

2950 BUILDING CYPRESS CREEK OFFICES

2950 W CYPRESS CREEK RD
FORT LAUDERDALE, FL 33309



FOR LEASE

Presented By,

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

2950 BUILDING | CYPRESS CREEK OFFICES

Lee & Associates presents office spaces for lease within a three-story, elevator-served building in Fort Lauderdale's highly desirable Cypress Creek submarket. Originally constructed in 1986 and renovated in 2022, the property features efficient 13,235 SF typical floor plates, a strong parking ratio of 3.73 spaces per 1,000 SF, 148 surface parking spaces, covered parking availability, B-1 zoning, and a 1.90-acre site well-positioned for professional office and medical users.

Located along W Cypress Creek Road, the property offers convenient access to I-95, Florida's Turnpike, and Commercial Boulevard, providing strong regional connectivity throughout Broward County. The building is minutes from the Cypress Creek Tri-Rail Station, approximately 22 minutes from Fort Lauderdale-Hollywood International Airport, and surrounded by major employers, hotels, retail amenities, and established business services.



For more information, please contact one of the following individuals:

MARKET ADVISORS

EVAN FRIPT

Senior Vice President
954.654.1517
efript@lee-associates.com

PROPERTY HIGHLIGHTS



• 2950 Building:

Three-story, elevator-served property
Renovated in 2022
3.73 spaces per 1,000 SF parking ratio
148 surface spaces with covered parking available



Prime Location:

The property offers convenient access to I-95, Florida's Turnpike, and Commercial Boulevard, minutes from the Cypress Creek Tri-Rail Station, approximately 22 minutes from Fort Lauderdale-Hollywood International Airport.



Immediate Road Access:

W Cypress Creek Road (SR 816)

Highway & Major Road Access: I-95

Distance: ~0.8-1.2 miles East
Drive time: ~2-4 minutes

Florida Turnpike

Distance: ~5-6 miles West
Drive time: ~10-15 minutes

I-595

Distance: ~6-7 miles South
Drive time: ~10-15 minutes

COMPLETE HIGHLIGHTS



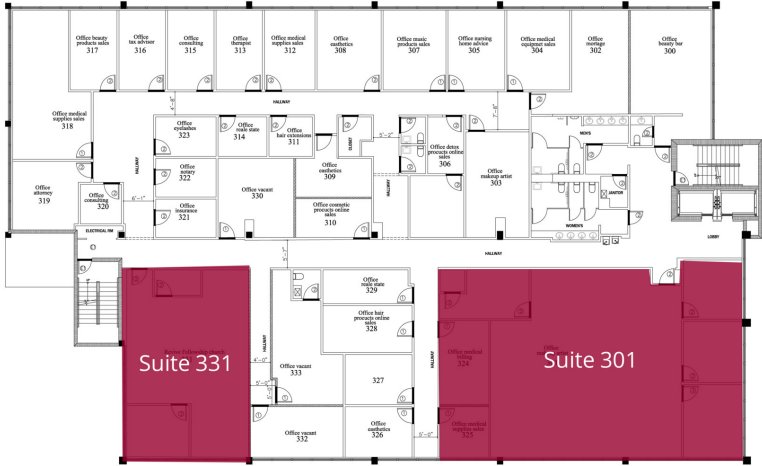
LOCATION INFORMATION

BUILDING NAME	Cypress Creek Office Building
STREET ADDRESS	2950 W Cypress Creek Rd
CITY, STATE, ZIP	Fort Lauderdale, FL 33309
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Fort Lauderdale
NEAREST AIRPORT	Fort Lauderdale Int'l Airport (13.7 mi)

BUILDING INFORMATION

BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	13,235 SF
AVAILABLE SPACES	3
SUITE 107	3,415 SF
SUITE 301	3,042 SF
SUITE 331	1,561 SF

FLOOR PLAN | AVAILABLE SPACES



AS-BUILT THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

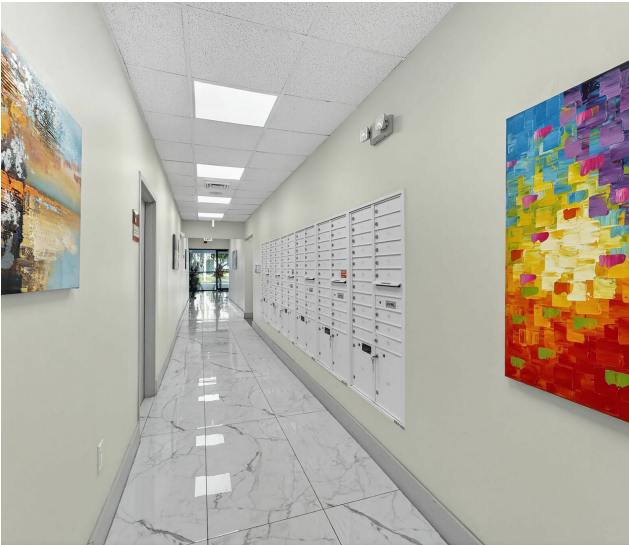
LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 301	Available	3,042 SF	Full Service	\$8,740 per month	Utilities included
Suite 331	Available	1,561 SF	Full Service	\$4,600 per month	Utilities included

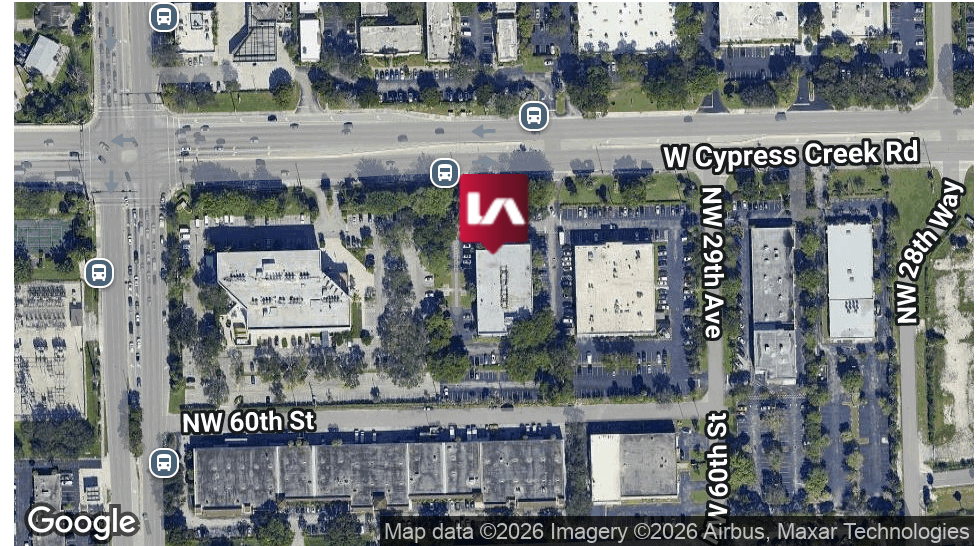
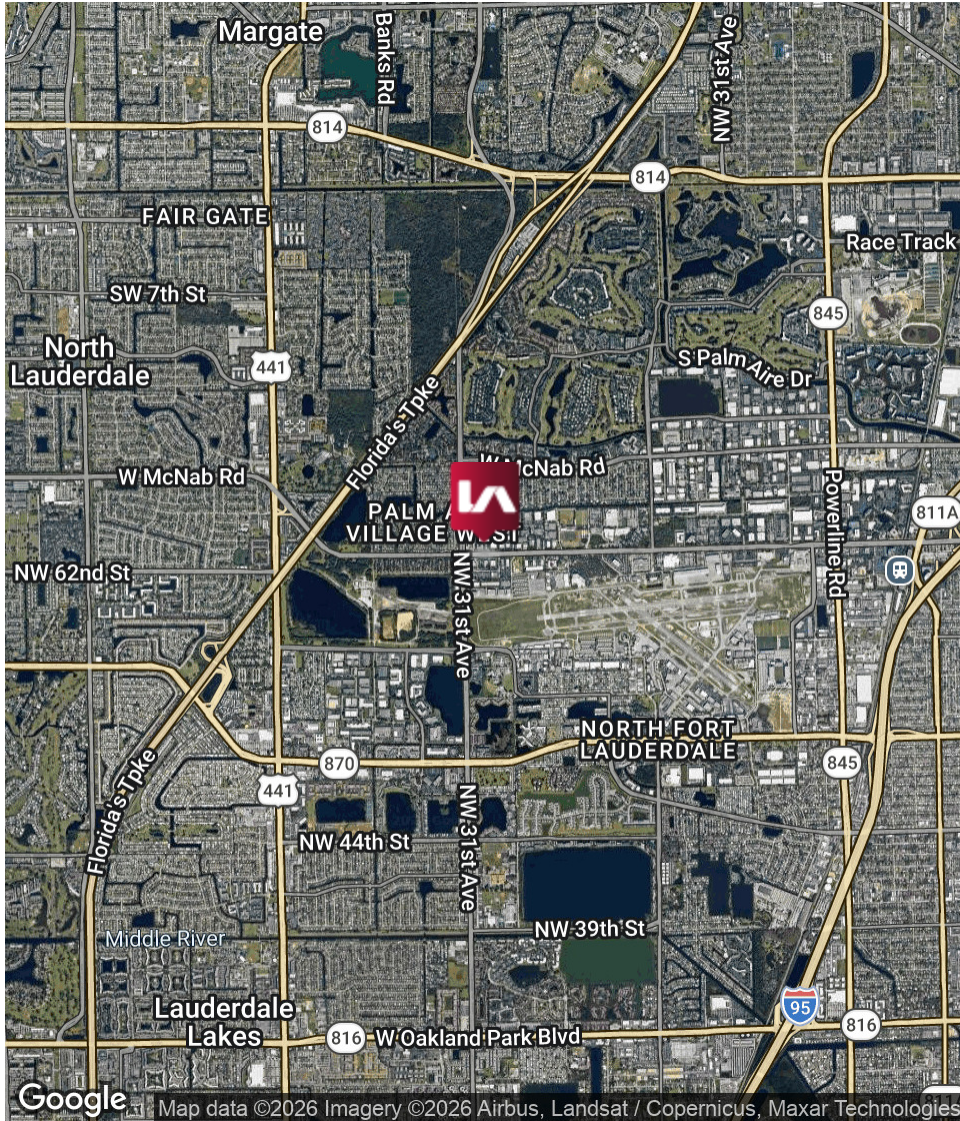
2950 BUILDING



AVAILABLE SUITES



REGIONAL MAP



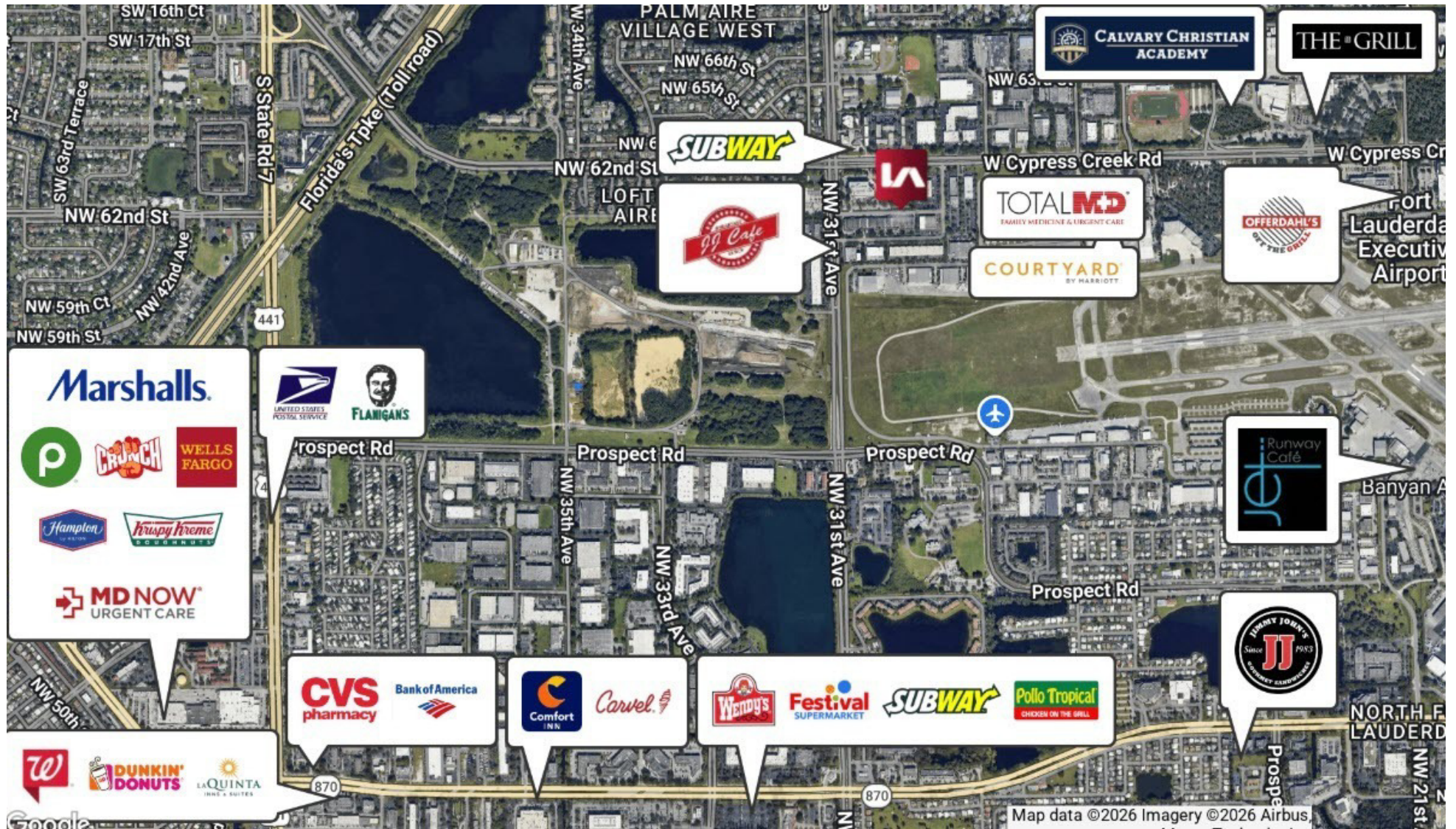
LOCATION OVERVIEW

Centrally located in Fort Lauderdale's Cypress Creek office corridor with immediate access to I-95 and major east-west thoroughfares. The property is near Tri-Rail, regional airports, and a dense concentration of business services, supporting long-term tenant demand and investment stability.

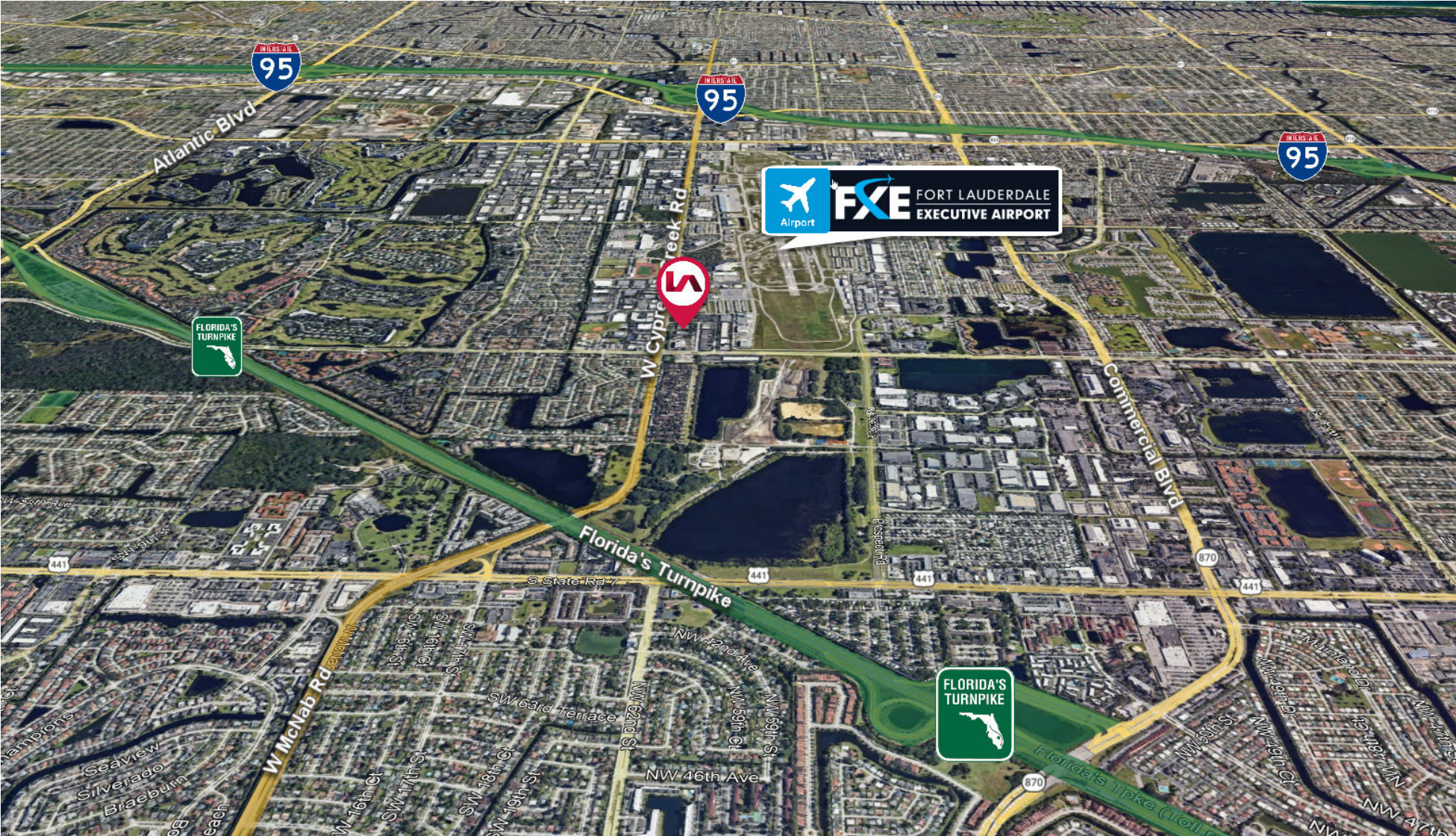
CITY INFORMATION

CITY:	Fort Lauderdale
MARKET:	South Florida
SUBMARKET:	Fort Lauderdale
NEAREST AIRPORT:	Fort Lauderdale Int'l Airport (13.7 mi)

NEARBY AMENITIES & POINTS OF INTEREST



PREMIER LOCATION NEAR FXE AND MAJOR TRANSPORTATION ARTERIES



DEMOGRAPHIC PROFILE

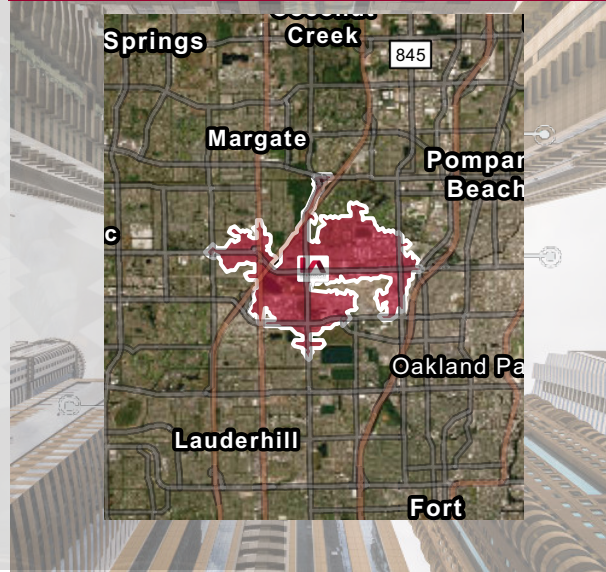
KEY FACTS

- 24,679**
Total Population
- \$93,899**
Average Household Income
- 38.1**
Median Age
- 2.6**
Average Household Size

EDUCATION

- 12%** No High School Diploma
- 29%** High School Graduate
- 26%** Some College
- 32%** Bachelor's/Grad/Prof Degree

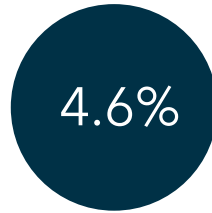
Drive time of 5 minutes



EMPLOYMENT TRENDS



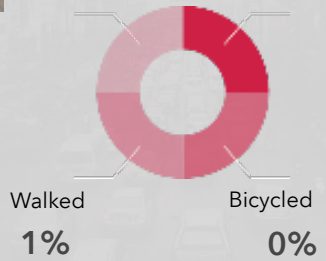
- 60%** White Collar
- 26%** Blue Collar
- 14%** Services



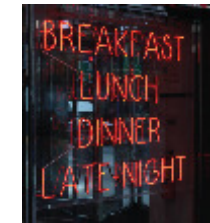
Unemployment Rate

COMMUTING TRENDS

- 4%** Took Public Transportation
- 12%** Carpooled



NEARBY AMENITIES



107
Number of Restaurants

438
Retail Businesses



DAYTIME POPULATION

- Total Daytime Population **43,259**
- Daytime Population: Workers **31,402**
- Daytime Population: Residents **11,857**

BUSINESSES

- 3,134**
Total Businesses
- 36,038**
Total Employees
- 7,989,418,625**
Total Sales

DEMOGRAPHIC PROFILE

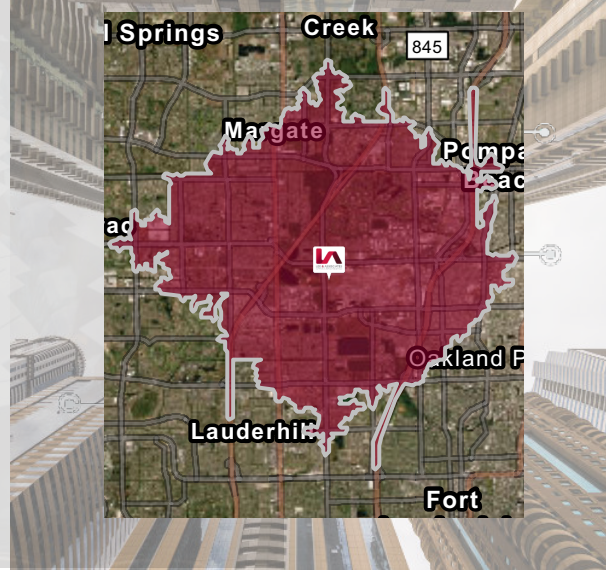
KEY FACTS

- 194,607**
Total Population
- \$85,888**
Average Household Income
- 40.4**
Median Age
- 2.6**
Average Household Size

EDUCATION

- 13%** No High School Diploma
- 32%** High School Graduate
- 28%** Some College
- 27%** Bachelor's/Grad/Prof Degree

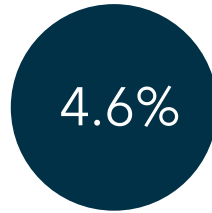
Drive time of 10 minutes



EMPLOYMENT TRENDS



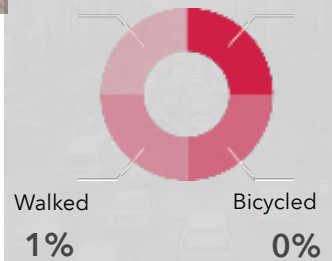
- 58%** White Collar
- 24%** Blue Collar
- 18%** Services



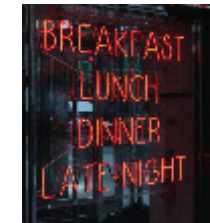
Unemployment Rate

COMMUTING TRENDS

- 3%** Took Public Transportation
- 12%** Carpooled



NEARBY AMENITIES



504
Number of Restaurants

2,096
Retail Businesses



DAYTIME POPULATION

- Total Daytime Population: **198,755**
- Daytime Population: Workers: **106,839**
- Daytime Population: Residents: **91,916**

BUSINESSES

- 12,354**
Total Businesses
- 111,459**
Total Employees
- 22,287,332,600**
Total Sales

DEMOGRAPHIC PROFILE

KEY FACTS

541,603
Total Population

\$89,303
Average Household Income

41.7
Median Age

2.5
Average Household Size

EDUCATION

12%
No High School Diploma

31%
High School Graduate

28%
Some College

29%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



60%
White Collar

23%
Blue Collar

17%
Services

4.5%

Unemployment Rate

COMMUTING TRENDS

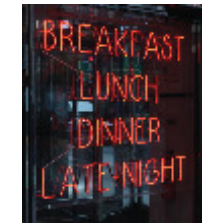
3%
Took Public Transportation

11%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES



1,345
Number of Restaurants

5,530
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
512,517

Daytime Population: Workers
251,628

Daytime Population: Residents
260,889

BUSINESSES



30,700
Total Businesses



250,818
Total Employees



49,511,928,326
Total Sales



For more information, please contact one of the following individuals:

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