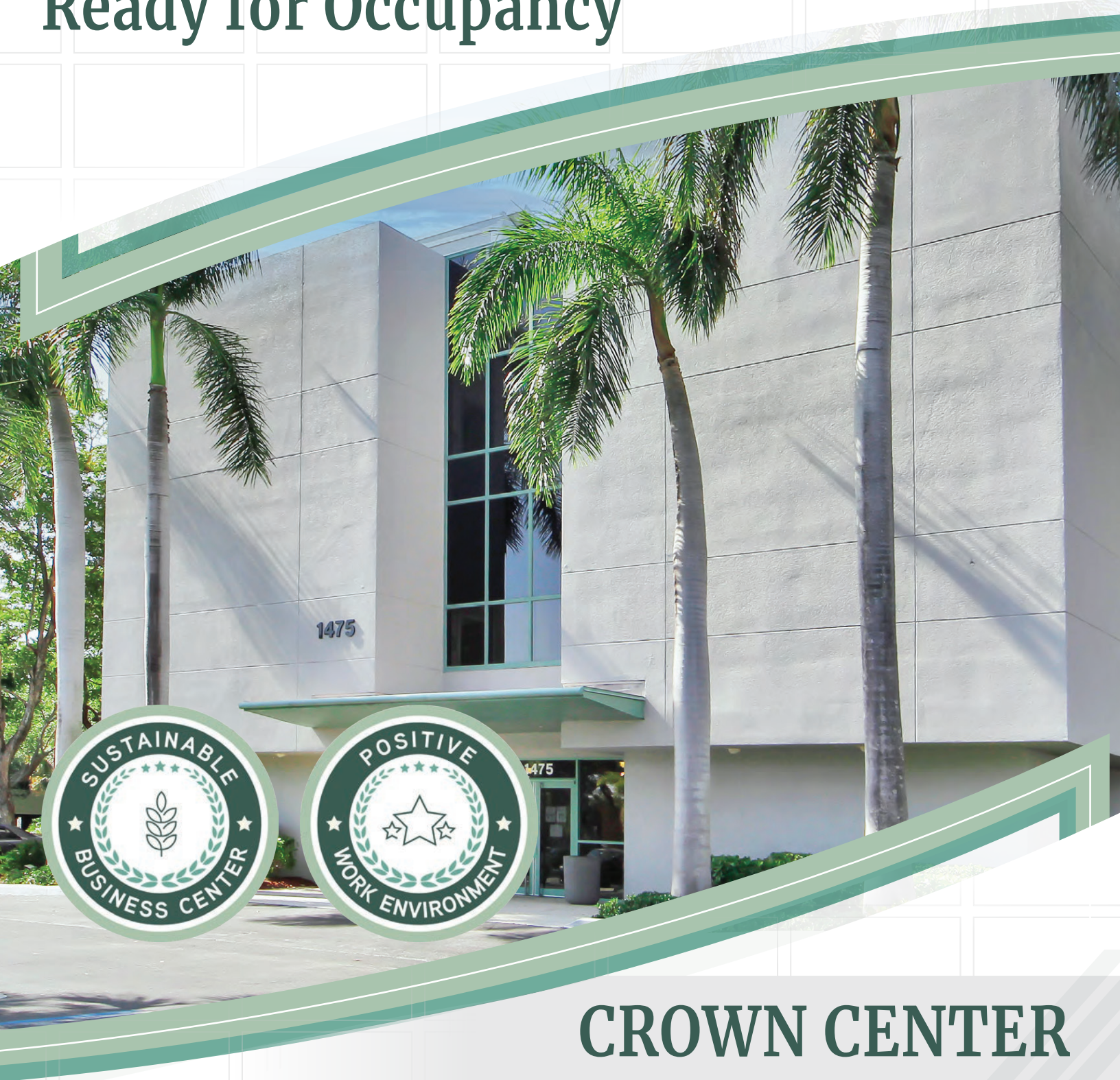


±7,455 SF Plug & Play Space Ready for Occupancy



CROWN CENTER

1475 W Cypress Creek Blvd, Fort Lauderdale, FL 33309



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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 204 - 7,455 SF <i>(Page 4)</i>
Year Built	1984; Renovated 2001
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	11.8%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$13.66 +electric

Amenities Map

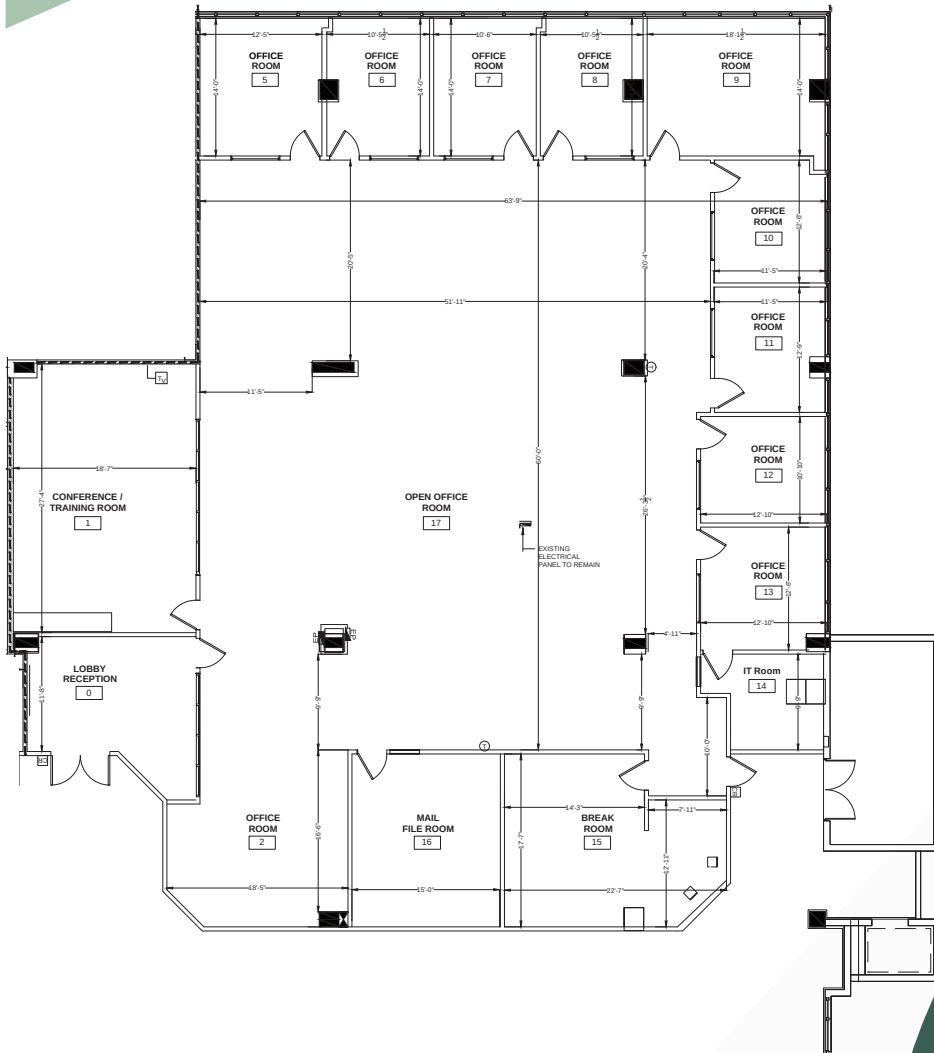
The map displays a 1-mile radius circle centered on a star in the Fort Lauderdale area. The circle encompasses a variety of amenities, including:

- Restaurants:** McDonald's, Subway, Dunkin', Burger King, Wendy's, IHOP, Checkers, Arby's, Fuzzy's, and others.
- Gas Stations:** Exxon, Mobil, and Chevron.
- Retail:** Walmart, Publix, Dollar Tree, and others.
- Hotels:** Marriott, extended STAY AMERICA, and others.
- Other Amenities:** Fort Lauderdale Executive Airport, Courtyard, and various fitness centers.

Major roads shown include I-95, US-1, and several local streets like W Cypress Creek Rd, W McNab Rd, and W Palm Aire Dr.

Floor Plan

Suite #204 | 7,455 SF



Click icon to view
virtual tour

Suite Features

"Plug and Play" furniture currently in the space:

- » 27 cubicles 8' x 8'
- » 2 cubicles 8' x 16'
- » Telecom room has a separate HVAC unit
- » 9 offices – most contain: desk, desk chair, 2 side chairs:
 - 4 offices are: 11' x 11'
 - 1 office that is 18' x 14' contains:
 - Small round conference table with 4 chairs
 - Book shelf (**shown but not available**)
 - 3 offices are 11' x 14'
- » 1 small conference room with table and chairs 11' x 14'
- » 1 large conference room 26' x 18'
 - 14 chairs (**shown but not available**)
 - 6 tables make up the conference table (**shown but not available**)
 - Kitchen with 3 high-top tables each with 4 chairs (**shown but not available**)



Work Area



Waiting Room



Cubicles/Open Area



[VIEW WEBSITE](#)



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