

±5,153 – 17,810 SF
Ready for Occupancy



CROWN CENTER

1475 W Cypress Creek Blvd, Fort Lauderdale, FL 33309



Sal Bonsignore, SIOR, CCIM
Senior Vice President
+1 954 652 4608
sal.bonsignore@colliers.com

Ronald Schagrin
Vice President
+1 954 214 2279
ronald.schagrin@colliers.com

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
- 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

Availability	Suite 200 - 5,252 SF <i>(Page 4)</i> Suite 204B - 5,153 SF <i>(Page 5)</i> Suite 204 - 7,405 SF <i>(Page 6)</i> Combined - 17,810 SF <i>(Page 7)</i>
Year Built	1984; Renovated 2001
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	11.15%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$13.66 +electric

Lounge Rendering



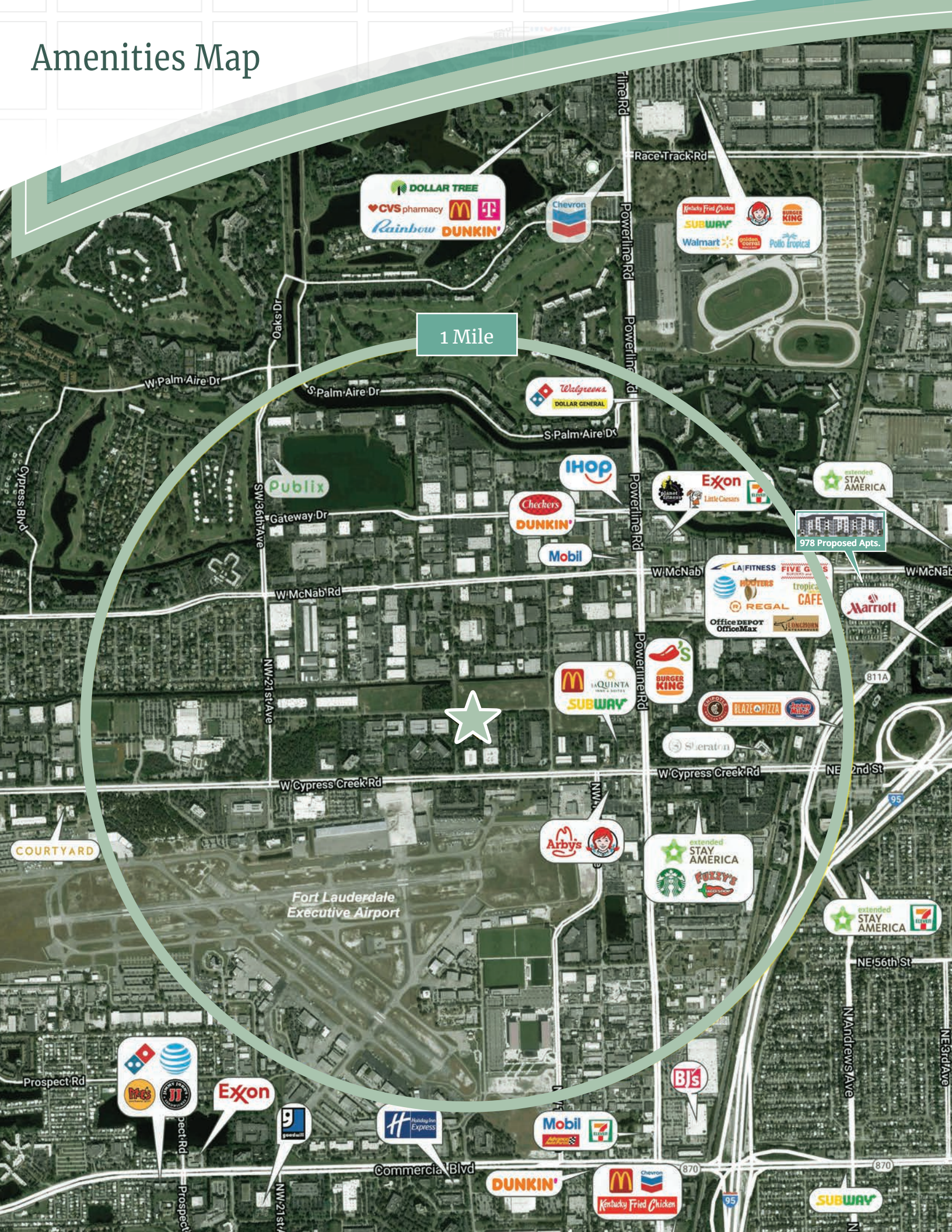
Opening Q1 2026



Yoga Studio Rendering

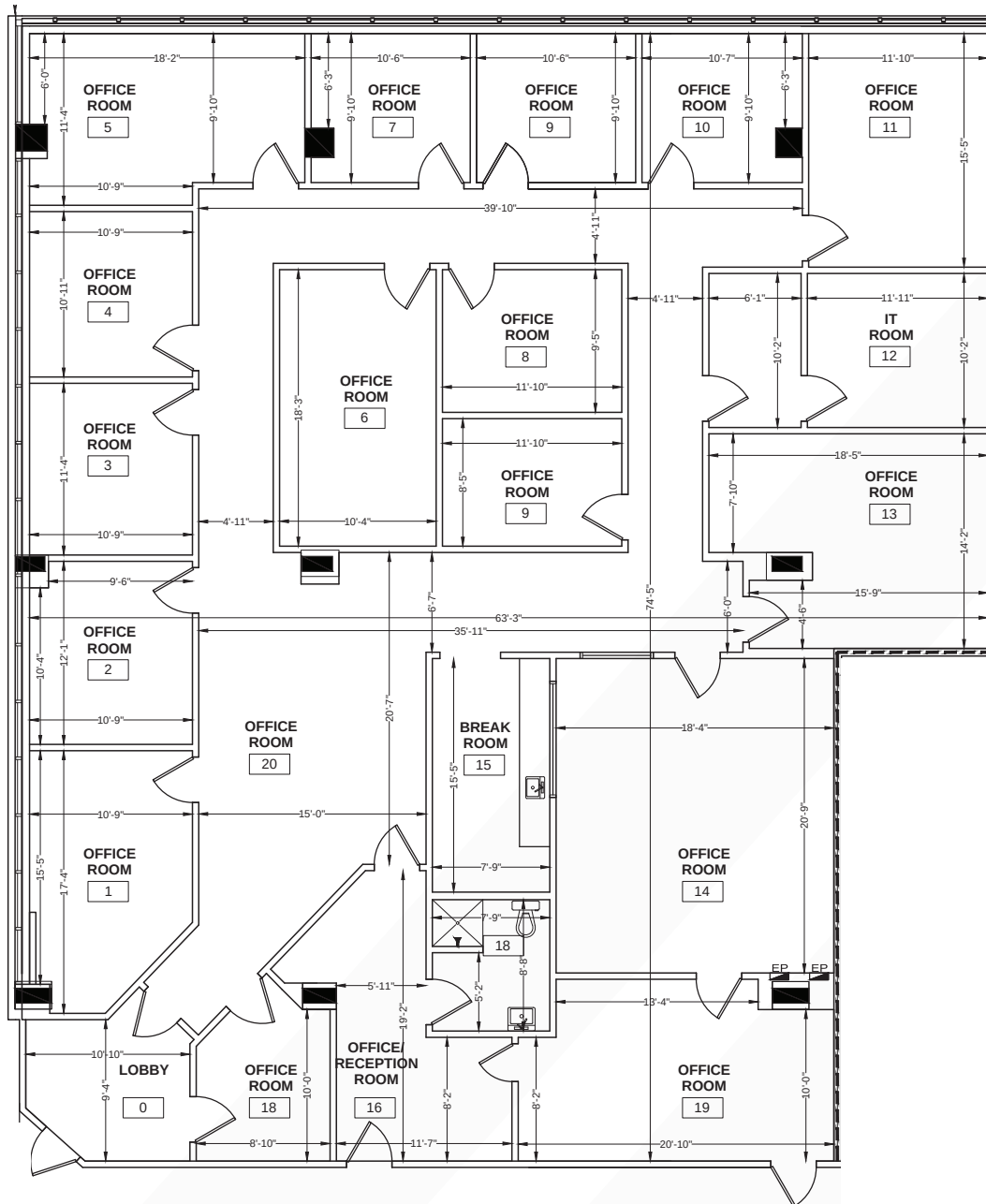
Images are a representation of the proposed design and are subject to change.

Amenities Map



Floor Plan

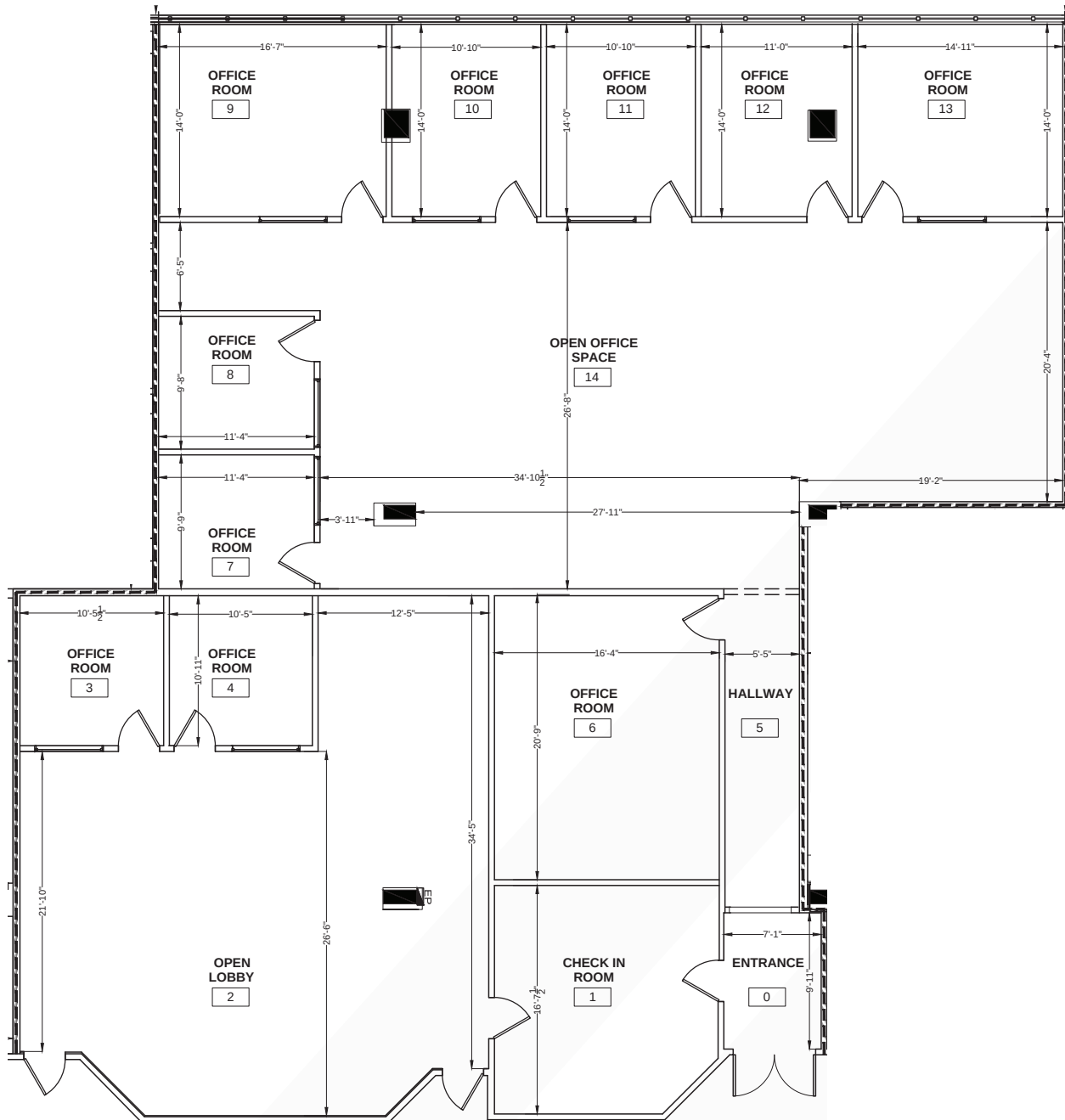
Suite #200 | 5,252 SF



Can be combined with Suite 204B for
a total of 10,405 SF

Floor Plan

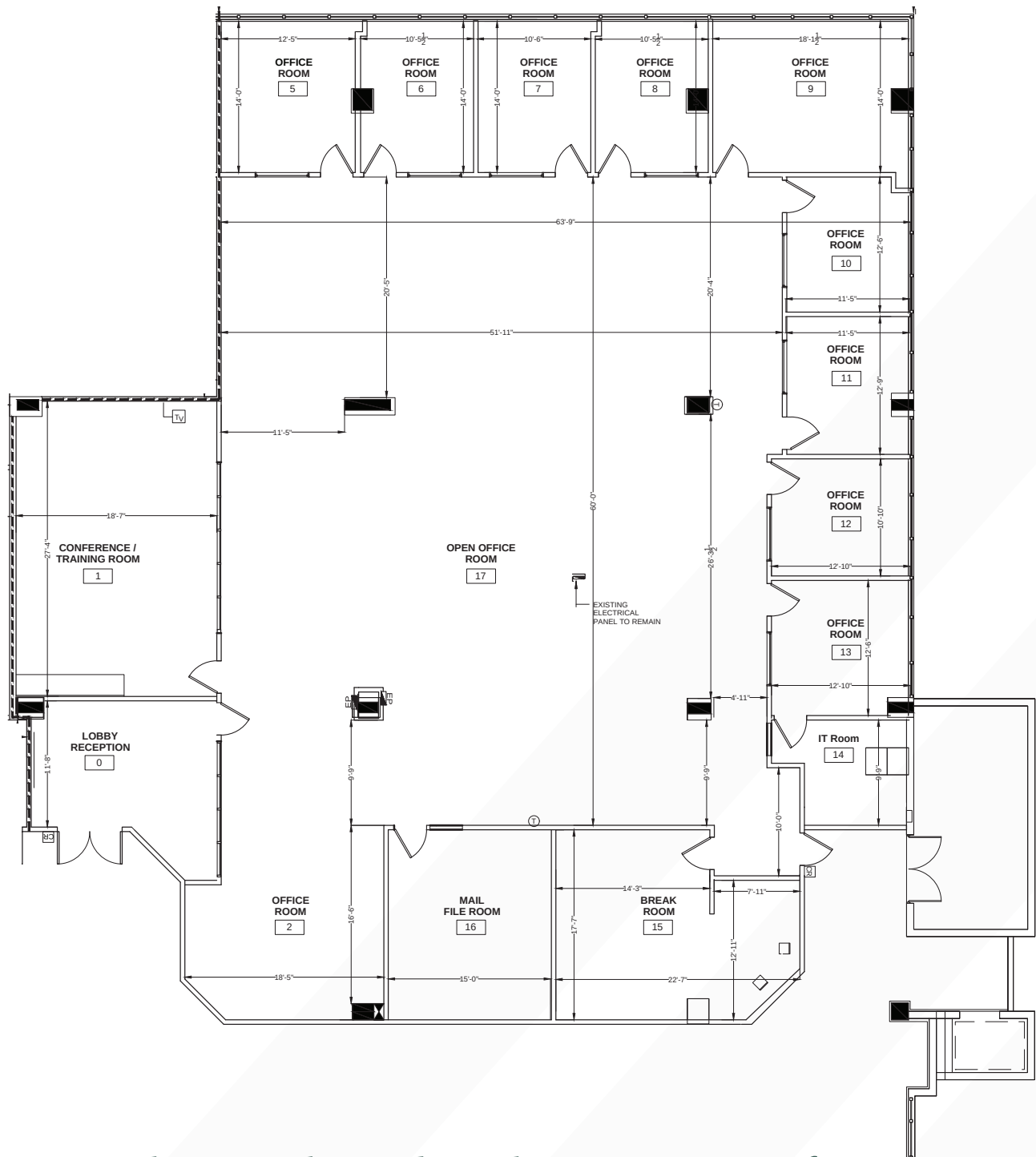
Suite #204B | 5,153 SF



Can be combined with Suite 204 for a total
of 12,558 SF

Floor Plan

Suite #204 | 7,405 SF



Can be combined with Suite 204B for
a total of 12,558 SF

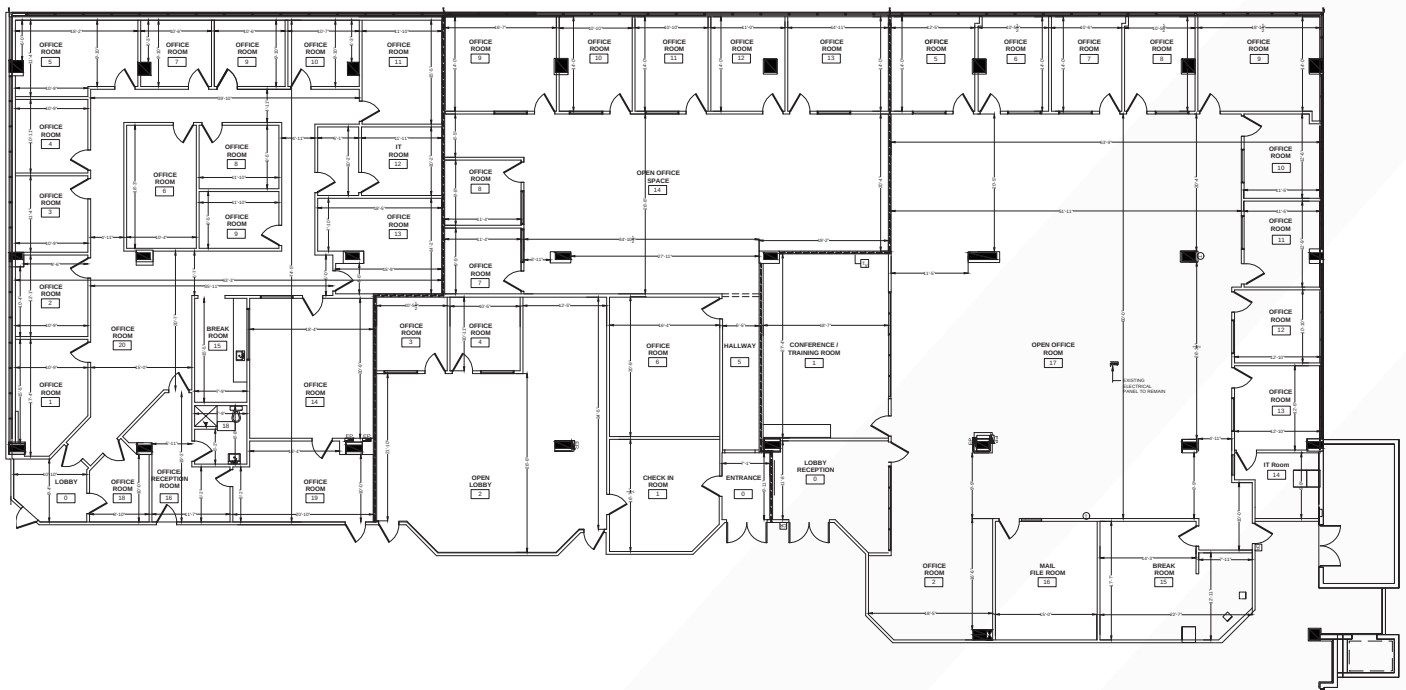
Floor Plan

Suites #200/204B/204 | 17,810 SF

Suite #200

Suite #204B

Suite #204



Suite 200 & 204B = 10,405 SF

Suite 204 & 204B = 12,558 SF

Suite 200, 204 & 204B = 17,810 SF



[VIEW WEBSITE](#)



Sal Bonsignore, SIOR, CCIM
Senior Vice President
+1 954 652 4608
sal.bonsignore@colliers.com

Ronald Schagrin
Vice President
+1 954 214 2279
ronald.schagrin@colliers.com

Property Managed By:



Colliers International Florida, LLC, 200 E Broward Blvd, Suite 120, Fort Lauderdale, FL 33301

Copyright © 2025 Colliers International Florida, LLC. The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

Rev: 08.13.25