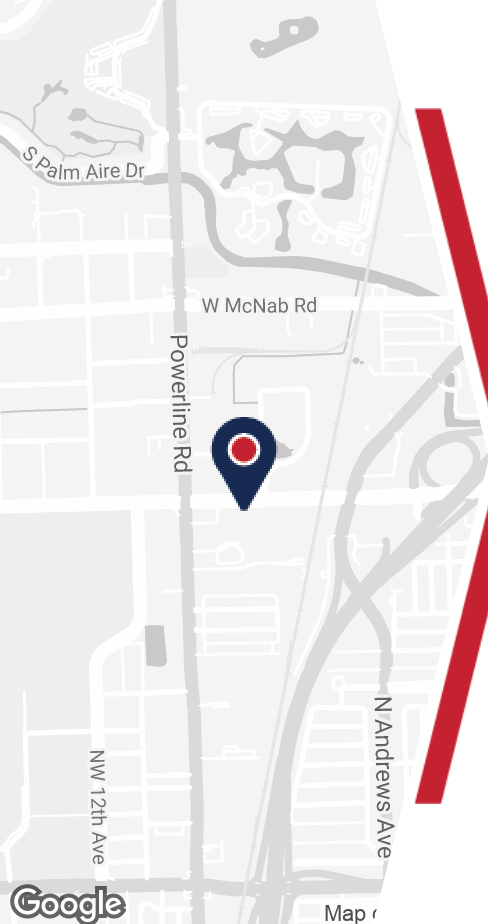


CYPRESS CREEK TOWER

800 W. CYPRESS CREEK RD. FORT LAUDERDALE, FL



PROPERTY DETAILS

- Lease rates from \$16.00 PSF plus \$11.43 PSF est. CAM (2022)
- Strategically located near public transit routes
- All suites come with exterior windows
- Proximity to restaurants, hotels, and shopping
- Property sits in the center of the Cypress Creek Market with excellent access and visibility
- Convenience of on-site banking
- Class "A" building with high end finishes and marble lobby

OFFICE SPACE FOR LEASE



PRICE

\$16.00 SF/yr (NNN)



YEAR BUILT / RENOVATED

1990 / 2015



AVAILABLE SF

Units from 1,081 - 2,976 RSF



PARKING

Ample Parking



LOCATION

Cypress Creek Submarket

For more information:

Jonathan Thiel

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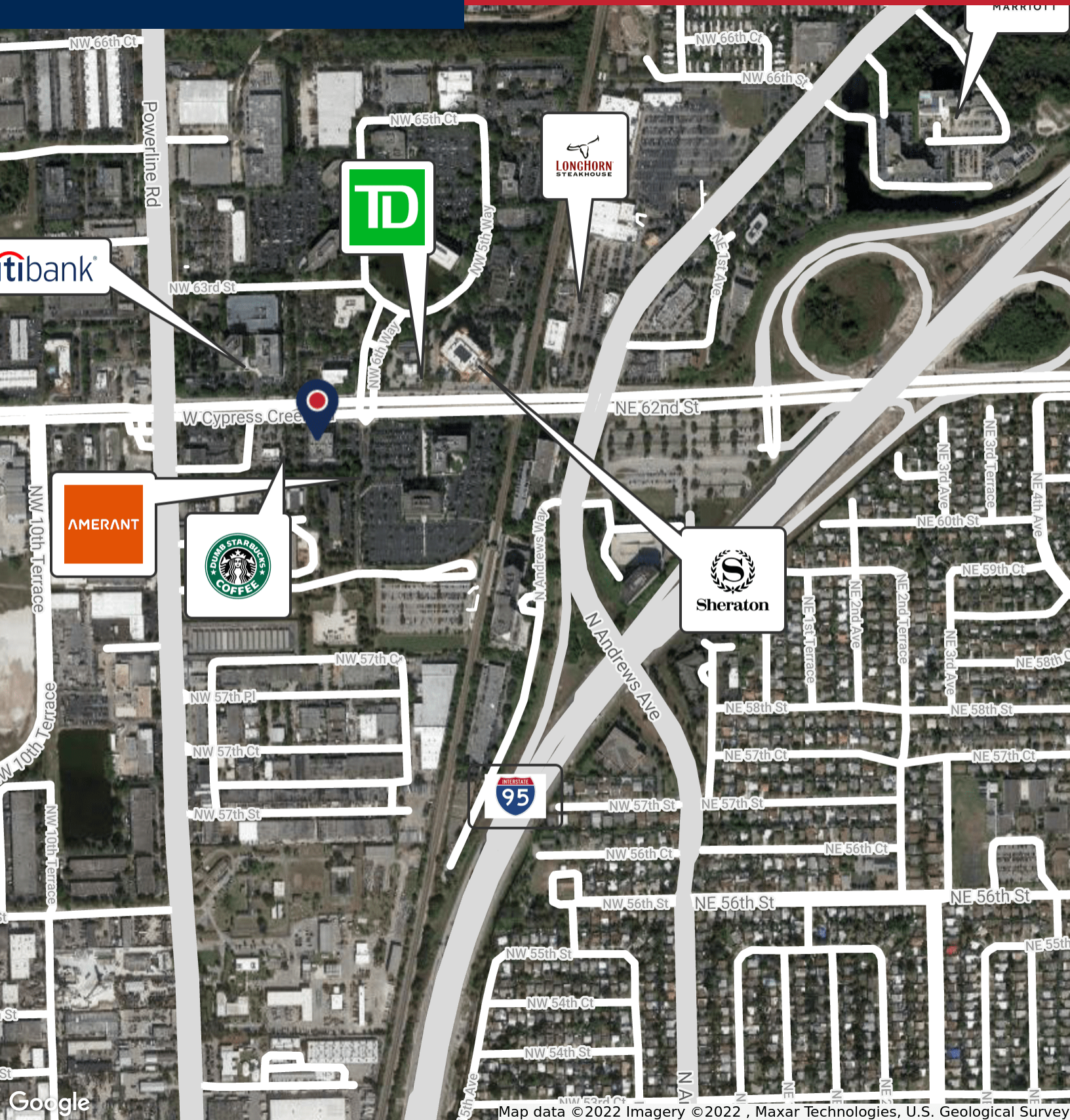
Keith R. Graves, CCIM

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CYPRESS CREEK TOWER

RETAILER MAP



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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

CYPRESS CREEK TOWER

ADDITIONAL PHOTOS



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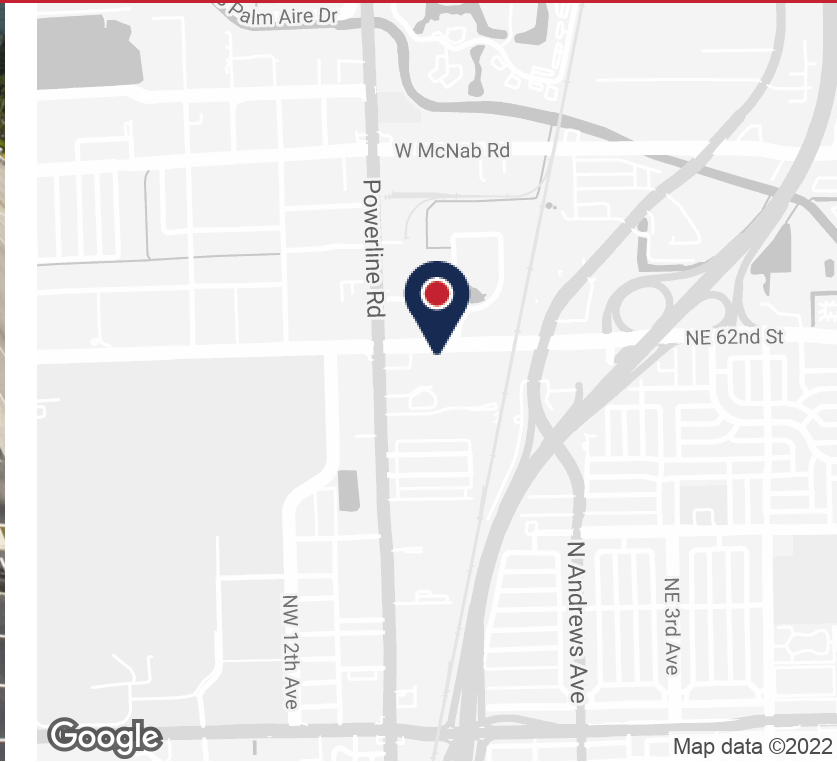
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	61,917 SF
Available SF:	1,081 - 2,976 SF
Lot Size:	2.36 Acres
Renovated:	2014
Zoning:	B-1
Market:	Fort Lauderdale
Submarket:	Cypress Creek

PROPERTY OVERVIEW

NNN

PROPERTY HIGHLIGHTS

- Lease rates from \$16.00 PSF plus \$11.43 PSF est. CAM (2022)
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,081 - 2,976 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
800 W. Cypress Creek Road	Available	2,976 SF	NNN	\$16.00 SF/yr	-
220	Available	2,323 SF	NNN	\$16.00 SF/yr	-
530	Available	2,200 SF	NNN	\$16.00 SF/yr	-
390	Available	1,081 SF	NNN	\$16.00 SF/yr	-

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