



CYPRESS
CENTRE

PREMIER CLASS A OFFICE LEASING OPPORTUNITY

6600 N. ANDREWS AVENUE, FORT LAUDERDALE, FL 33309

 **JLL** | **Omnicom**Group



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Cypress Centre stands as Fort Lauderdale's premier Class-A office destination, featuring over 120,000 square feet of sophisticated space within a distinguished 5-story building.

Located in the heart of Fort Lauderdale's planned Uptown Urban Village project—an ambitious initiative transforming the Uptown area into a lively, walkable neighborhood with mixed-use development and sustainable infrastructure—Cypress Centre is positioned at the epicenter of how people will live, work, and enjoy Fort Lauderdale's future. The property's signature feature is a breathtaking and lavishly landscaped glassed atrium that floods common areas with natural light while creating an impressive corporate environment.

With direct I-95 access, the building's location in Uptown Urban Village offers a walkable, sustainable neighborhood with unmatched connectivity to both Fort Lauderdale airports and downtown.

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121,000 SF
total building
size



On-site
security



Central location
for retail, highway
and transit



4/1,000 SF
parking ratio
covered and surface



HIGHLIGHTS

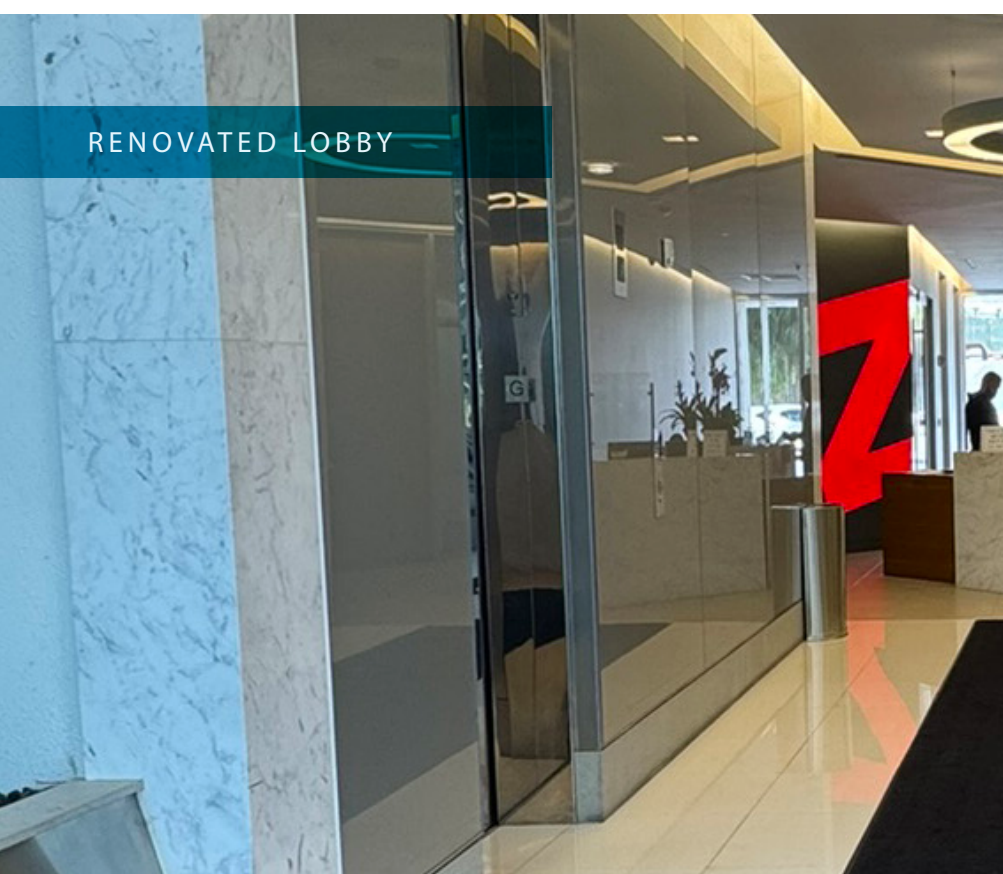
- **Future-Forward Location:**
Uptown Urban Village is a transformative mixed-use development creating a walkable, sustainable neighborhood
- **Premium Class-A Corporate Presence:**
Contemporary design with stunning 5-story landscaped glassed atrium creating an impressive headquarters environment
- **High-Floor Skyline Views:**
18,555 RSF fifth-floor availability with unobstructed eastern views of downtown Fort Lauderdale
- **Superior Connectivity Hub:**
Direct I-95 access, proximity to both airports, and Tri-Rail Station within one mile
- **Flexible Space Solutions:**
Divisible options (3,375 RSF, 5,411 RSF and 9,769 RSF) or full floor (18,555 RSF) with large floor-plates
- **Advanced Infrastructure & Security:**
State-of-the-art telecommunications and 24/7 on-site security ensuring operational efficiency
- **Cost-Effective Operations:**
Energy Star certified with complimentary parking at 4 spaces per 1,000 SF



PREMIUM AMENITIES AND INFRASTRUCTURE

Cypress Centre delivers exceptional value through Energy Star certification, state-of-the-art telecommunications infrastructure, and 24/7 on-site security. Complimentary covered parking at 4 spaces per 1,000 SF eliminates additional costs, while professional management and stable institutional ownership ensure long-term reliability. The location provides convenient access to premium hotels, restaurants, banking, and shopping destinations within the evolving Uptown Urban Village.

RENOVATED LOBBY





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3,375 to 18,555 RSF
available

AVAILABLE SPACE

Current fifth-floor availability presents 18,555 contiguous square feet of premium office space, divisible into 3,375 RSF, 5,411 RSF and 9,769 RSF options. These high-floor suites feature unobstructed eastern views with clear sightlines to downtown Fort Lauderdale, creating an inspiring work environment. The large floor-plates accommodate both single-tenant and multi-tenant configurations, ensuring optimal flexibility for any business requirement.



Floor plans

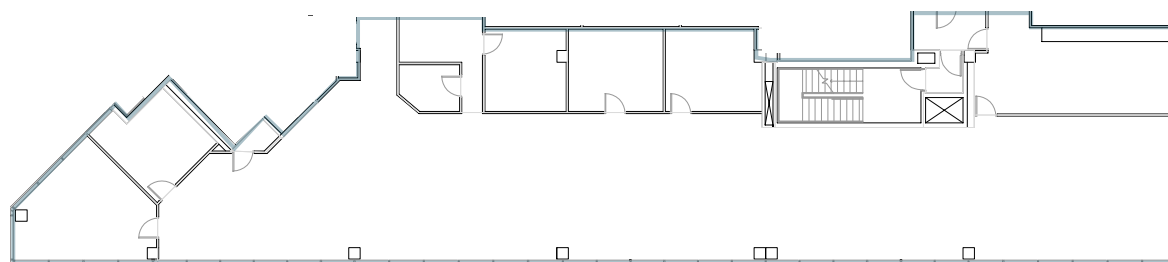
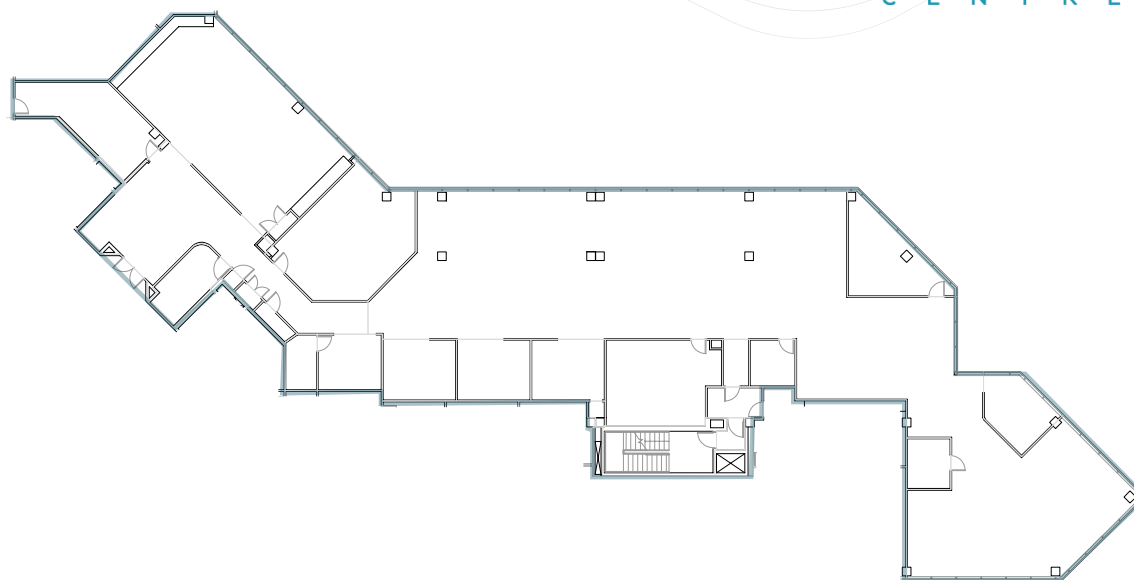
AVAILABLE SPACE



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SUITE 500

9,769 SQUARE FEET



SUITE 525

5,411 SQUARE FEET

Floor plans

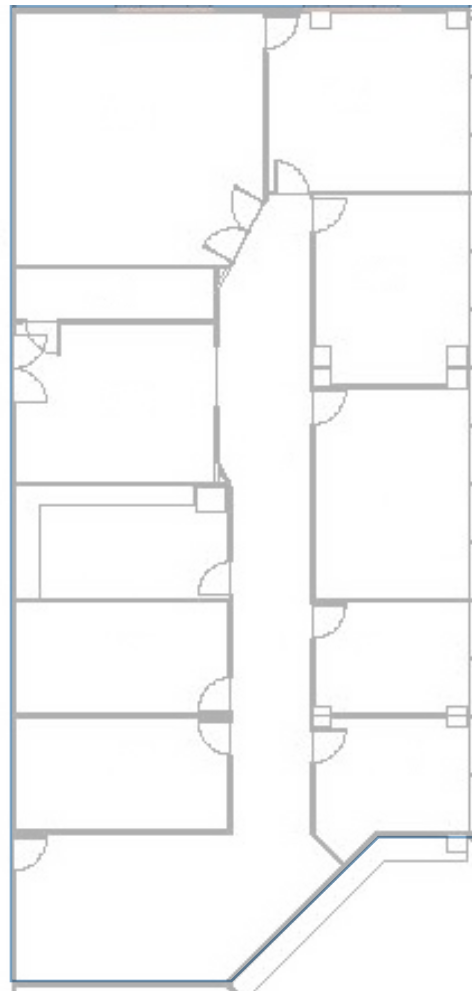
AVAILABLE SPACE



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SUITE 570

3,375 SQUARE FEET



LOCATION HIGHLIGHTS



PRIME LOCATION FOR RETAIL, HIGHWAY, AND TRANSIT



0.5 MILES TO DAILLAND PARK SHOPPING CENTER



0.8 MILES TO CYPRESS CREEK TRI-RAIL STATION



14.5 MILES TO FORT LAUDERDALE-HOLLYWOOD INT'L (FLL)



1.0 MILE TO CYPRESS CREEK STATION SHOPPING



1.0 MILE TO ACCESS I-95



14.5 MILES TO FORT LAUDERDALE EXECUTIVE (FXE)



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