

±90,500 SF AVAILABLE

Entire Building Office / Flex / Lab



CROWN CENTER

1415 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 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.



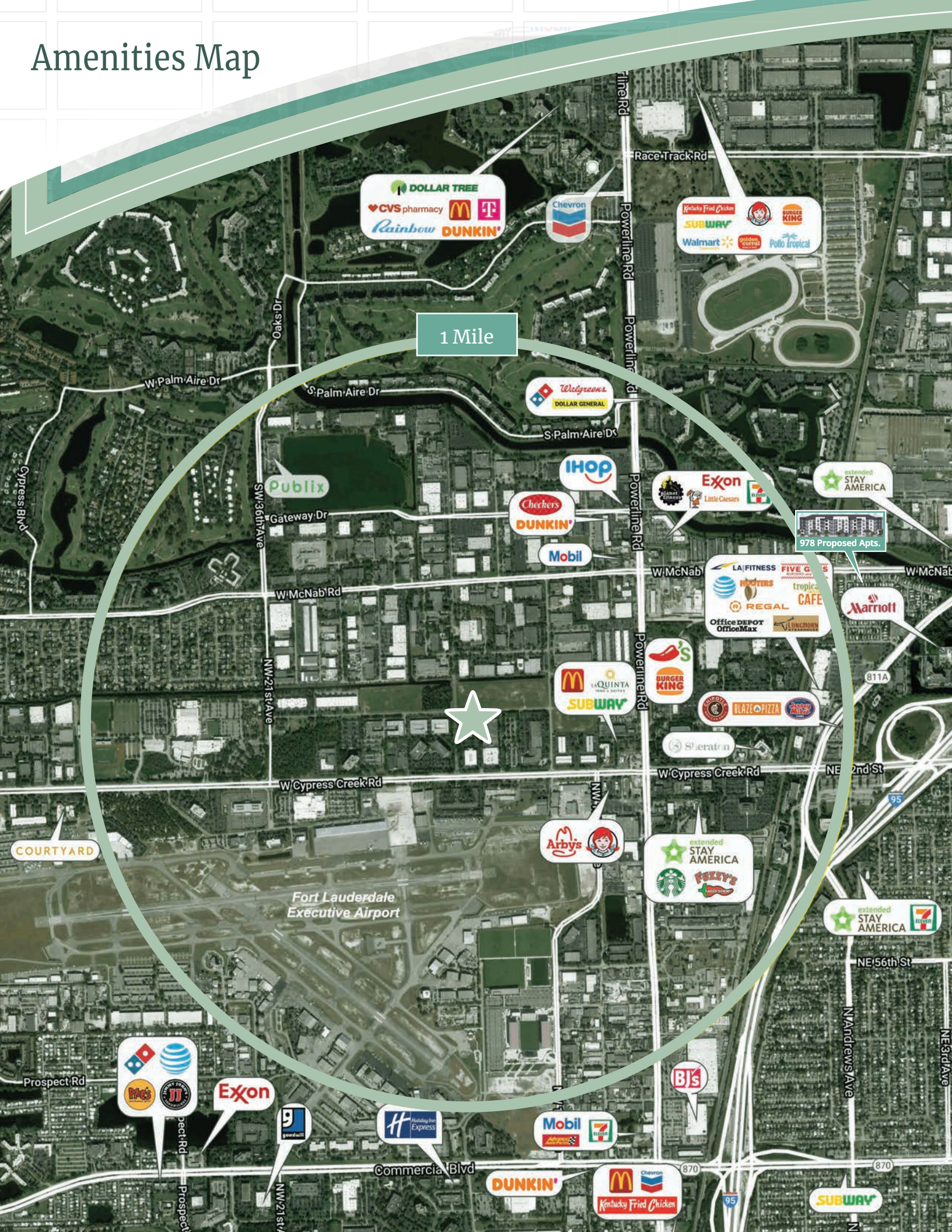
Property Overview

Features

- Class A tenant finishes
- Foreign Trade Zone
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- Electric vehicle charging stations
- Key card (24/7) access
- On-site Ownership/Property Management
- Ability to add dock and/or grade level doors

Building Size	±90,500 SF
Suite Number	Full First Floor Full Second Floor
SF Available	±9,500 - 90,500 SF: 43,525 SF (First Floor) 46,927 SF (Second Floor)
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	5.3% - 7.9%
Parking	6.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$12.47 +electric

Amenities Map



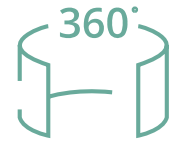
Floor Plan

Full First Floor | 43,525 SF

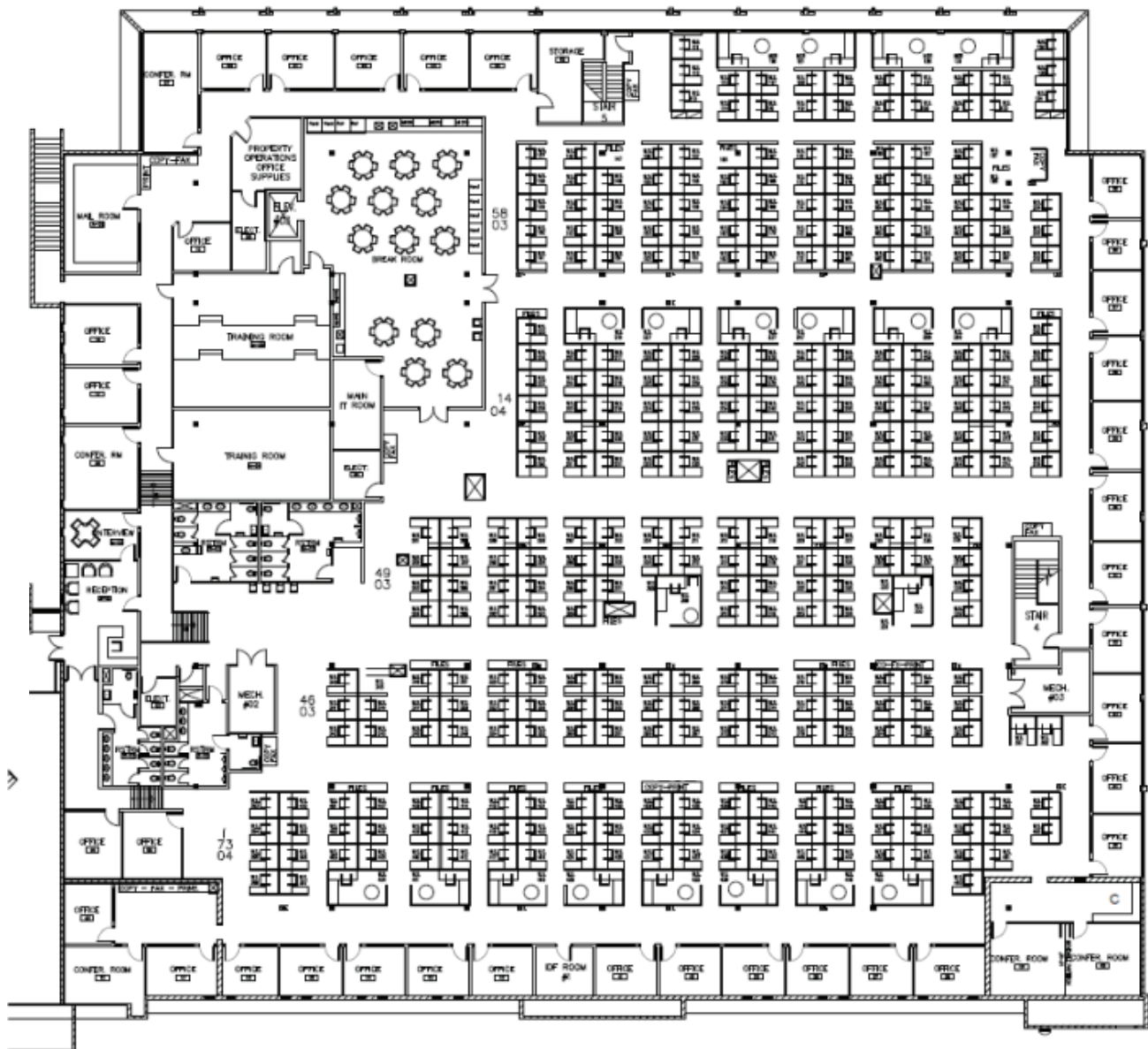


Floor Plan

Full Second Floor | 46,927 SF



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