

±19,569 SF
Available on First Floor



CROWN CENTER

1415 W Cypress Creek Blvd, Fort Lauderdale, FL 33309



Sal Bonsignore, SIOR, CCIM
Senior Vice President
+1 954 652 4608
sal.bonsignore@colliers.com

Ronald Schagrin
Vice President
+1 954 214 2279
ronald.schagrin@colliers.com

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 one of the busiest General Aviation airports in the United States.

The Campus offers numerous amenities such as on campus banking, tenant amenity hub, 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

- New tenant amenity hub with tenant lounge, conference rooms, training room and yoga studio opening Q4 2026
- Class A tenant finishes
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- Key card (24/7) access
- On-site Property Management
- Impact resistant glass

Property Overview

Suite Number	Suite 175
SF Available	Suite 175 - 19,569 SF (First Floor) (Page 5)
Year Built	1984; Renovated 2001
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	8.85%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2026 OPEX	\$12.79 +electric

Lounge Rendering



Opening Q4 2026



Yoga Studio Rendering

Images are a representation of the proposed design and are subject to change.

Atlantic Blvd

Residential Legend



1 Mile

SW 36th Ave

NW 21st Ave

McNab Rd

W Cypress Creek Rd

Powerline Rd

Commercial Blvd

INTERSTATE 95

COURTYARD
BY MARRIOTT

fxe FORT LAUDERDALE
EXECUTIVE AIRPORT

CHASE STADIUM

extended
STAY AMERICA

SUBWAY

DOLLAR TREE
DUNKIN' Rainbow
CVS pharmacy
T

Chevron

DOLLAR GENERAL
Walgreens

IHOP

DUNKIN' Checkers

Mobil

SUBWAY
LAQUINTA BY WYNDHAM

Arbys

SUBWAY
Walmart SUPERCENTER
golden CORRAL
KFC
Burger King
Pollo Tropical

TOPGOLF

Harrahs
POMPANO BEACH

Exxon
7 ELEVEN
extended STAY AMERICA
planet fitness
Little Caesars

LA FITNESS
FIVE GUYS
Hooters
AT&T
tropical CAFE
Office DEPOT
OfficeMax

BURGER KING
CHIPOTLES
Jersey Mike's
BLAZE PIZZA

Wawa
SHERATON

extended STAY AMERICA
FUZZY'S TACO SHOP
Starbucks

BJ's

Mobil
Advance Auto Parts

DUNKIN'

Chevron
KFC
McDonald's

INTERSTATE 95

Holiday Inn Express

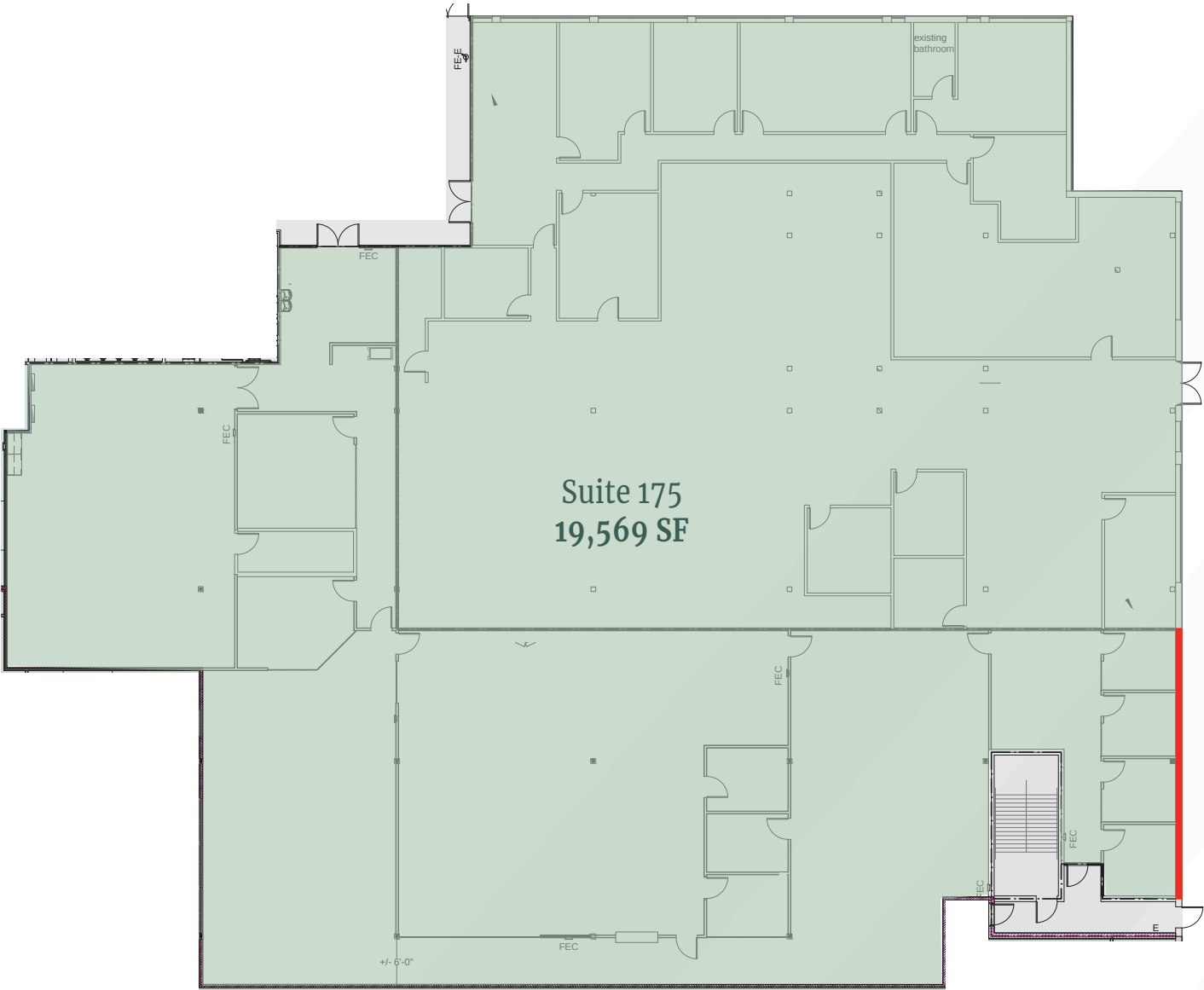
goodwill

Exxon

MOE's
SOUTHWEST GRILL

Floor Plan

Suite 175 | 19,569 SF



■ - New Windows



[VIEW WEBSITE](#)



Sal Bonsignore, SIOR, CCIM
Senior Vice President
+1 954 652 4608
sal.bonsignore@colliers.com

Ronald Schagrin
Vice President
+1 954 214 2279
ronald.schagrin@colliers.com

Property Managed By:



Colliers International Florida, LLC, 200 E Broward Blvd, Suite 1150, Fort Lauderdale, FL 33301

Copyright © 2026 Colliers International Florida, LLC. The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

Rev: 06.10.26