



CROWN CENTER

1415 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

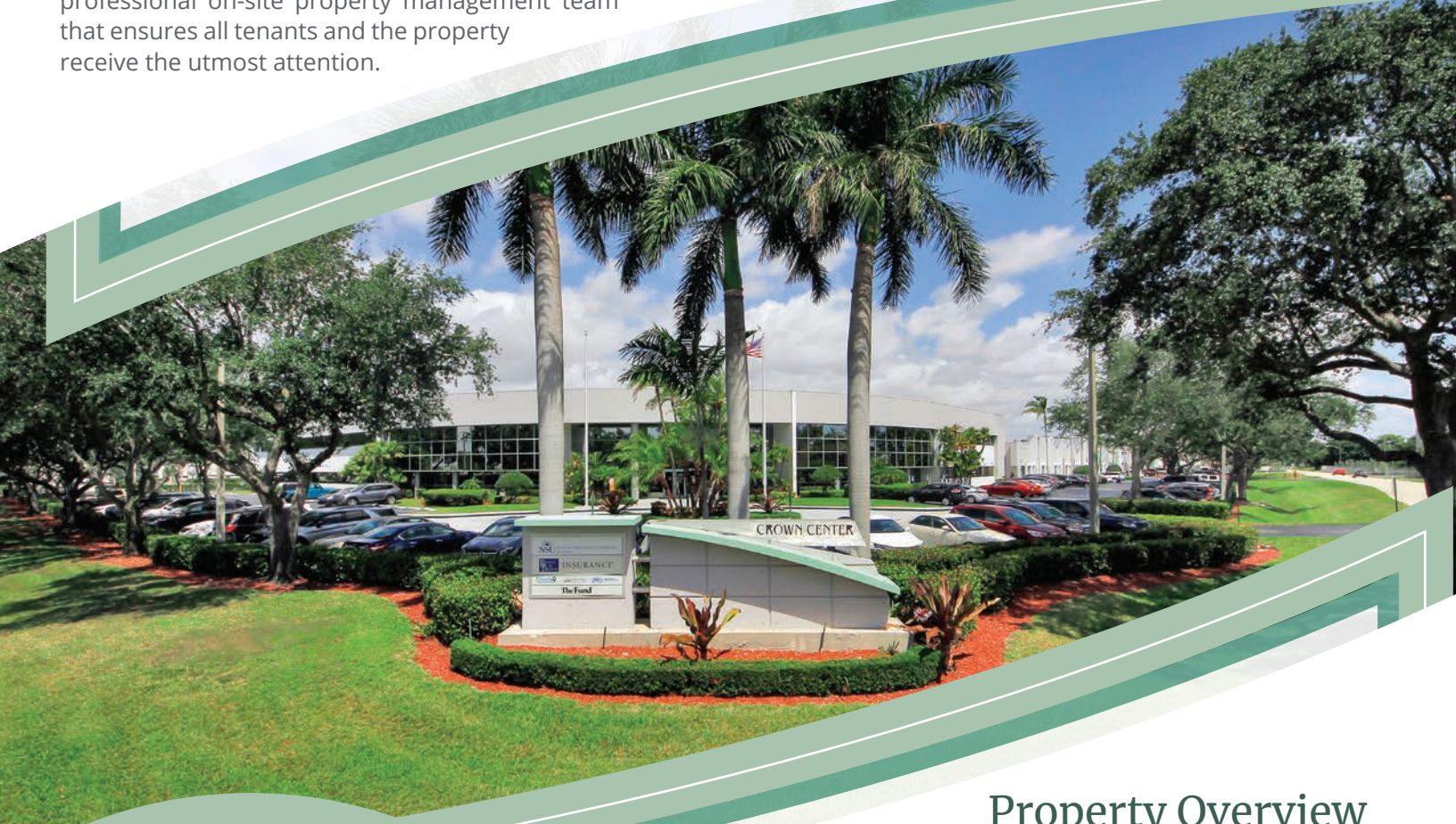
Property Managed By:



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 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.



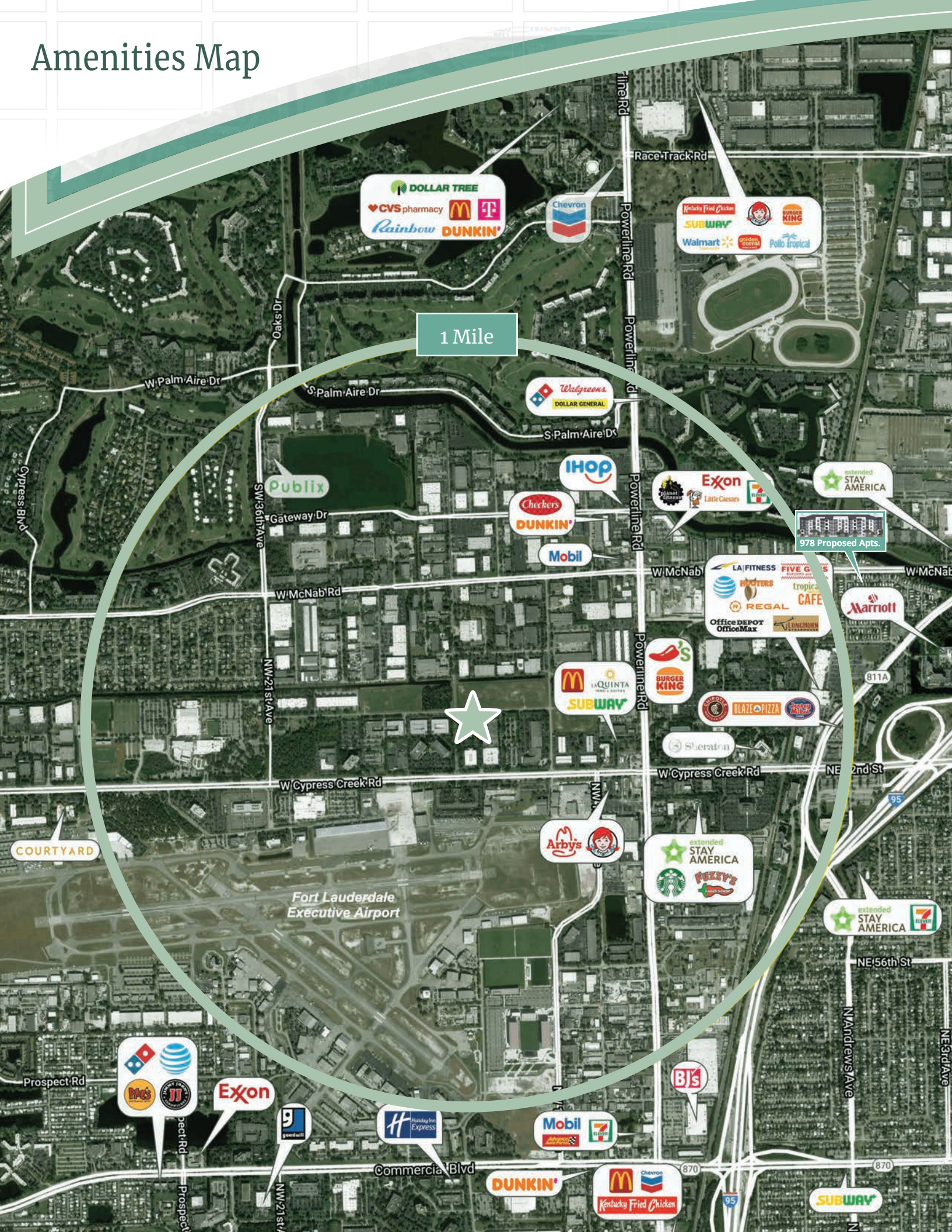
Property Overview

Features

- Back-up generator to provide critical power
- Workstations & office furniture available
- Landlord would consider demising (minimum $\pm 25,000$ SF)
- Class A tenant finishes
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Key card (24/7) access
- On-site Property Management

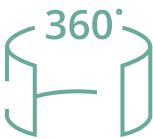
Building Size	85,151 SF
Suite Number	202
SF Available	46,927 SF <i>(Additional $\pm 17,000$ SF available on the 1st floor)</i>
Year Built	1984; Renovated 2001
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	5.3% - 7.9%
Parking	4.00/1,000 SF <i>(Up to 8/1,000 SF available at an additional charge)</i>
Rental Rate	\$17.50 SF, NNN
2025 OPEX	\$12.47 +electric

Amenities Map

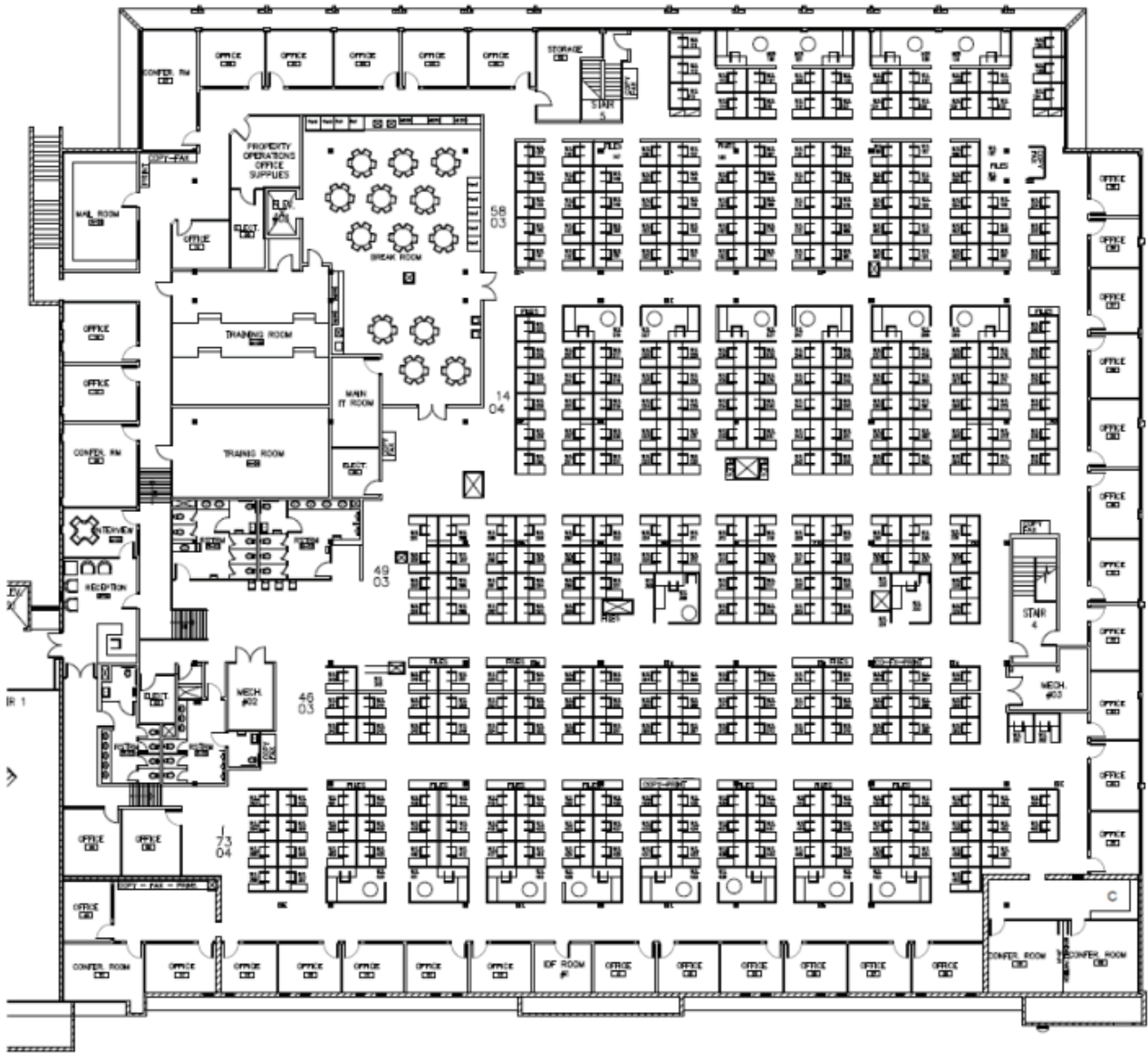


Floor Plan

Suite #202 | 46,927 SF



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Matterport Video





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

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Rev: 04.18.25