±44,141 SF – ±50,712 SF

Office • Studio • Production • Flex

Crown Center

A rare opportunity to lease a one-of-a-kind South Florida corporate headquarters with integrated media production studios, currently occupied by a Fortune 500 media and entertainment company. The facility is currently configured with executive offices, collaborative workspace, production studios with up to 24' clear ceiling height, podcast facilities, editing suites, control rooms, engineering areas, and operational support space within a highly efficient, interconnected environment.

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.



CROWN CENTER

1401 W Cypress Creek Road, Fort Lauderdale, FL 33309

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Property Managed By:
Midgard Management

Property Overview

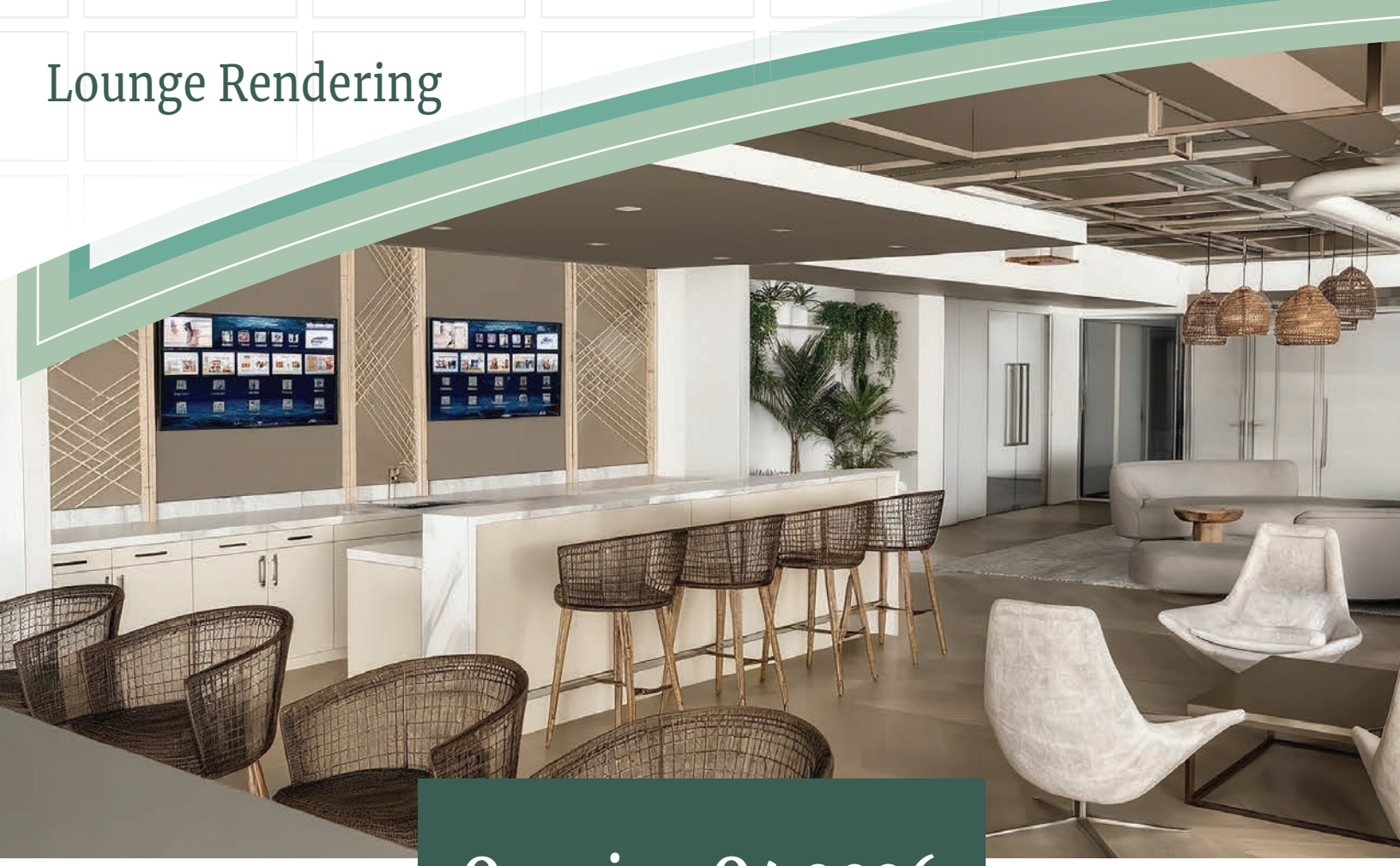


Features

- New tenant amenity hub with tenant lounge, conference rooms, training room and yoga studio opening Q4 2026
- Class A tenant finishes
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- Key card (24/7) access
- On-site Property Management
- Impact resistant glass

Suite Number/Floor	Partial 1st Fl & Full 2nd Fl - ±44,141 SF An additional contiguous ±6,571 SF on the 1st fl available totaling ±50,712 SF
SF Available	±44,141 SF - ±50,717 *(Page 5 & 6)*
Year Built	1980; Renovated 2009
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	6.25%
Parking	4.00/1,000 SF
Rental Rate	$24.00 PSF, NNN
2026 OPEX	$13.05 +electric

Lounge Rendering

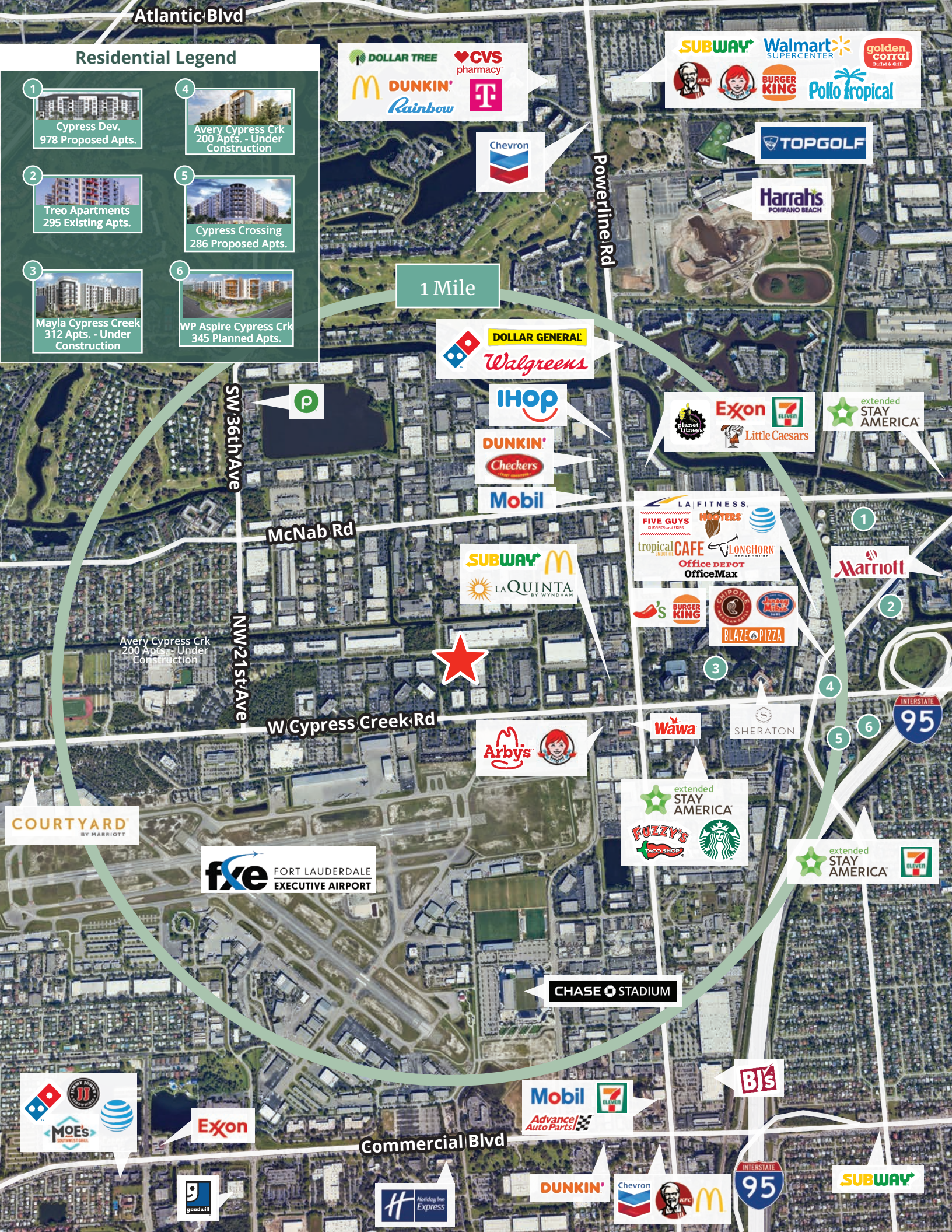


Opening Q4 2026



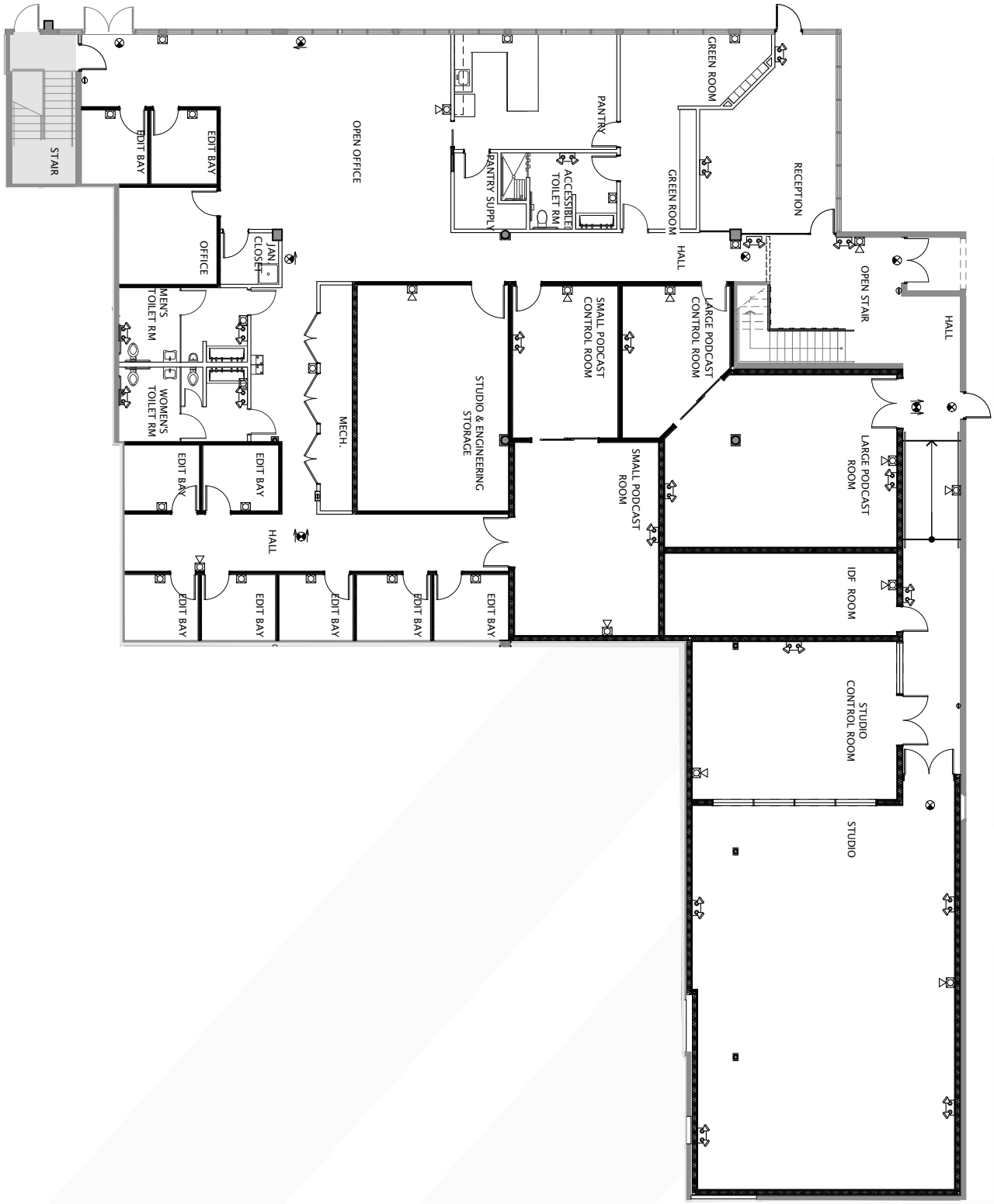
Yoga Studio Rendering

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


Atlantic Blvd
Residential Legend
1
Cypress Dev.
978 Proposed Apts.
2
Treo Apartments
295 Existing Apts.
3
Mayla Cypress Creek
312 Apts. - Under Construction
4
Avery Cypress Crk
200 Apts. - Under Construction
5
Cypress Crossing
286 Proposed Apts.
6
WP Aspire Cypress Crk
345 Planned Apts.
DOLLAR TREE
CVS pharmacy
DUNKIN'
Rainbow
SUBWAY
Walmart SUPERCENTER
golden corral
BURGER KING
Pollo Tropical
Chevron
TOPGOLF
Harrah's
POMPANO BEACH
Powerline Rd
1 Mile
DOLLAR GENERAL
Walgreens
IHOP
DUNKIN'
Checkers
Mobil
Exxon
Little Caesars
extended STAY AMERICA
SW 36th Ave
McNab Rd
LA FITNESS
FIVE GUYS
HOOTERS
tropical CAFE
LONGHORN
Office DEPOT
OfficeMax
Marriott
SUBWAY
LA QUINTA BY WYNDHAM
BURGER KING
CHIPOTLE
Jersey Mike's
BLAZE PIZZA
Avery Cypress Crk
200 Apts. - Under Construction
NW 21st Ave
W Cypress Creek Rd
Arby's
Wawa
SHERATON
INTERSTATE 95
COURTYARD BY MARRIOTT
extended STAY AMERICA
FUZZY'S TACO SHOP
fxe
FORT LAUDERDALE EXECUTIVE AIRPORT
CHASE STADIUM
MOE's SOUTHWEST GRILL
Exxon
Mobil
Advance Auto Parts
B|S
Commercial Blvd
goodwill
Holiday Inn Express
DUNKIN'
Chevron
INTERSTATE 95
SUBWAY

Floor Plan

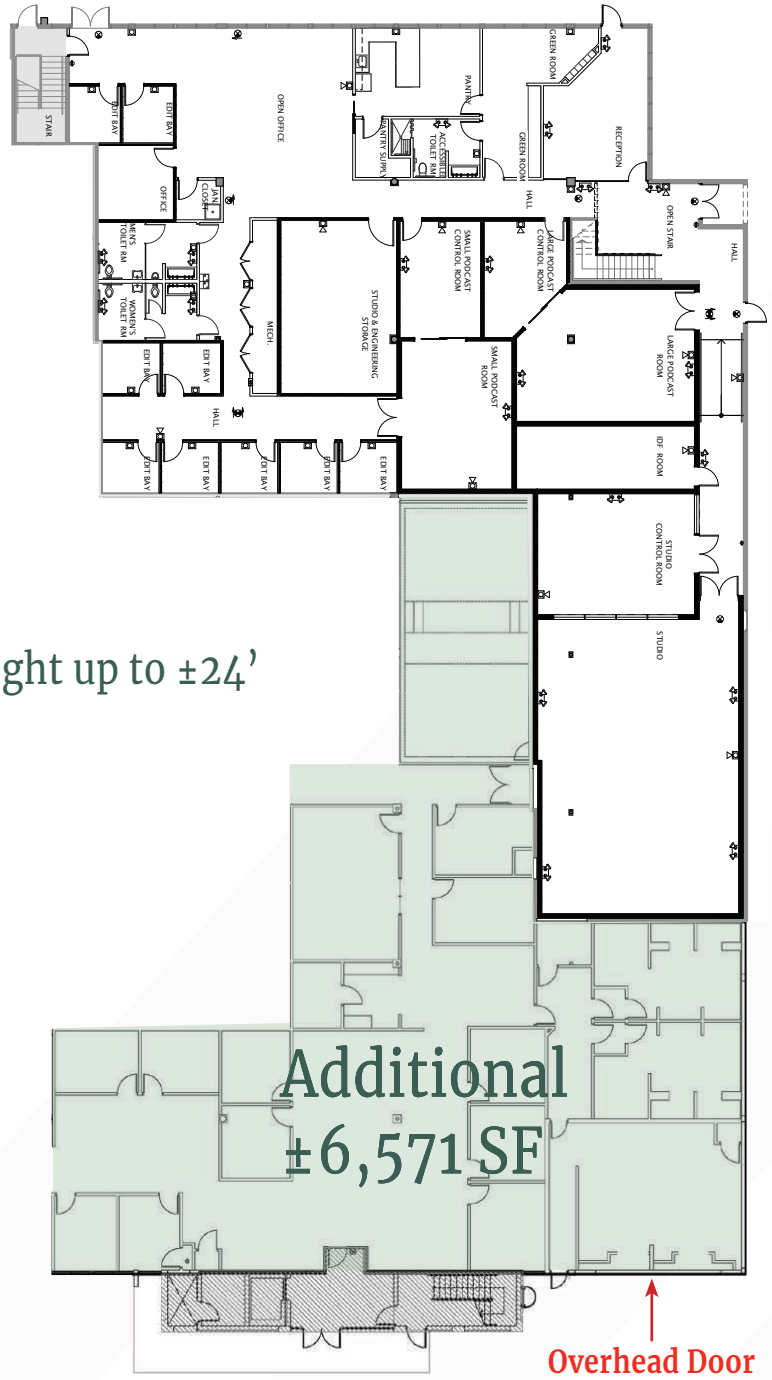
Partial 1st Floor | Up to ± 16,000 SF



Floor Plan

Partial 1st Floor | Up to ± 16,000 SF

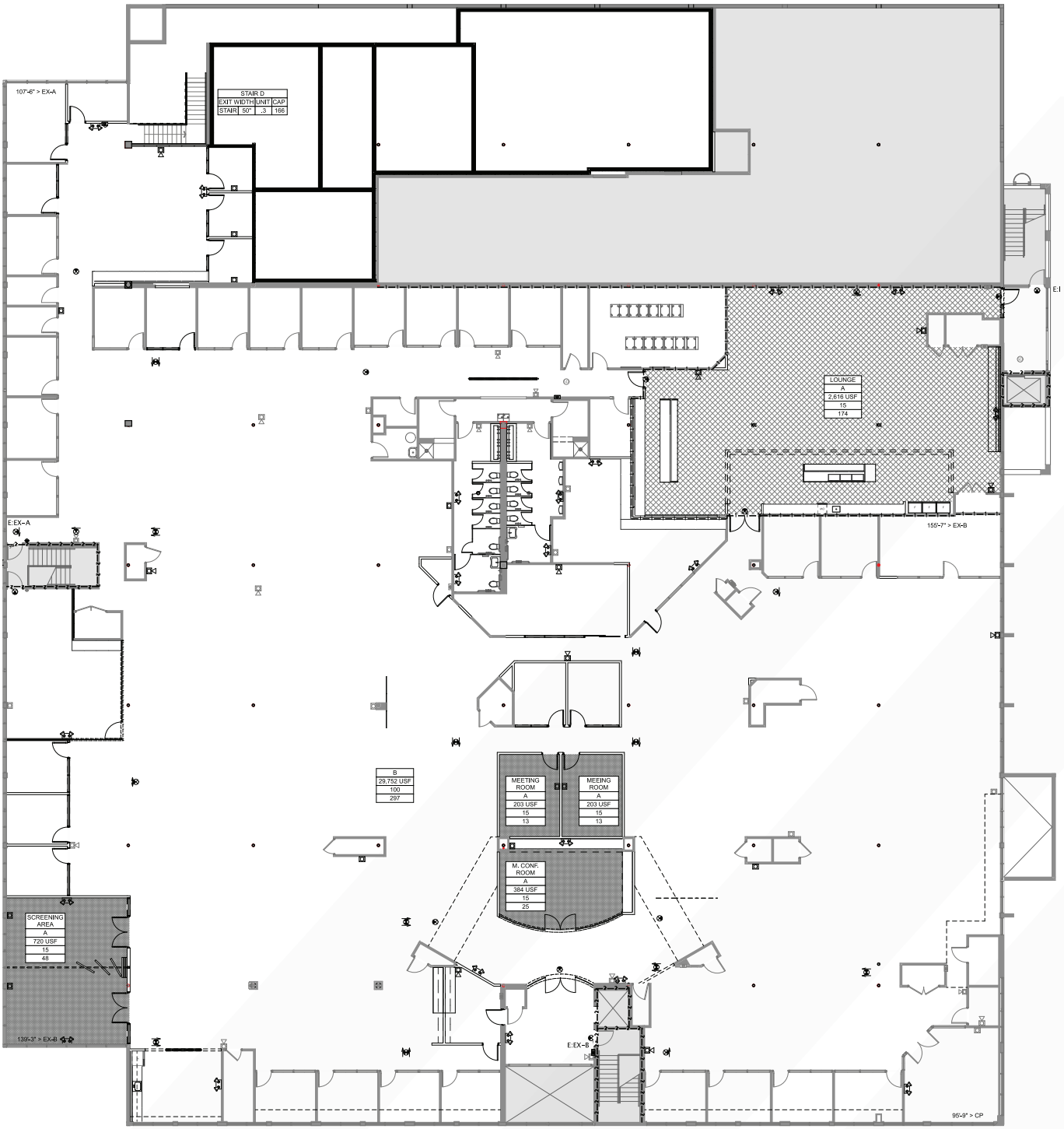
Additional Contiguous Space | ±6,571 SF
Space Contingency | ±22,571 SF



Clear Ceiling Height up to ±24'

Floor Plan

Full 2nd Floor | ±28,141 SF







VIEW WEBSITE

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