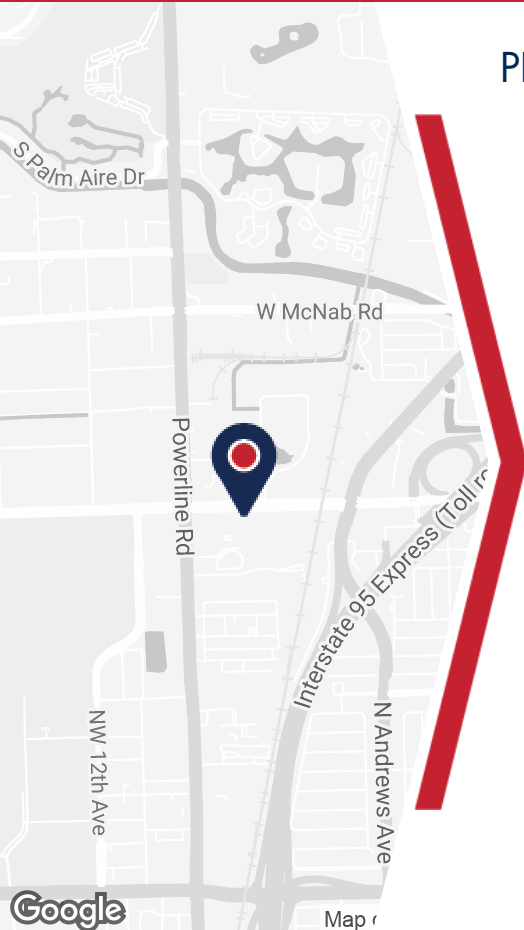


CYPRESS CREEK TOWER

800 W. CYPRESS CREEK RD. FORT LAUDERDALE, FL



PROPERTY DETAILS

- Base Rent \$11.00 PSF - \$15.00 PSF plus \$16.42 PSF est. CAM (2026)
- Strategically located near public transit routes - Tri-Rail & Broward Co. Transit.
- All suites come with exterior windows.
- Proximity to restaurants, financial services, 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

\$11.00 - 15.00 SF/yr (NNN)



YEAR BUILT / RENOVATED

1990 / 2015



AVAILABLE SF

Units from 1,425 - 5,467 RSF



PARKING

Ample Parking



LOCATION

Cypress Creek Submarket

For more information:

Jonathan Thiel

954.652.2020 | Jthiel@Bergercommercial.Com

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Lawrence Oxenberg

954.652.2017 | Loxenberg@Bergercommercial.Com

Jake Michels

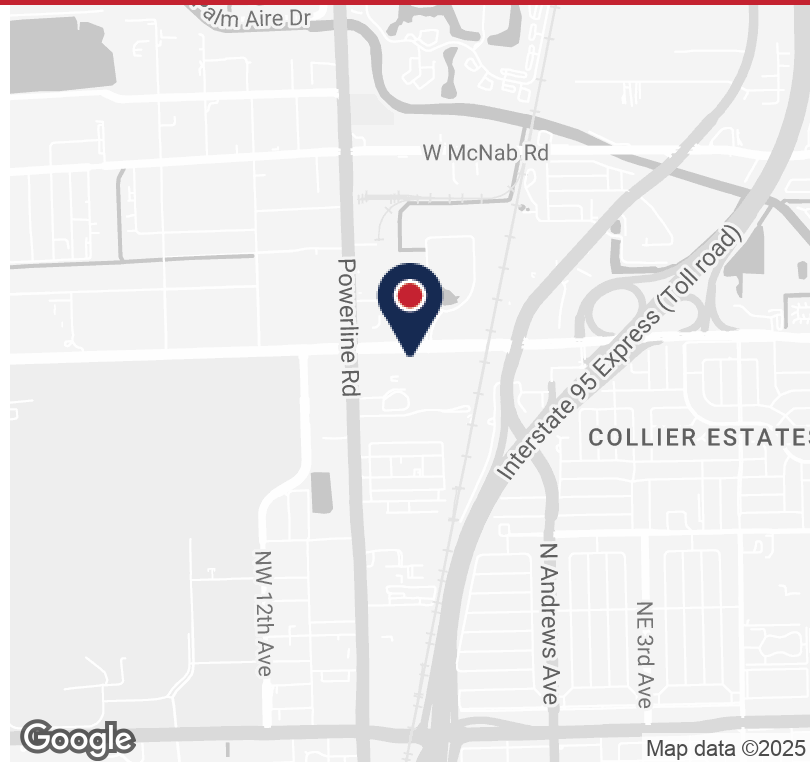
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

CYPRESS CREEK TOWER

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.00 - 15.00 SF/yr (NNN)
Building Size:	61,917 SF
Available SF:	1,425 - 5,467 SF
Lot Size:	2.36 Acres
Renovated:	2014
Zoning:	B-1
Market:	Fort Lauderdale
Submarket:	Cypress Creek

PROPERTY OVERVIEW

NNN

PROPERTY HIGHLIGHTS

- Base Rent \$11.00 PSF - \$14.00 PSF plus \$15.18 PSF est. CAM (2025)
- 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

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,425 - 5,467 SF	Lease Rate:	\$11.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
310	Available	1,971 SF	NNN	\$14.00 SF/yr	-
410	Available	4,370 SF	NNN	\$15.00 SF/yr	-
400	Available	5,467 SF	NNN	\$11.00 SF/yr	-
530	Available	1,425 SF	NNN	\$14.00 SF/yr	-

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT