



CROWN CENTER

1475 W Cypress Creek Blvd, Fort Lauderdale, FL 33309



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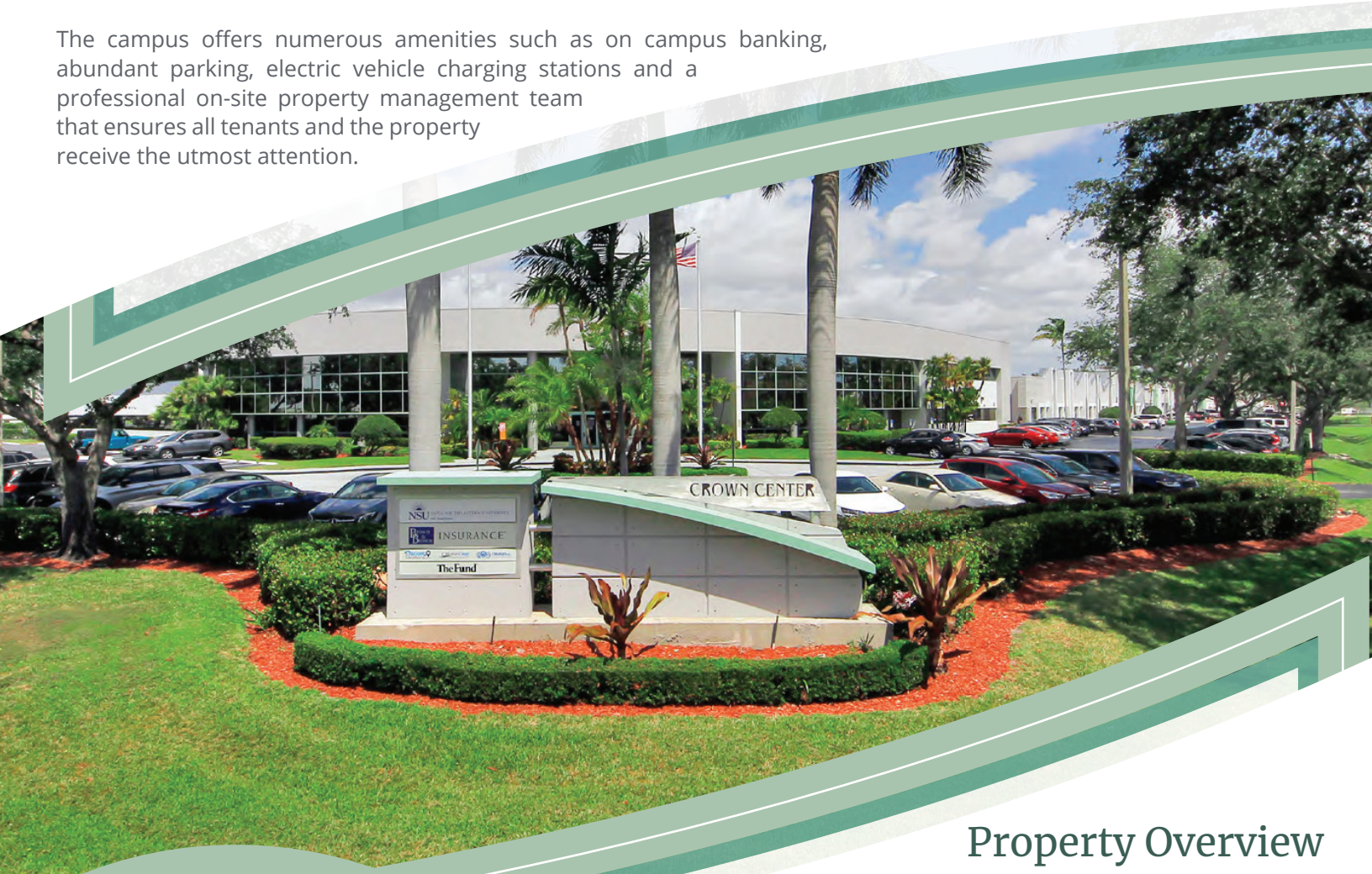
Property Managed By:



Crown Center

Crown Center is an uptown, low-rise green office campus situated on 24 acres fronting Cypress Creek Road in Fort Lauderdale, Florida. The campus consists of six buildings and is home to several notable corporate tenants. Strategically located just west of Interstate-95, Crown Center is surrounded by restaurants, hotels, and across from the Fort Lauderdale Executive Airport, which is the eighth-busiest General Aviation center in the United States.

The campus offers numerous amenities such as on campus banking, abundant parking, electric vehicle charging stations and a professional on-site property management team that ensures all tenants and the property receive the utmost attention.



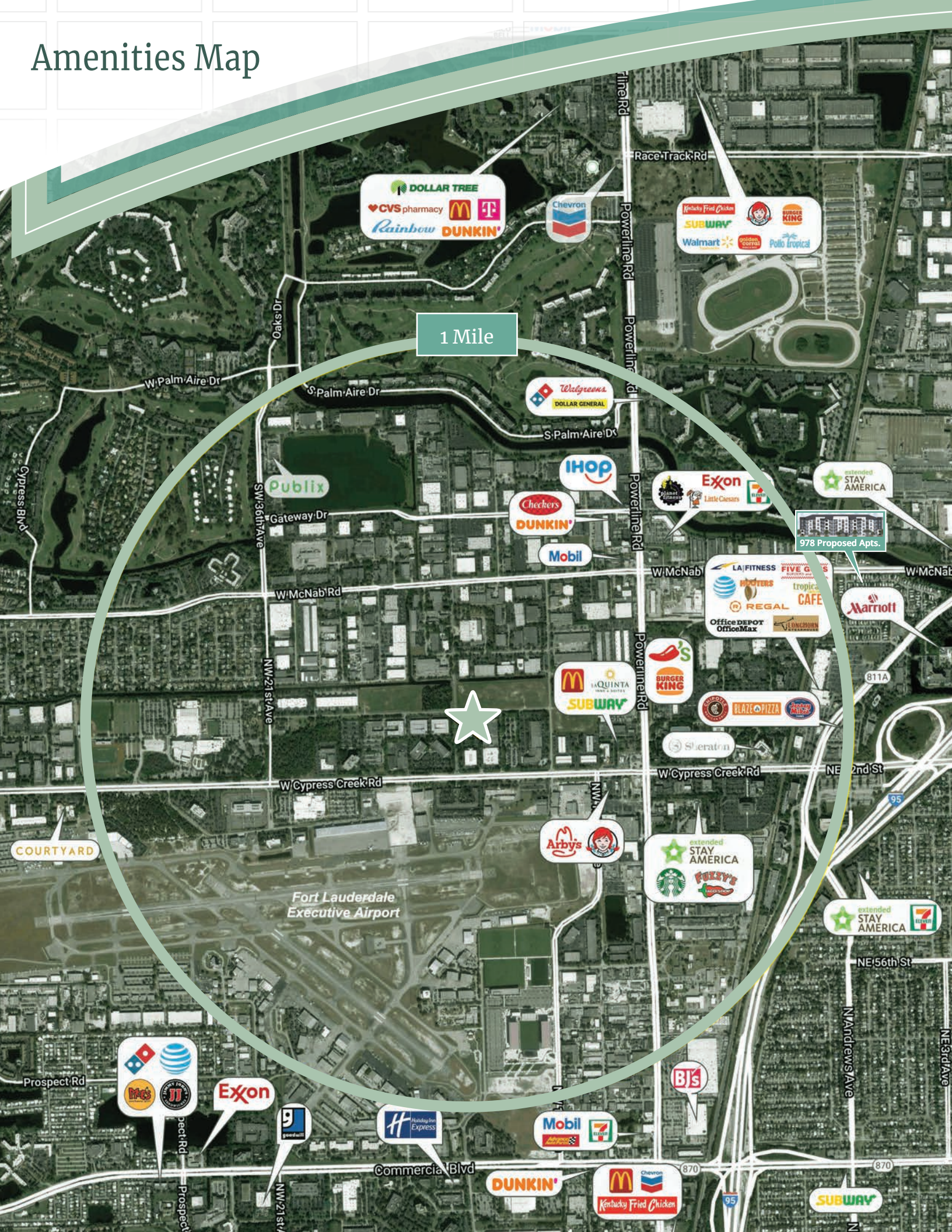
Features

- Class “A” tenant finishes
- On campus banking
- Quick and convenient access to I-95 and Florida’s Turnpike
- Restaurants, banks & hotels within 1 mile
- Separately metered electric
- LEED certified (Existing Building: Operation & Maintenance)
- Key card (24/7) access
- On-site Property Management
- Workstations may be available

Property Overview

Building Size	68,472 SF
Availability	Suite 200 - 5,193 SF <i>(Page 4)</i> Suite 204B - 5,095 SF <i>(Page 5)</i> Suite 204 - 7,322 SF <i>(Page 6)</i> Combined - 18,255 SF <i>(Page 7)</i>
Year Built	1984; Renovated 2001
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	9.8%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$13.66 +electric

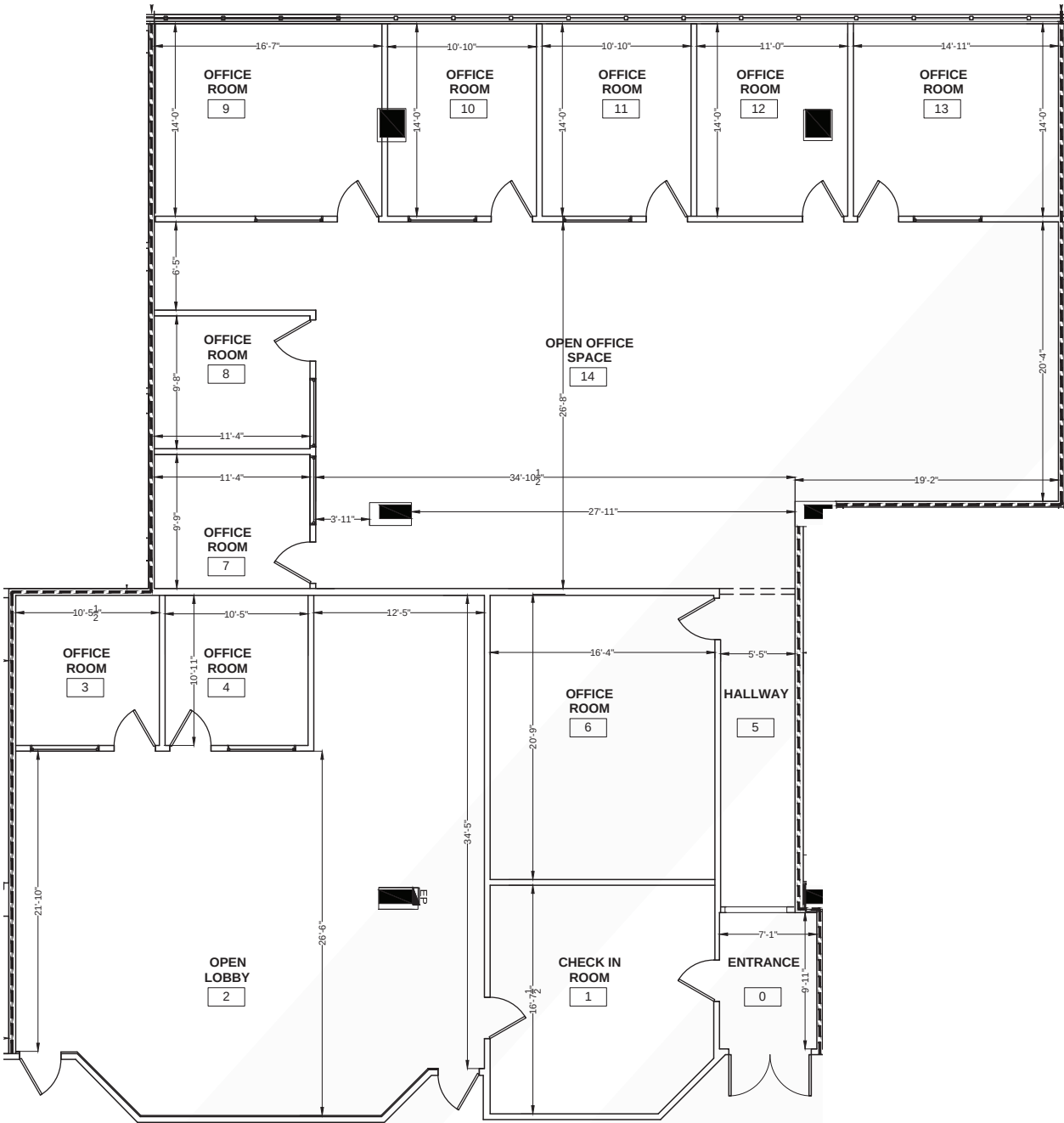
Amenities Map



Suite #200 | 5,193 SF

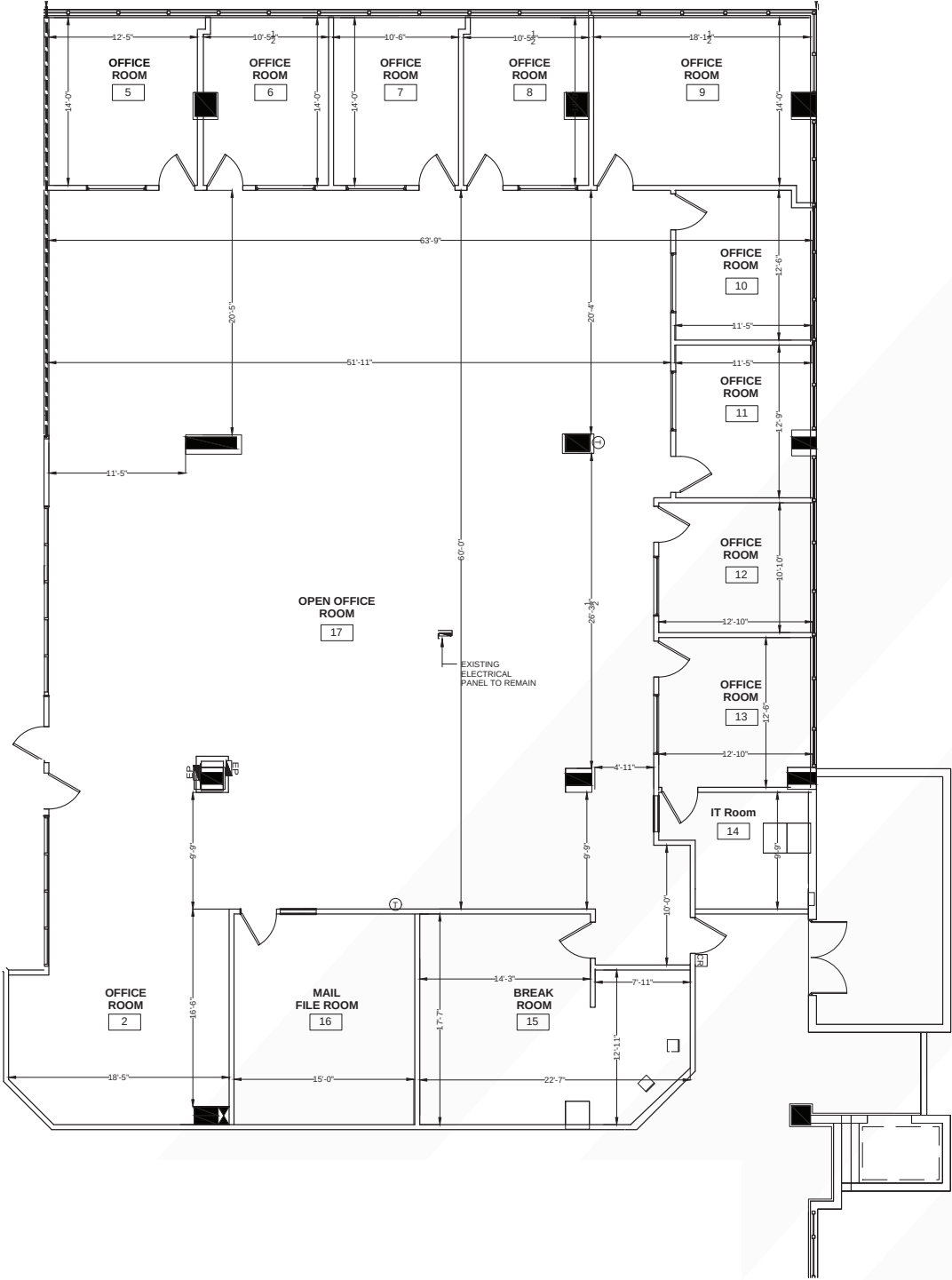
Floor Plan

Suite #204B | 5,095 SF



Floor Plan

Suite #204 | 7,322 SF



Floor Plan

Suites #200/204B/204 | 18,255 SF

Suite #200

Suite #204B

Suite #204





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