



CROWN CENTER

1201 W Cypress Creek Road, 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 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.



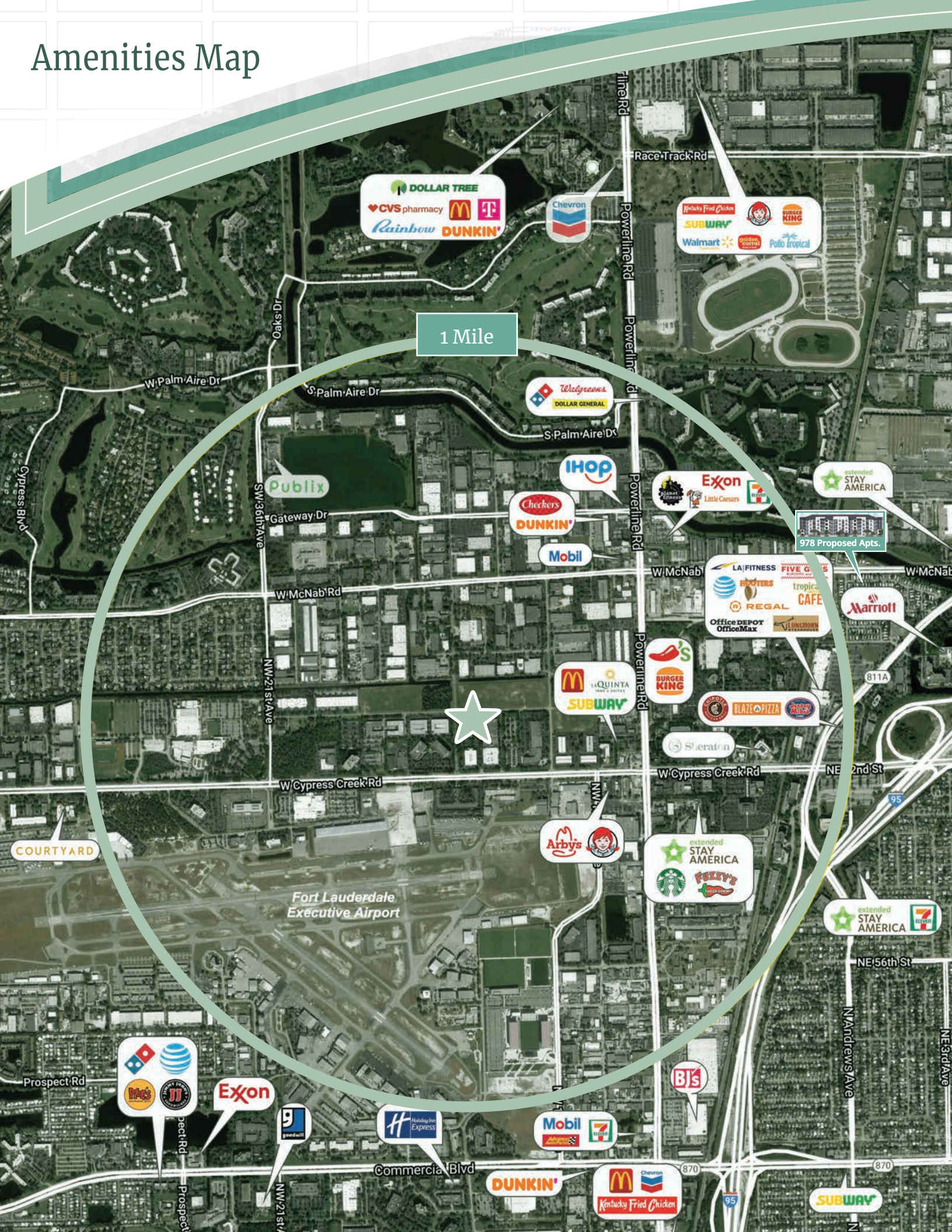
Features

- Former educational space; Landlord is amenable to reconfiguring
- Multiple entrances for visitors, staff, teachers & students
- Separately metered electric
- LEED certified (Existing Building: Operation & Maintenance)
- Key card (24/7) access

Property Overview

Building Size	110,500 SF
Suite Number	103
SF Available	9,553 SF <i>(Page 4)</i>
Year Built	1986; Renovated 2001
Owner	Crown Center Land Trust, Inc.
Common Area Factor	5%
Parking	6.00/1,000 SF
Rental Rate	\$18.50 PSF, NNN
2025 OPEX	\$13.35 +electric

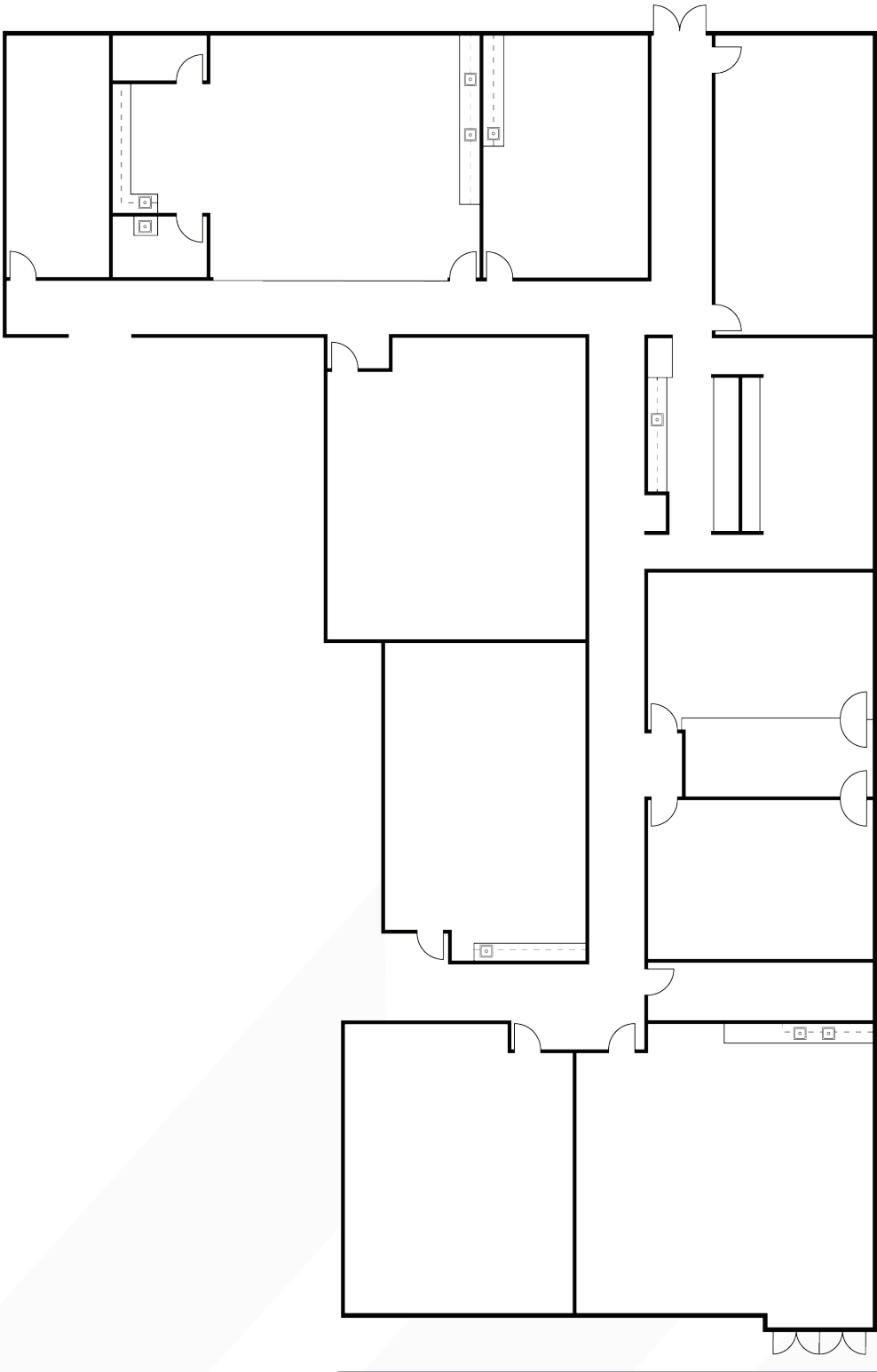
Amenities Map



Floor Plan

Suite #103 | 9,553 SF

Window Line



Window Line



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