

±65,353 SF

Partial 1st Floor &
Entire 2nd Floor Available



CROWN CENTER

1415 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 one of the busiest General Aviation airports in the United States.

The Campus offers numerous amenities such as on campus banking, tenant amenity hub, 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

- New tenant amenity hub with tenant lounge, conference rooms, training room and yoga studio
- Class A tenant finishes
- Foreign Trade Zone
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- Electric vehicle charging stations
- Key card (24/7) access
- On-site Ownership/Property Management
- Ability to add dock and/or grade level doors

Property Overview

Suite Number	Suite 175 - First Floor Full Second Floor
SF Available	±19,569 SF <i>(First Floor) (Page 5)</i> ±45,784 SF <i>(Second Floor) (Page 6)</i>
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	8.85%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$12.47 +electric

Lounge Rendering



Opening Q1 2026



Yoga Studio Rendering

Images are a representation of the proposed design and are subject to change.

Atlantic Blvd

Residential Legend



1 Mile

SW 36th Ave

NW 21st Ave

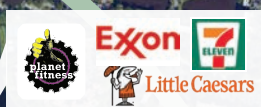
McNab Rd

W Cypress Creek Rd

Powerline Rd

Commercial Blvd

INTERSTATE 95

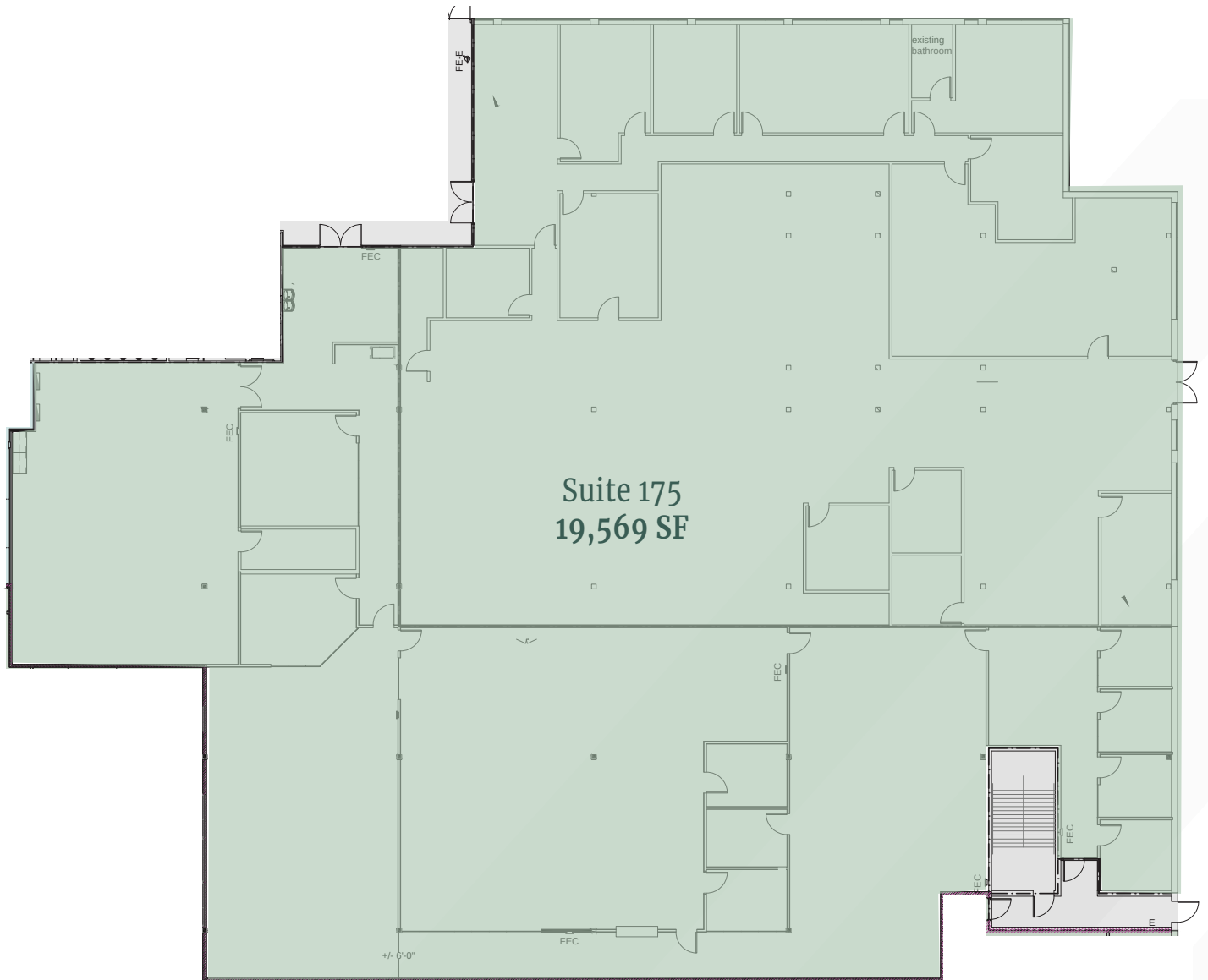


Avery Cypress Crk
200 Apts. - Under Construction



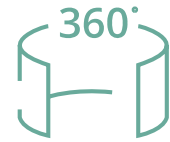
Floor Plan

Suite 175 | 19,569 SF

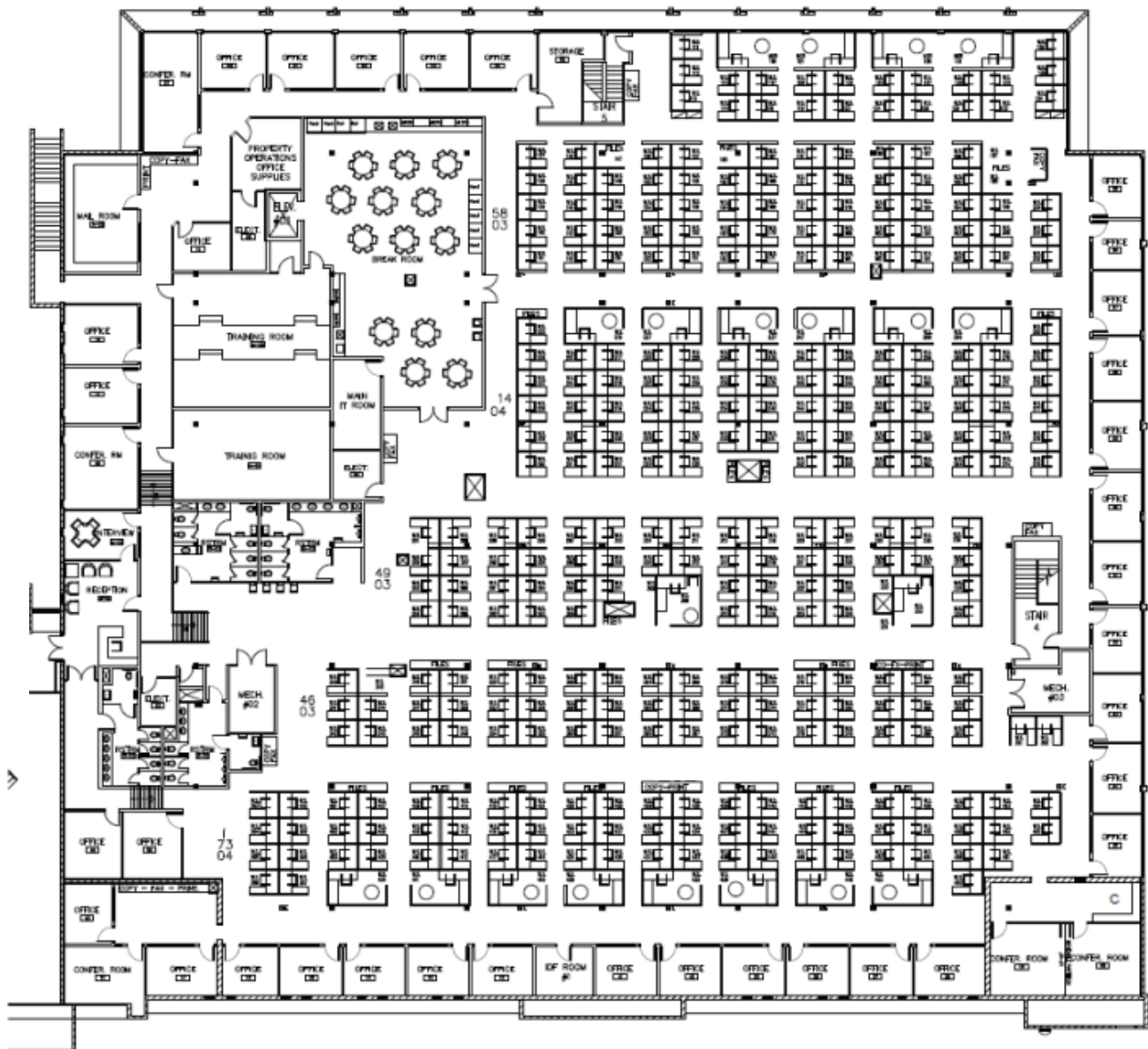


Floor Plan

Full Second Floor | 45,784 SF



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