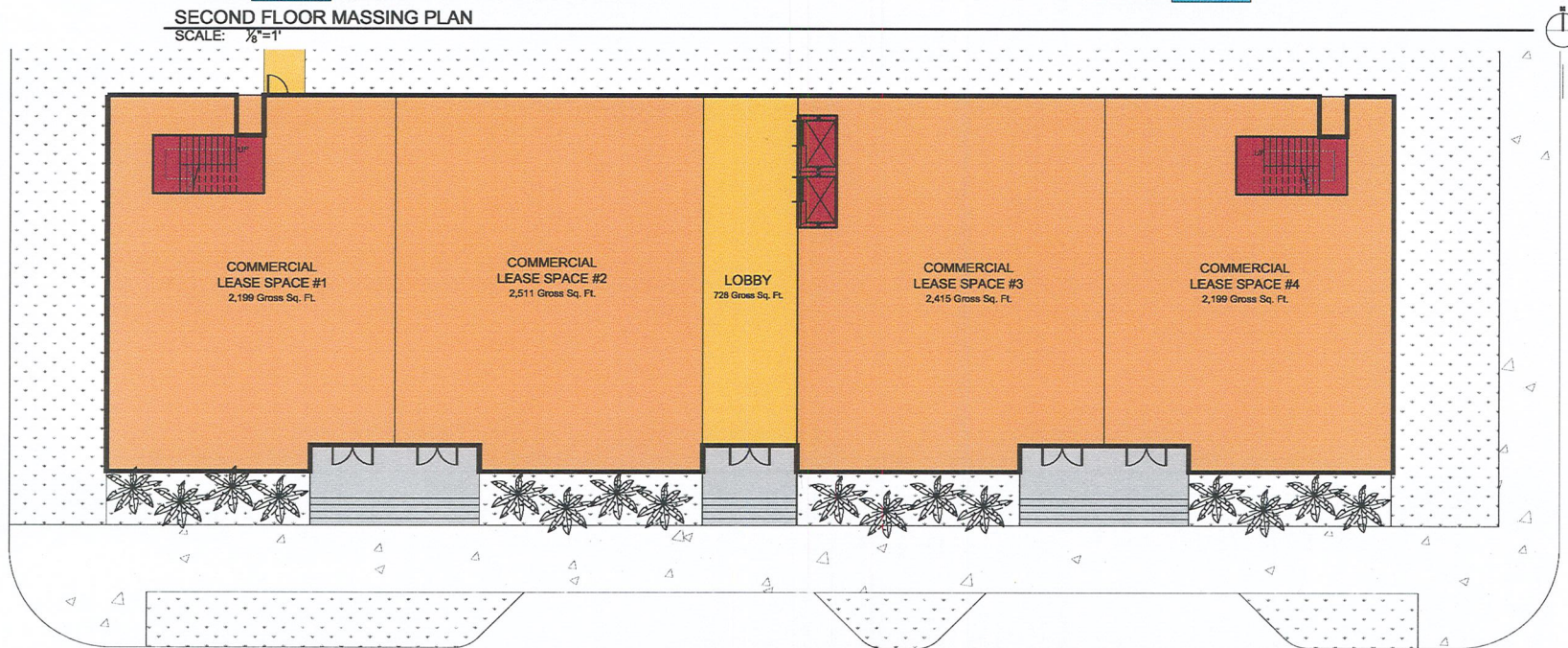
1429 & 1435 NW 6TH ST, FORT LAUDERDALE, FL 33311



## LEGEND

- LOBBY & CIRCULATION
- PARKING STRUCTURE
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- TERRACE
- COMMERCIAL LEASE SPACE

N.W.14TH WAY



N.W.14TH TERRACE

SISTRUNK BOULEVARD (6TH STREET)

Design2Form

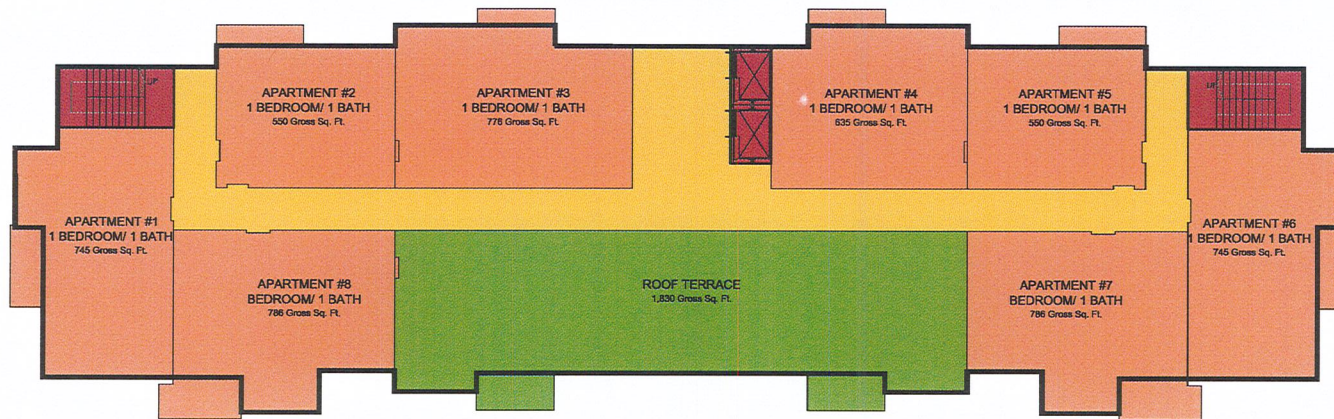


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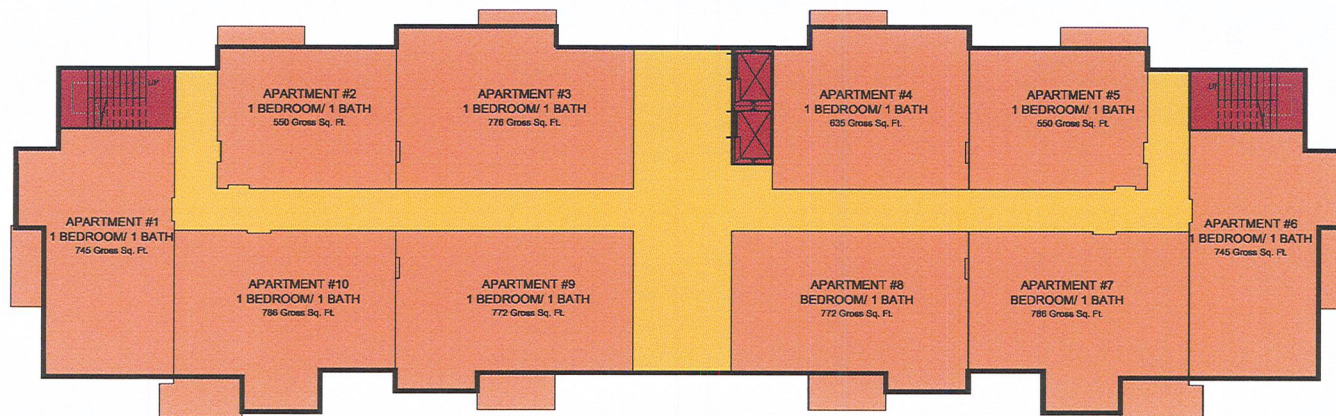
## LEGEND

- LOBBY & CIRCULATION
- PARKING STRUCTURE
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- COMMERCIAL LEASE SPACE



FOURTH FLOOR MASSING PLAN

SCALE: 1/8"=1'



THIRD FLOOR MASSING PLAN

SCALE: 1/8"=1'



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3D RENDERING  
N.T.S.

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