

This Contemporary ±1,987 SF Space is Ready for Occupancy



CROWN CENTER

1451 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.



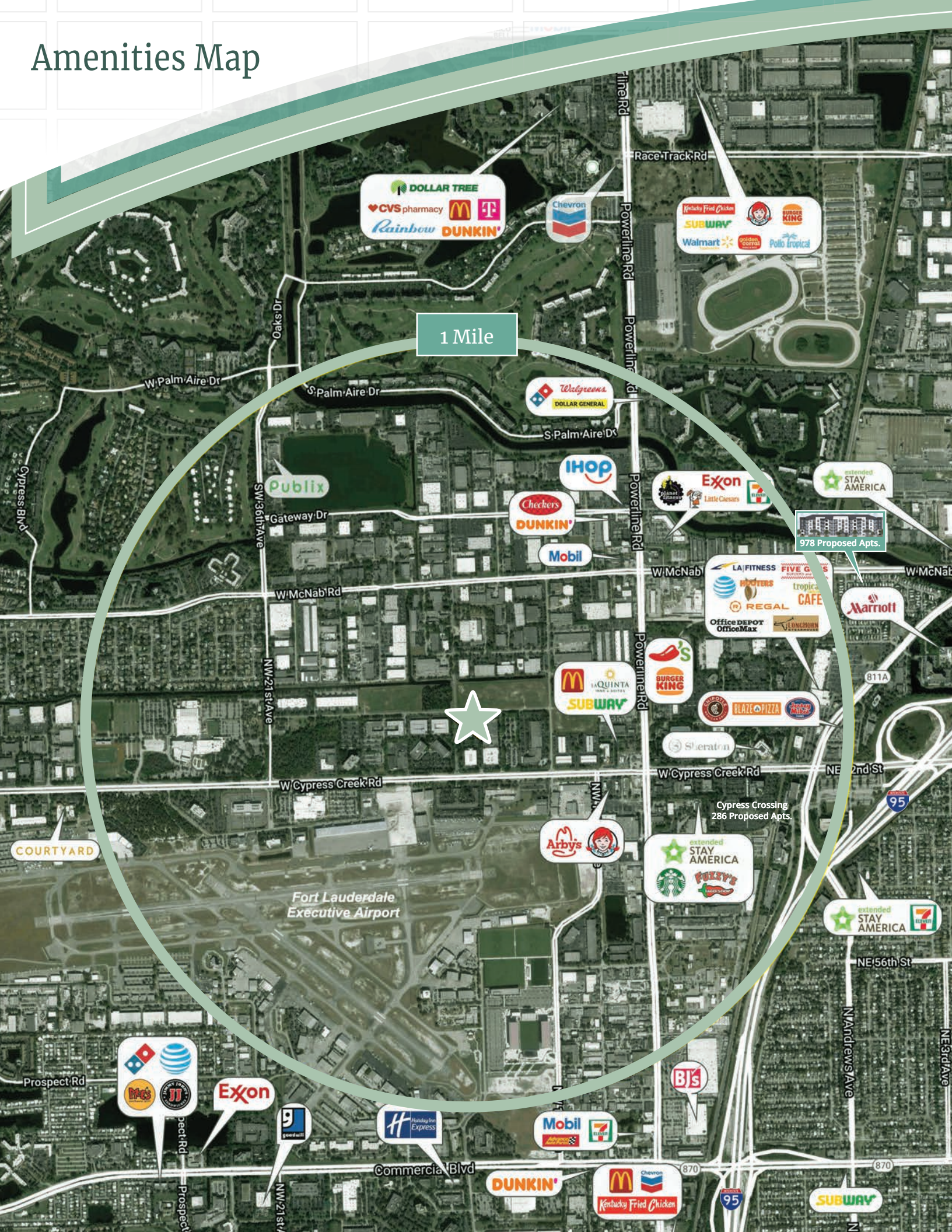
Features

- Class A tenant finishes
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- LEED certified (Existing Building: Operation & Maintenance)
- Key card (24/7) access
- On-site Property Management
- Impact resistant glass

Property Overview

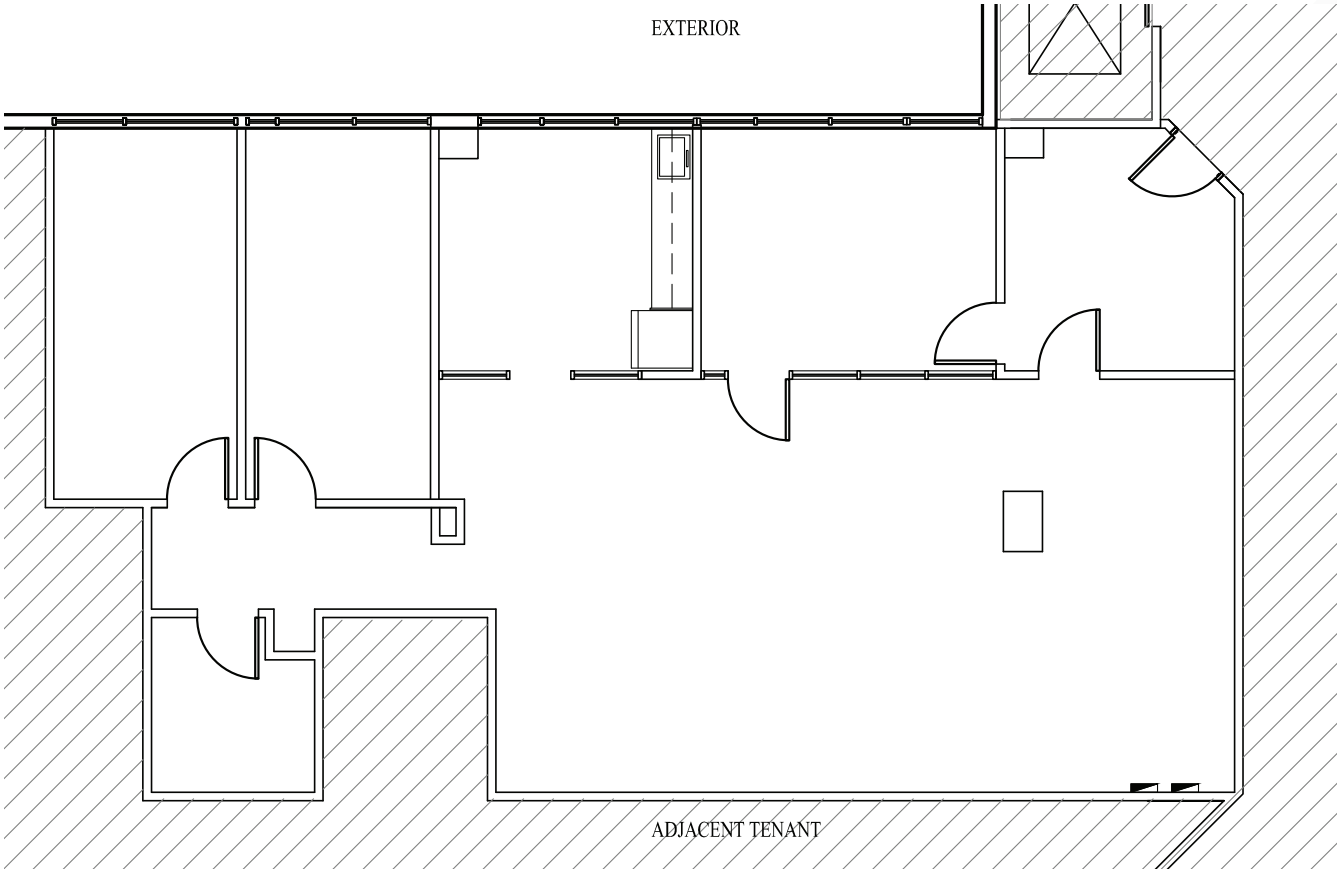
Building Size	96,000 SF
Availability	Suite 201 - 1,987 SF <i>(Page 4)</i>
Year Built	1986; Renovated 2001
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	9.8%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$13.42 + electric

Amenities Map



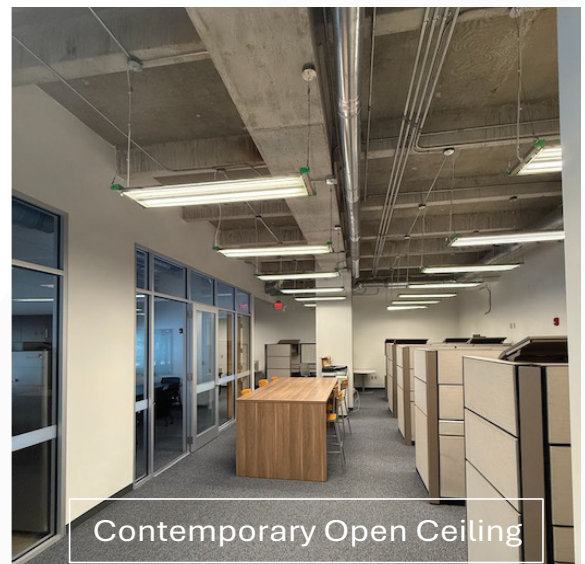
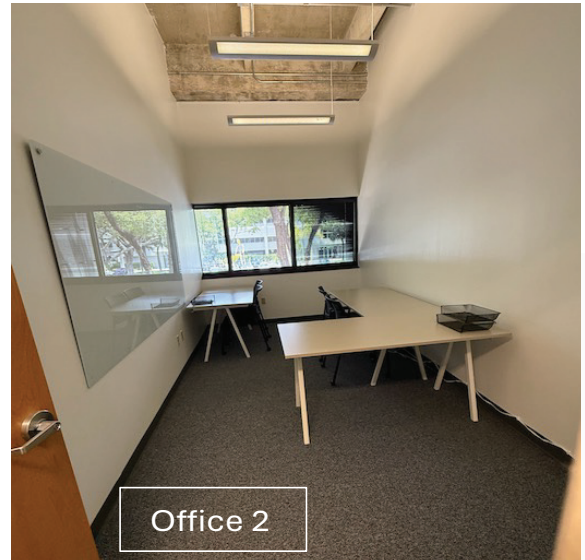
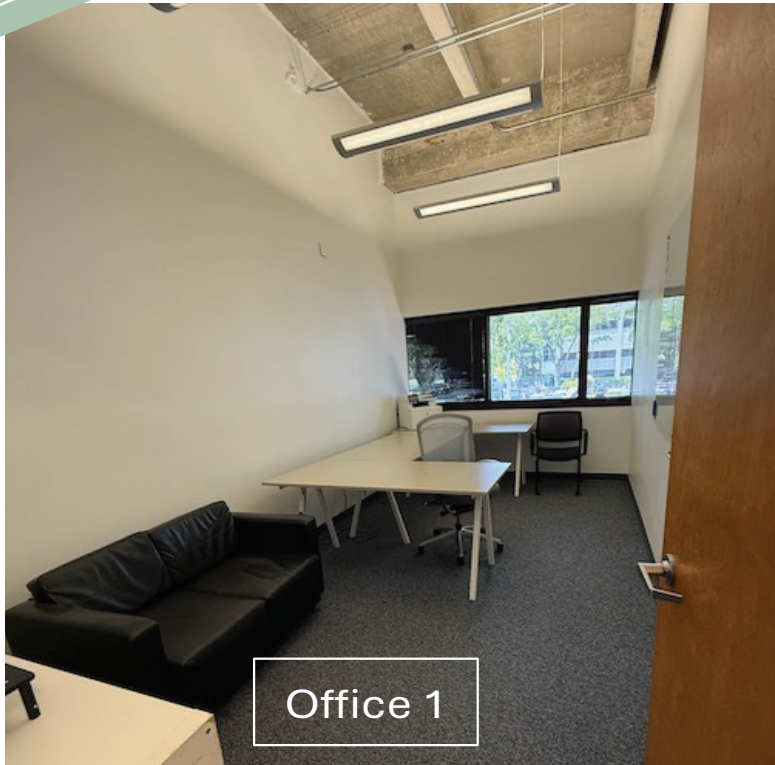
Floor Plan

Suite #201 | 1,987 SF



Suite Photos

Suite #201



Suite Features

- 2 Windowed Offices
- Conference Room
- Break/Lunchroom
- 6 Cubicles
- Freestanding "Guest" Workstation with 6 Chairs
- Copy Machine & Desktop Printer not included



Additional Suite Photos

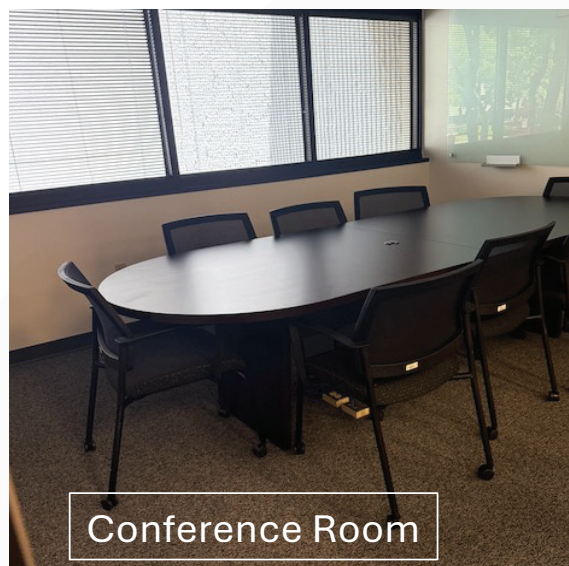
Suite #201



6 Cubicles



Kitchen



Conference Room

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Guest Workstation w/6 Chairs



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