



CROWN CENTER

1451 W Cypress Creek Blvd, Fort Lauderdale, FL 33309



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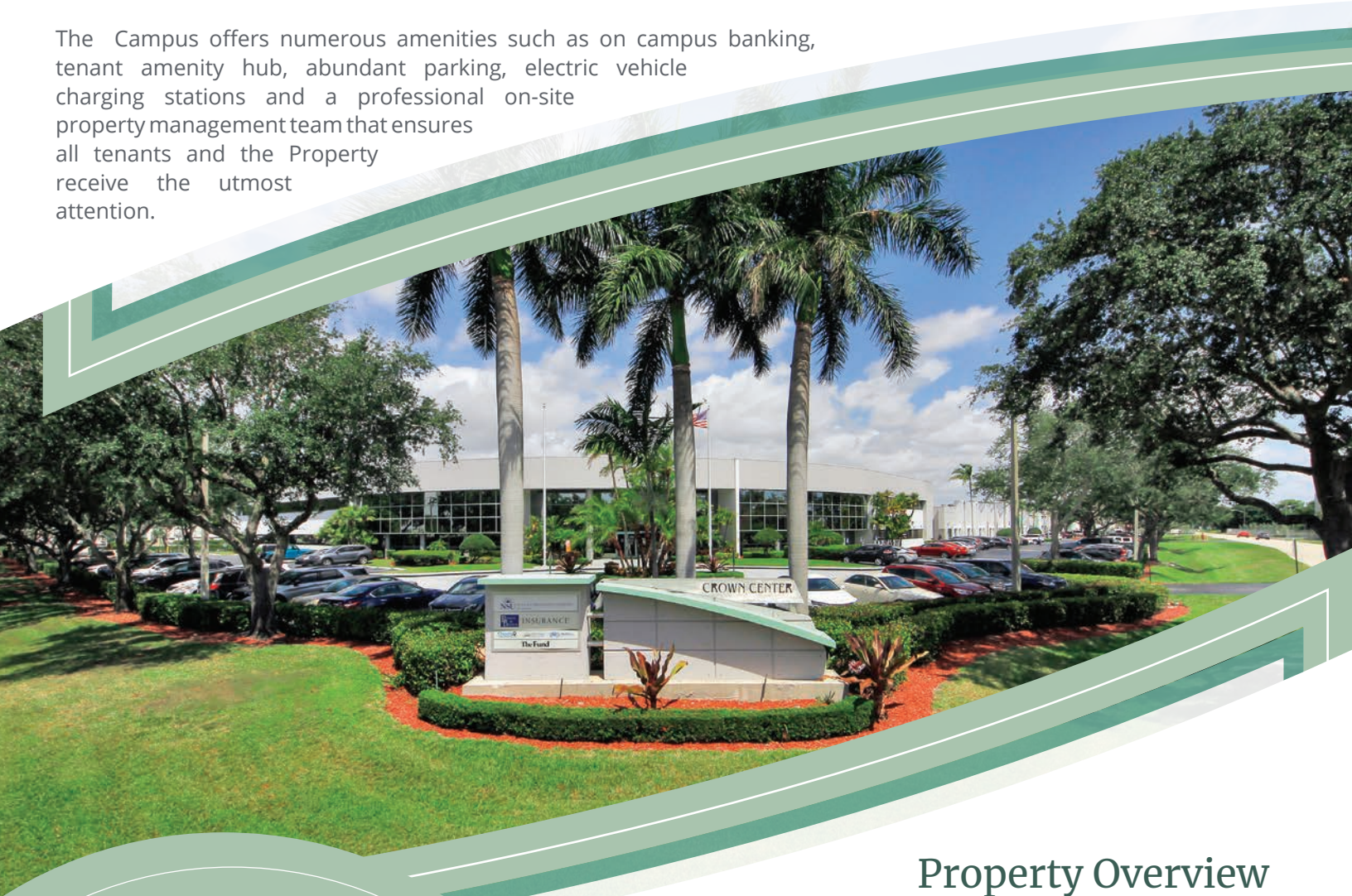
Property Managed By:



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
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- LEED certified (Existing Building: Operation & Maintenance)
- Key card (24/7) access
- On-site Property Management
- Impact resistant glass

Property Overview

Availability	Suite 200 - ±4,016 - 6,919 SF <i>(Page 4)</i> Suite 201 - 2,010 SF <i>(Page 5)</i> Suite 212 - ±5,978 or 7,213 SF <i>(Page 6)</i>
Year Built	1986; Renovated 2001
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	11.05%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$13.42 + electric

Lounge Rendering



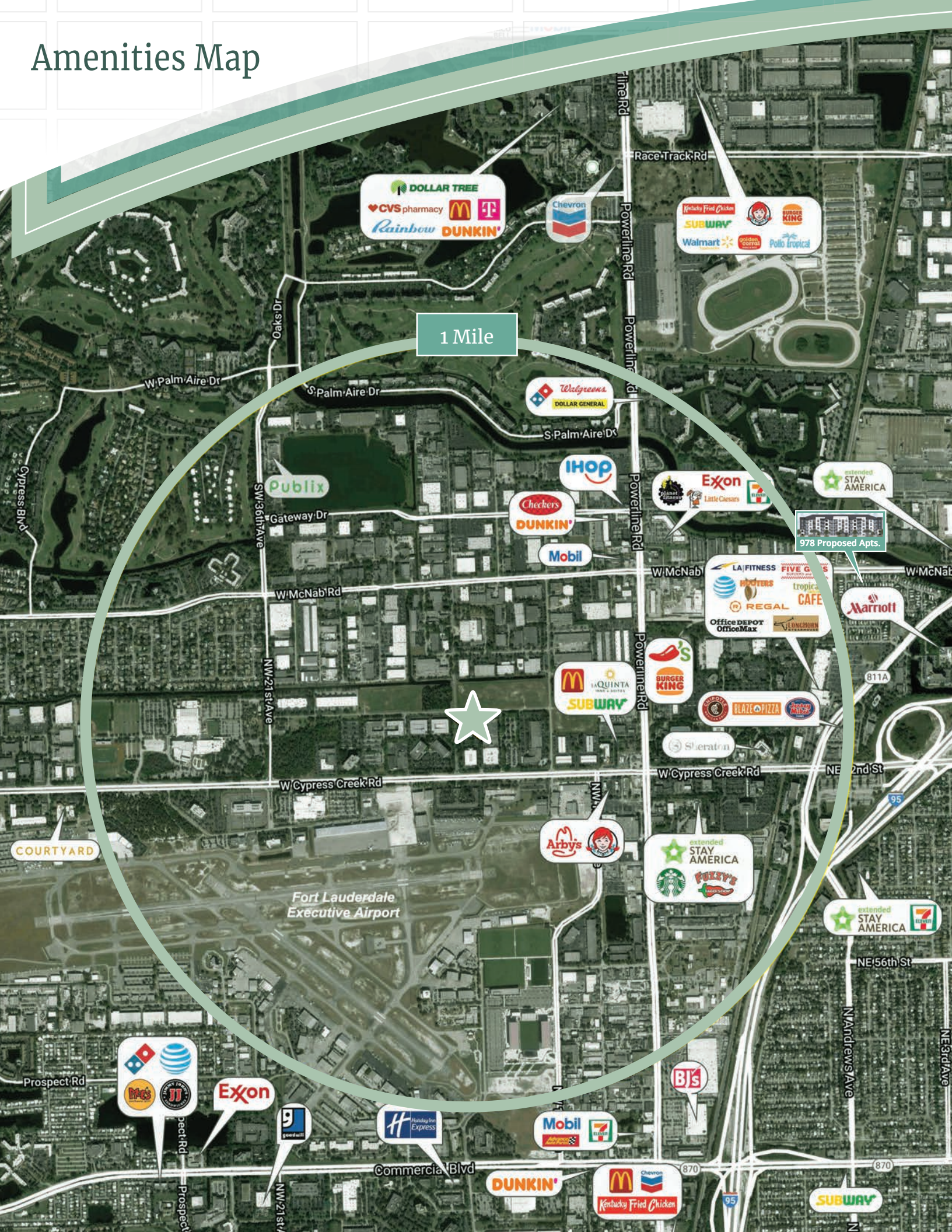
Opening Q1 2026



Yoga Studio Rendering

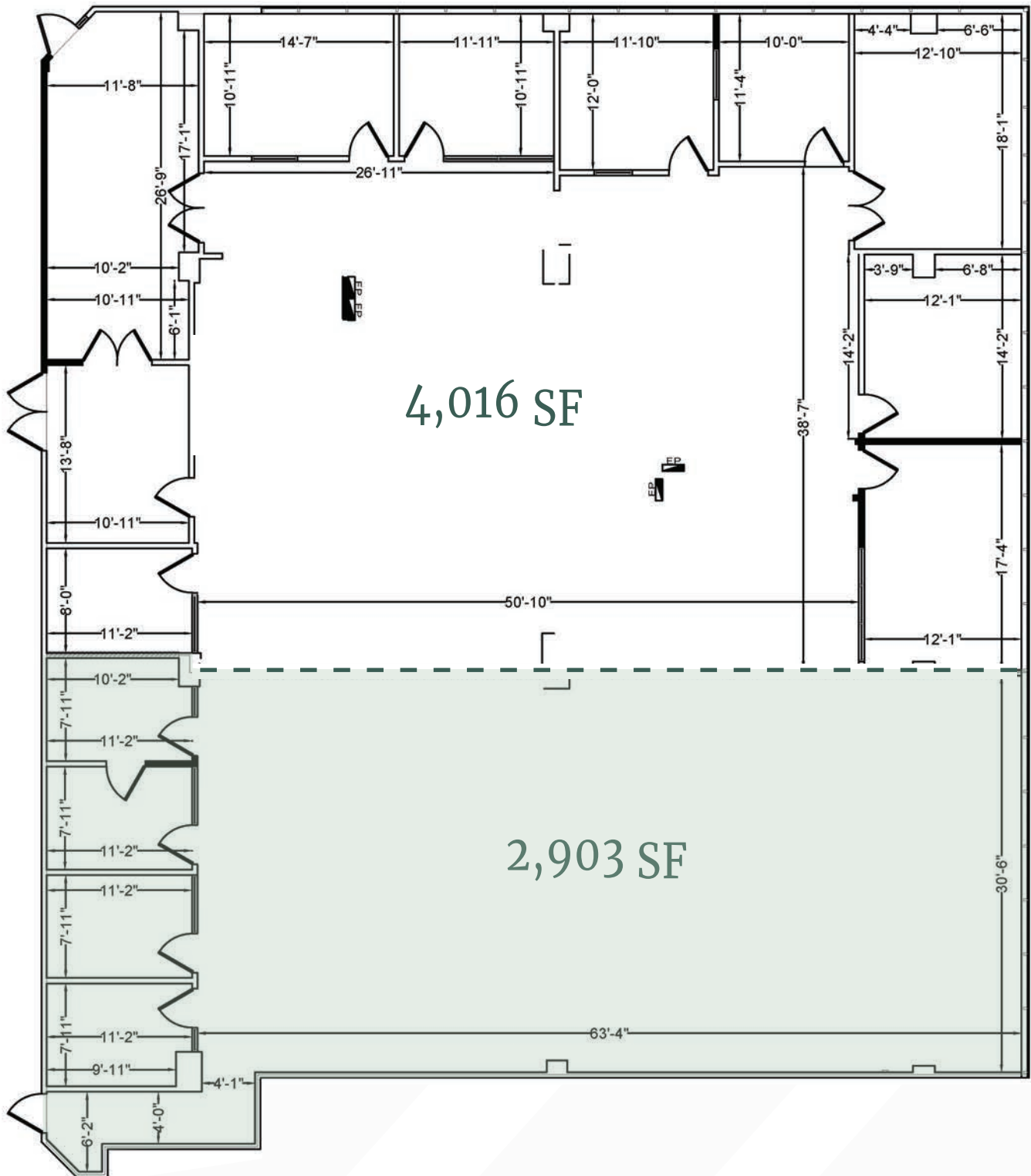
Images are a representation of the proposed design and are subject to change.

Amenities Map



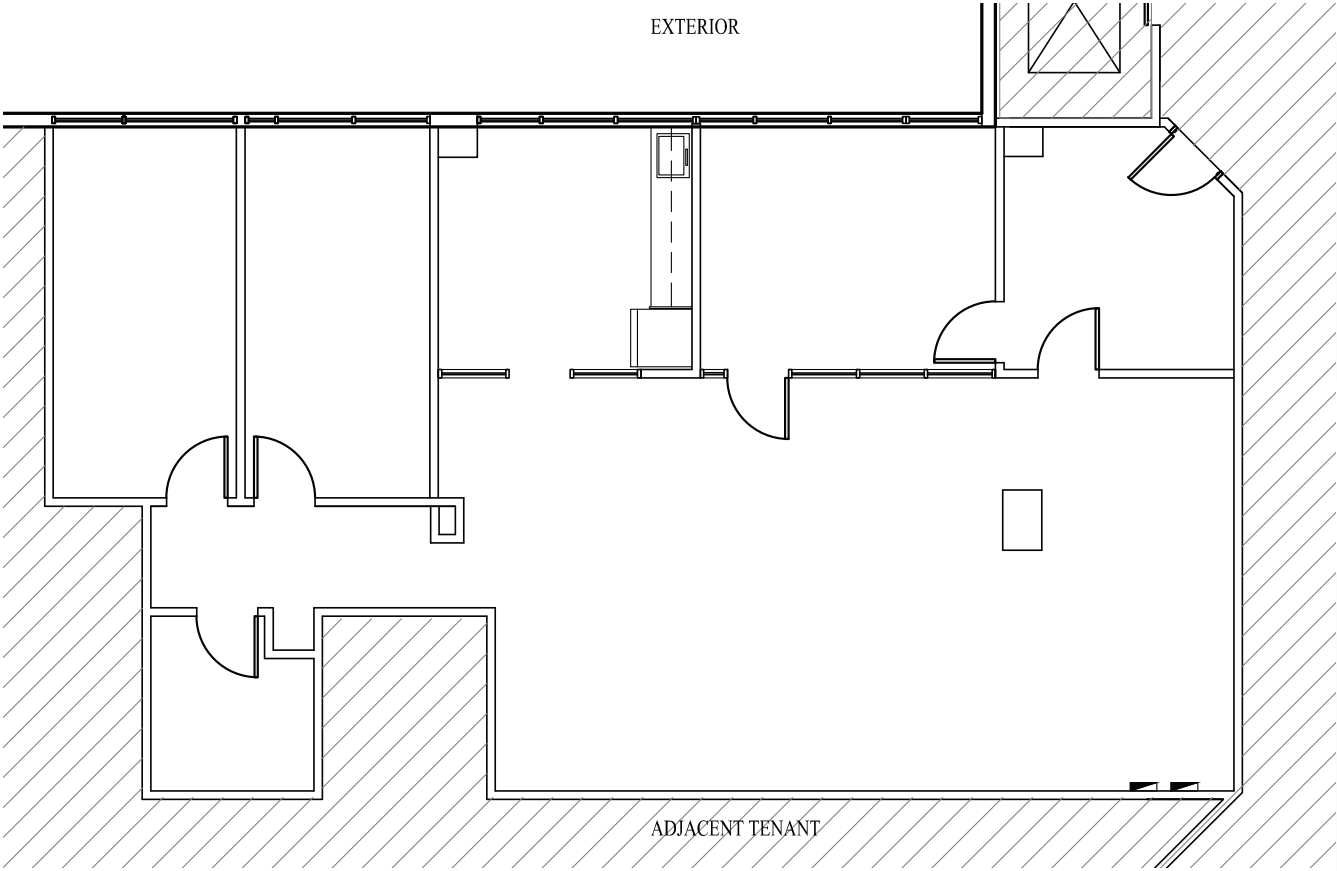
Floor Plan

Suite #200 | ±4,016 - 6,919 SF



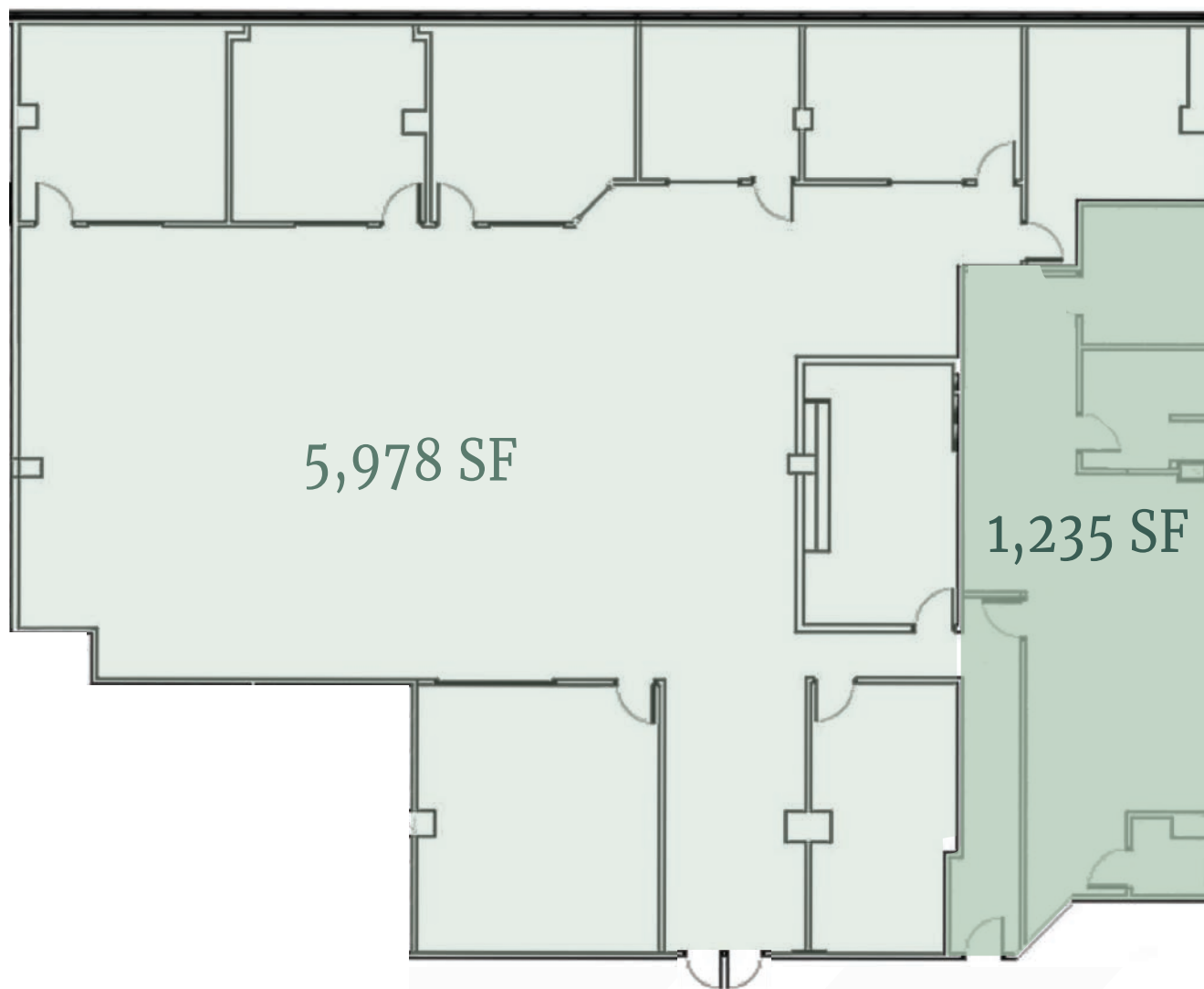
Floor Plan

Suite #201 | 2,010 SF



Floor Plan

Suite #212 | $\pm 5,978$ or $7,213$ SF





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