

# 2950 BUILDING CYPRESS CREEK OFFICES

2950 W CYPRESS CREEK RD  
FORT LAUDERDALE, FL 33309



**FOR LEASE**

Presented By,

**EVAN FRIFT**

Senior Vice President

713.252.4226

[efript@lee-associates.com](mailto:efript@lee-associates.com)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | [leesouthflorida.com](http://leesouthflorida.com)

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# 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



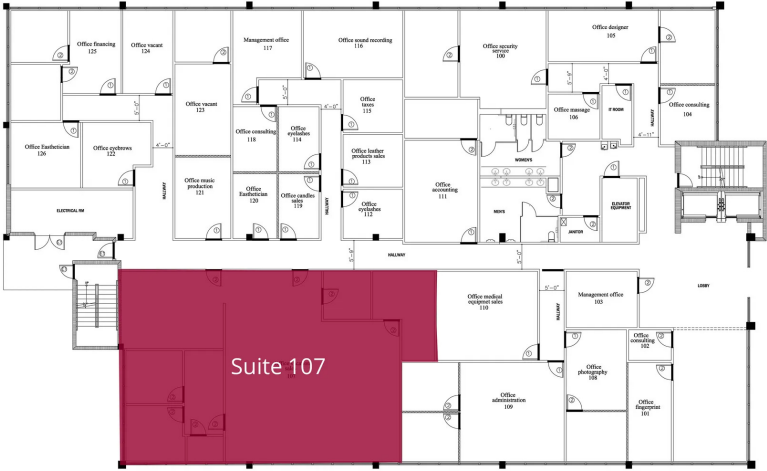
## LOCATION INFORMATION

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

## BUILDING INFORMATION

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

# FLOOR PLAN | AVAILABLE SPACES



AS-BUILT FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

### LEGEND

Available

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 107	Available	3,415 SF	Full Service	\$7,115 per month	Utilities included

# FLOOR PLAN | AVAILABLE SPACES



AS-BUILT THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"

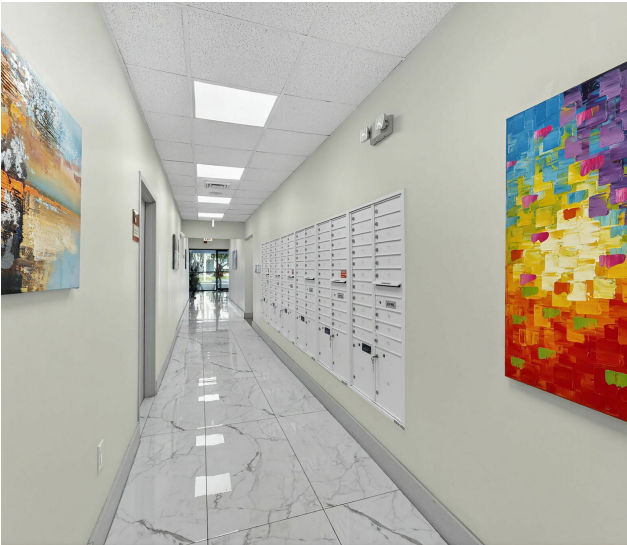
## LEGEND

Available

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 301	Available	3,042 SF	Full Service	\$6,335 per month	Utilities included
Suite 331	Available	1,561 SF	Full Service	\$3,250 per month	Utilities included

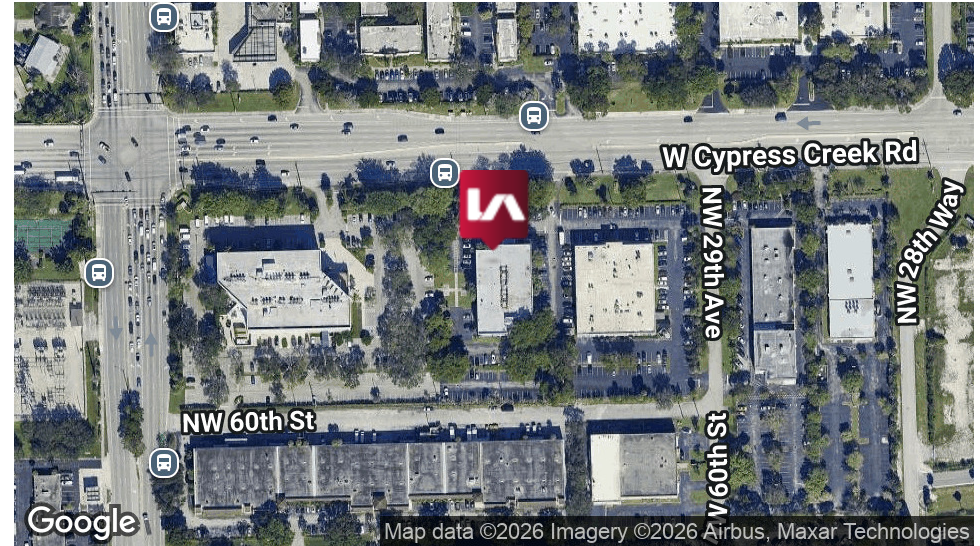
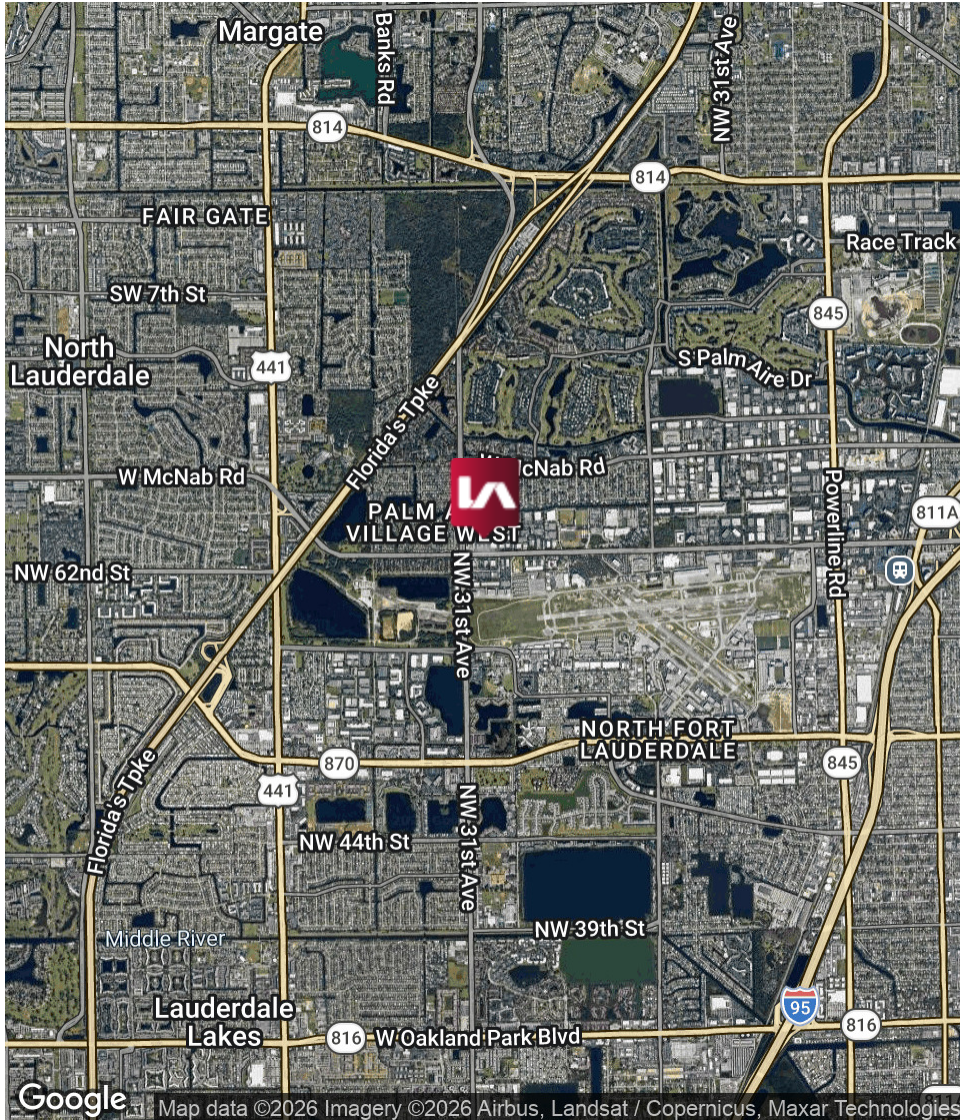
# 2950 BUILDING



# AVAILABLE SUITES



# REGIONAL MAP



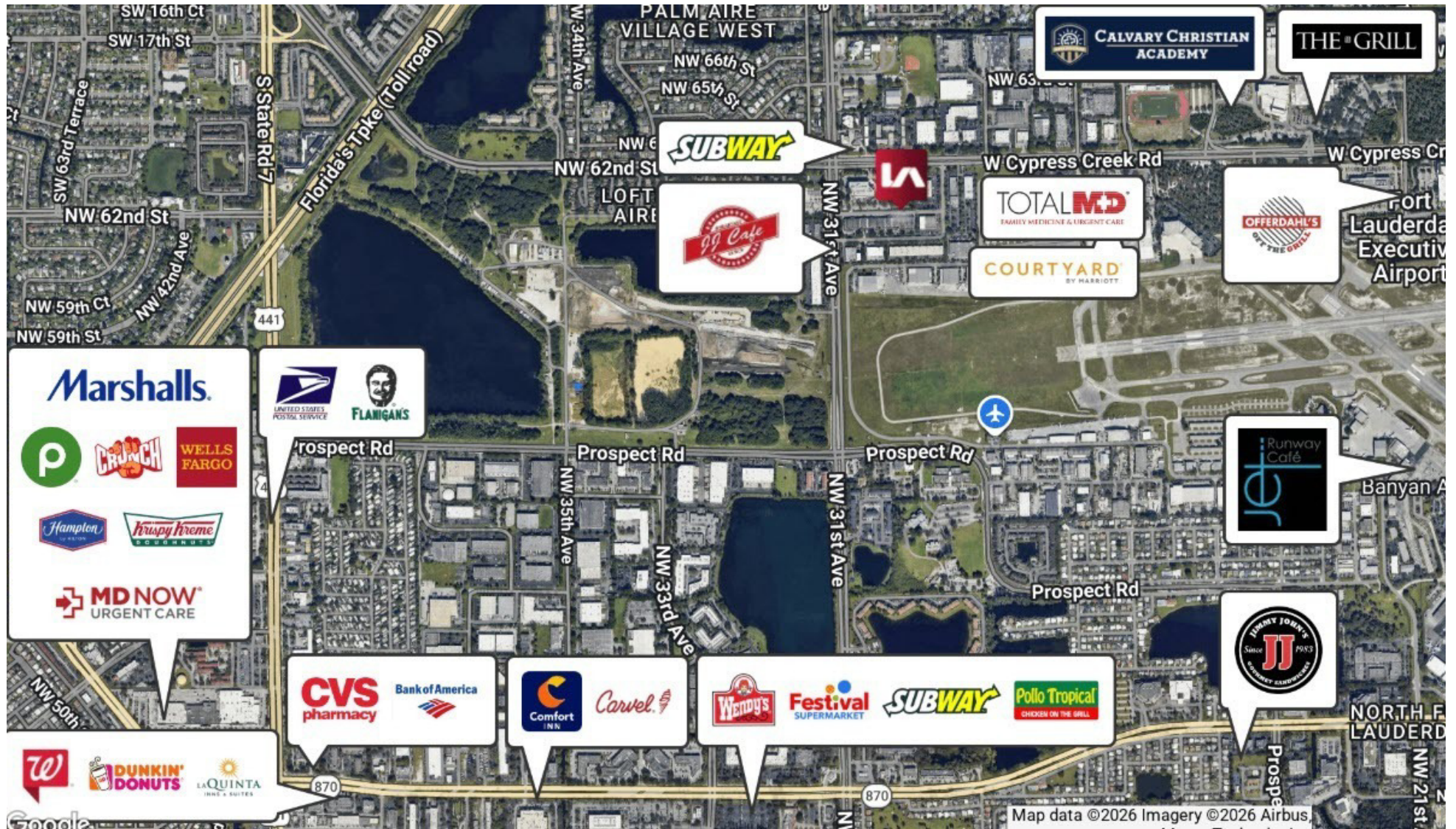
## LOCATION OVERVIEW

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.

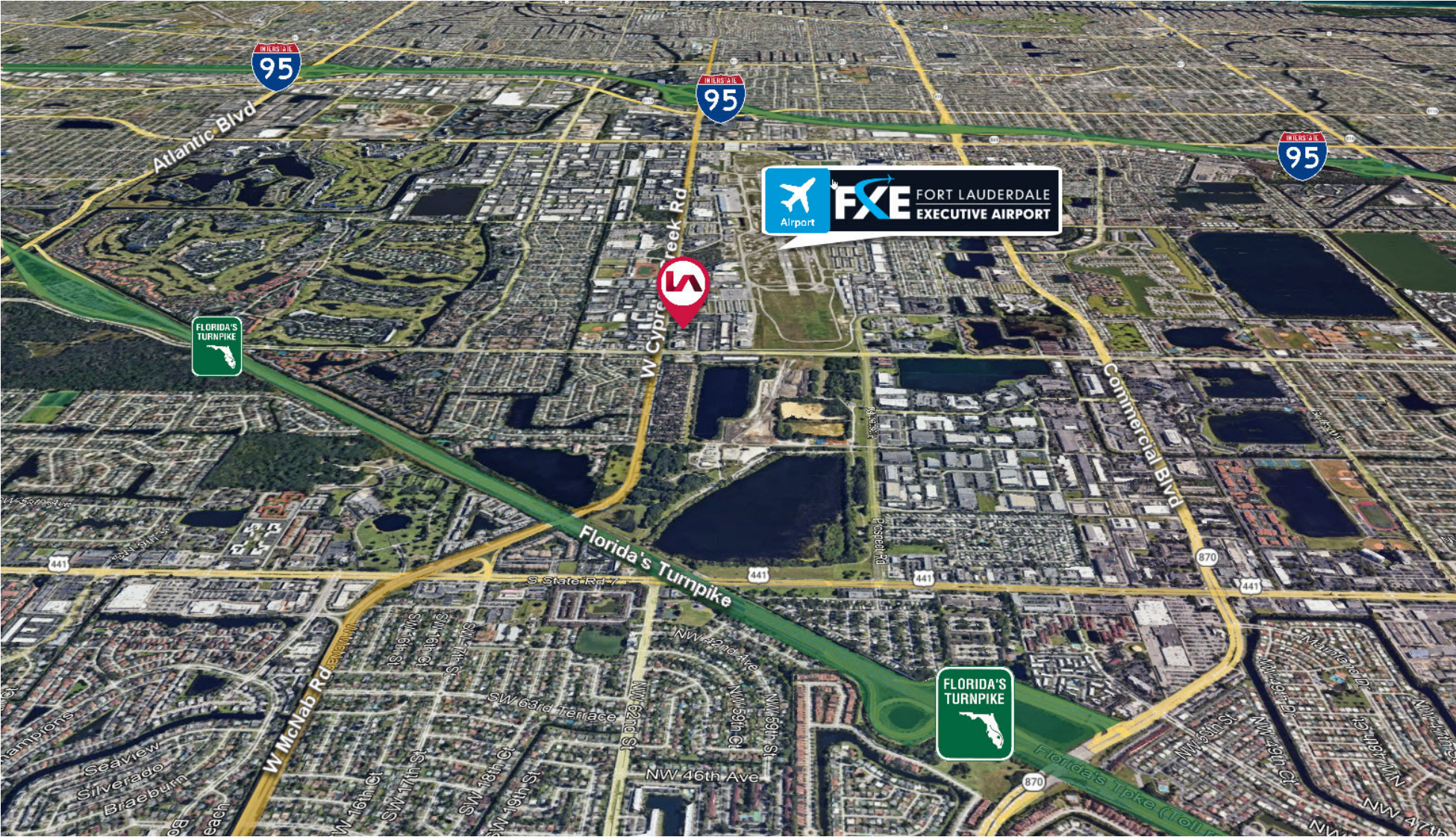
## CITY INFORMATION

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

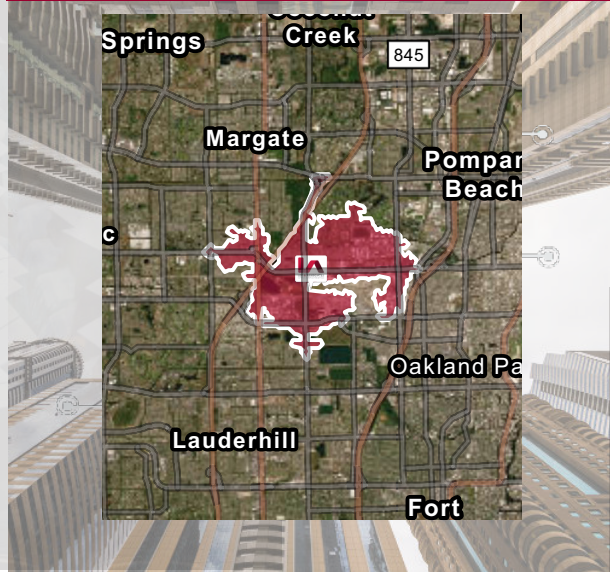
## KEY FACTS

- 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

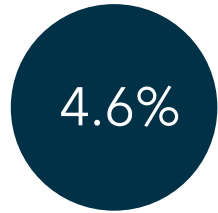
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## EMPLOYMENT TRENDS



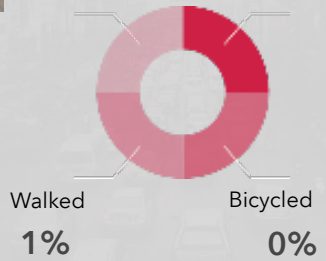
- 60% White Collar
- 26% Blue Collar
- 14% Services



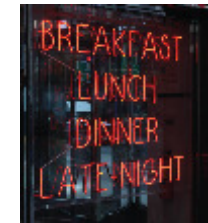
Unemployment Rate

## COMMUTING TRENDS

- 4% Took Public Transportation
- 12% Carpooled



## NEARBY AMENITIES



107 Number of Restaurants

438 Retail Businesses



## DAYTIME POPULATION

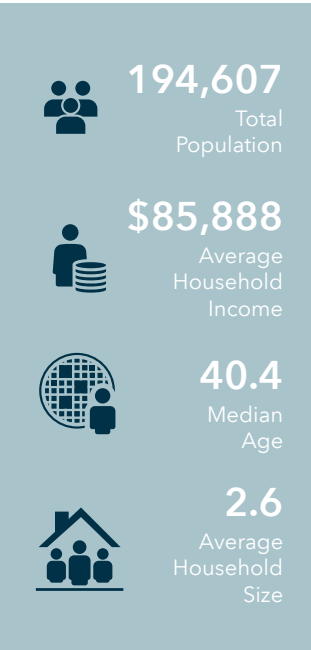
- Total Daytime Population: **43,259**
- Daytime Population: Workers: **31,402**
- Daytime Population: Residents: **11,857**

## BUSINESSES

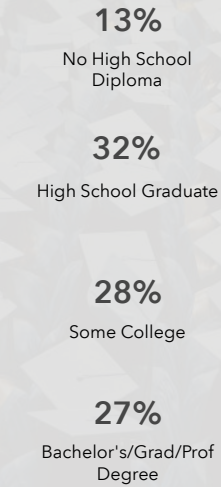
- 3,134** Total Businesses
- 36,038** Total Employees
- 7,989,418,625** Total Sales

# DEMOGRAPHIC PROFILE

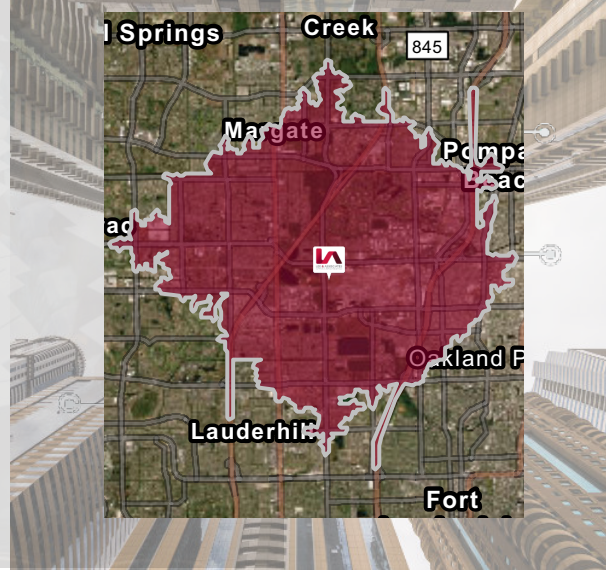
## KEY FACTS



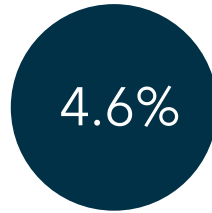
## EDUCATION



Drive time of 10 minutes

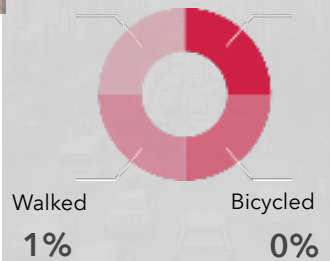
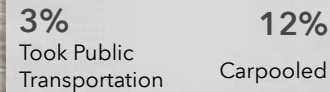


## EMPLOYMENT TRENDS

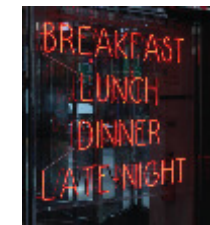


Unemployment Rate

## COMMUTING TRENDS



## NEARBY AMENITIES

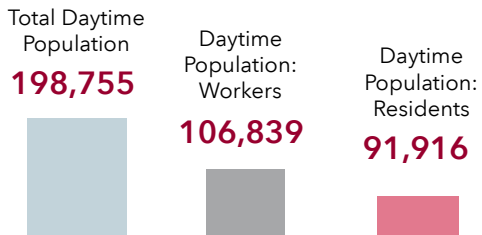


**504**  
Number of Restaurants

**2,096**  
Retail Businesses



## DAYTIME POPULATION



## BUSINESSES



# 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

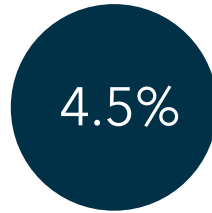
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## EMPLOYMENT TRENDS

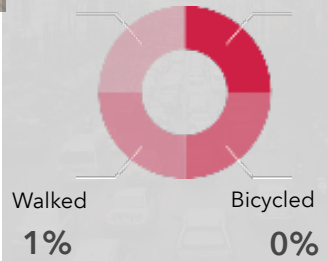


- 60% White Collar
- 23% Blue Collar
- 17% Services

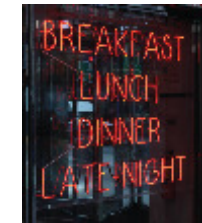


## COMMUTING TRENDS

- 3% Took Public Transportation
- 11% Carpooled



## 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:*

**MARKET ADVISORS**

**EVAN FRIPT**

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