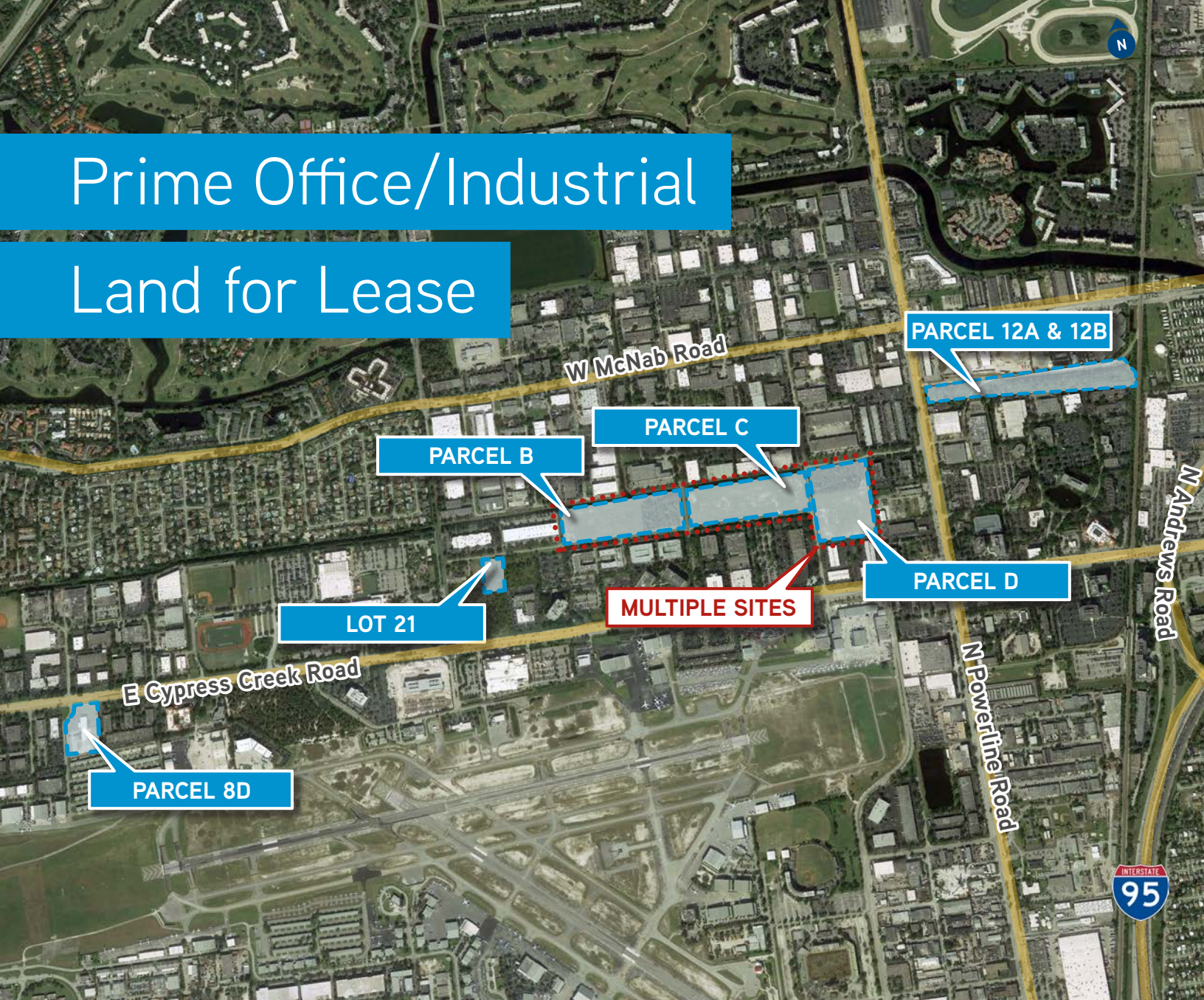


# Prime Office/Industrial Land for Lease



## LAND PARCELS FOR LEASE IN CYPRESS CREEK

The City of Fort Lauderdale is seeking proposals to develop six land parcels adjacent to the Fort Lauderdale Executive Airport. Proposed projects should: (1) increase tax base, (2) create jobs, and (3) enhance environment of the City.



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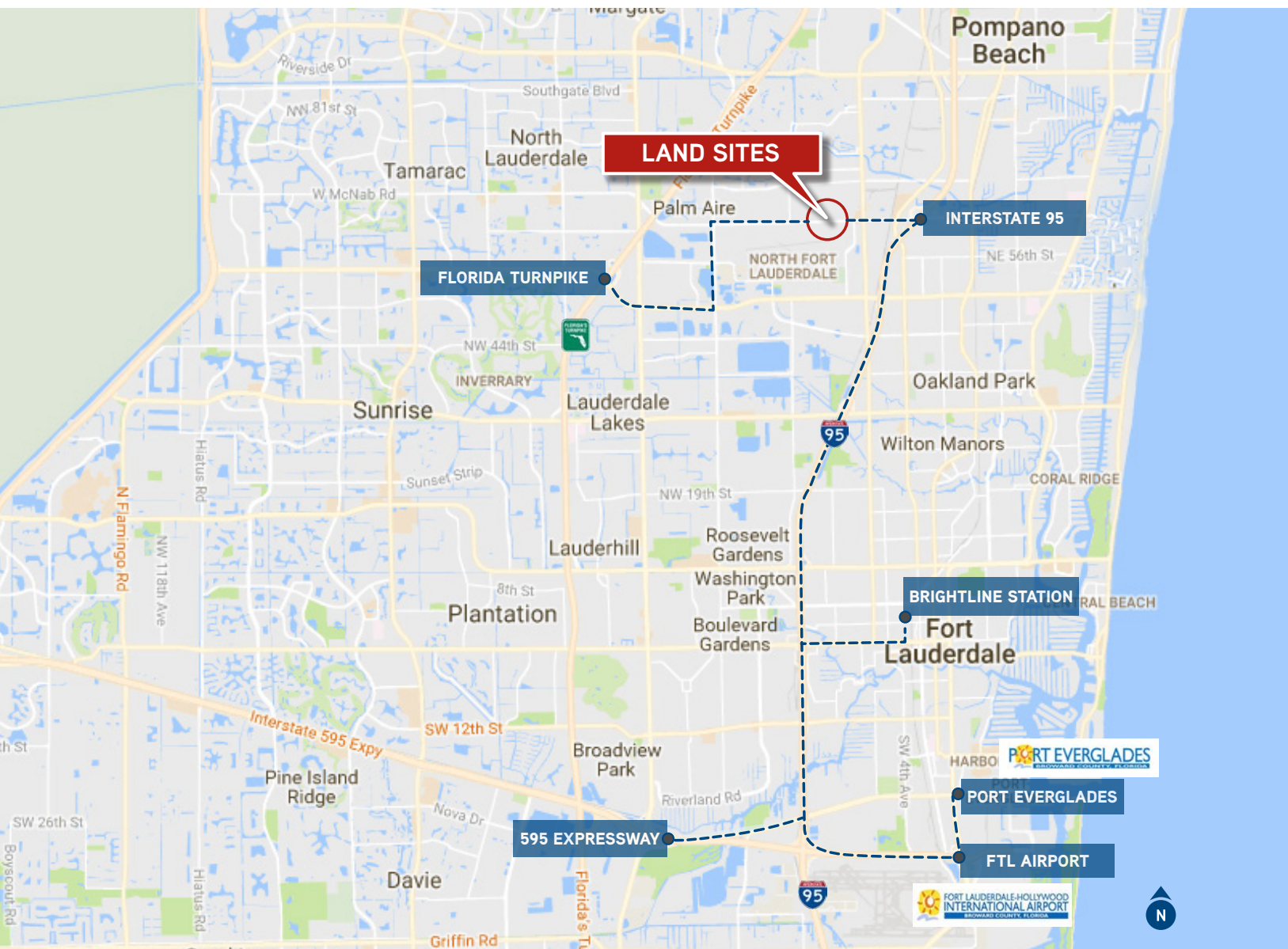
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## Drive Times



	DISTANCE	DRIVE TIME
Florida Turnpike	±3 miles	10 - 15 mins
Interstate 95 (I-95)	±2.5 miles	5 - 10 mins
Brightline Station	±8 miles	10 - 15 mins
595 Expressway	±12 miles	15 - 20 mins
Port Everglades	±13.5 miles	20 - 25 mins
FTL Int'l Airport	±16 miles	25 - 30 mins

# Parcel Details

	1501 NW 64th Street	6499 NW 12th Street	6320 NW 12th Street
Parcel Number	B - Lots 12, 13, 14, 15	C - Lots 8, 9, 10, 11	D - Lots 6, 7, 31
Land Size	10.01 Acres ±436,198 SF	10.29 Acres ±448,363 SF	11.68 Acres ±508,694 SF
Net Usable Area:	7.85 Acres ±341,946 SF	10.29 Acres ±448,363 SF	7.16 Acres ±311,890 SF
Natural Resource Area	2.85 Acres	N/A	3.83 Acres
Minimum Rent	\$205,883 annually (\$0.66 PSF)	\$295,824 annually (\$0.66 PSF)	\$225,704 annually (\$0.66 PSF)
Folio	4942 09 01 0180	4942 09 01 0170	4942 09 01 0160
Zoning	Airport Industrial Park (AIP)	Airport Industrial Park (AIP)	Airport Industrial Park (AIP)
Access	Cypress Creek Road	Cypress Creek Road	Cypress Creek Road
Frontage	NW 64th Street and NW 15th Avenue	NW 64th Street, NW 15th Avenue, NW 66th Street and NW 12th Avenue	NW 65th Street and NW 12th Avenue

	2800 W Cypress Creek Road	6650 NW 9th Avenue	6300 NW 21st Avenue
Parcel Number	8D	12A & 12B	Lot 21
Land Size	3.50 Acres   ±152,503 SF ±14,545 SF Building	6.08 Acres ±265,163 SF	2.45 Acres ±106,920 SF
Net Usable Area:	3.50 Acres ±152,503 SF	6.08 Acres ±265,163 SF	2.45 Acres ±106,920 SF
Natural Resource Area	N/A	N/A	N/A
Minimum Rent	\$158,912 annually (\$1.10 PSF)	\$137,885 annually (\$0.52 PSF)	\$73,775 annually (\$0.66 PSF)
Folio	4942 09 29 0090	4942 09 29 0060	4942 09 01 0200
Zoning	Airport Industrial Park (AIP)	Commerce Center District (CC)	Airport Industrial Park (AIP)
Access	Cypress Creek Road	Powerline Road	Cypress Creek Road
Frontage	W Cypress Creek Rd and NW 28th Way	Powerline Road	NW 64th Street

## Submarket Overview

The Cypress Creek submarket is located just north of the Fort Lauderdale's Central Business District. Although geographically small in area, it comprises of approximately 7.8 million square feet of office space, which accounts for roughly 10 percent of Broward County's office market.

Cypress Creek has a large concentration of office employment being represented by industries such as healthcare, education, and retail trade.

### NOTABLE TENANTS IN THE MARKET

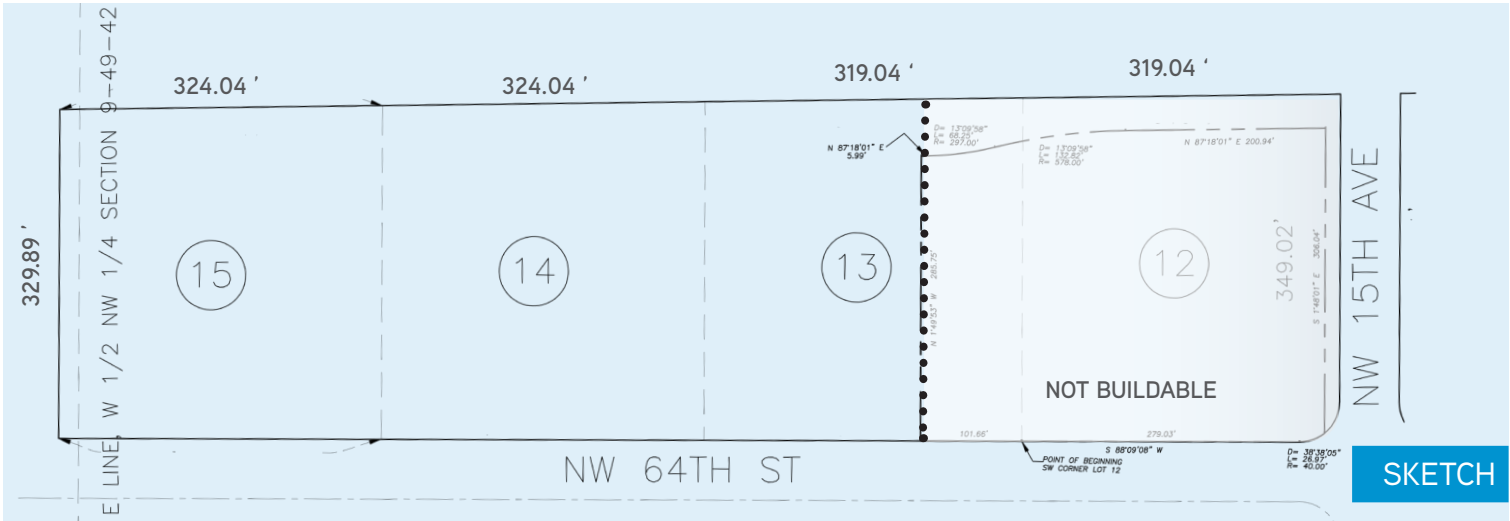


### AREA AMENITIES





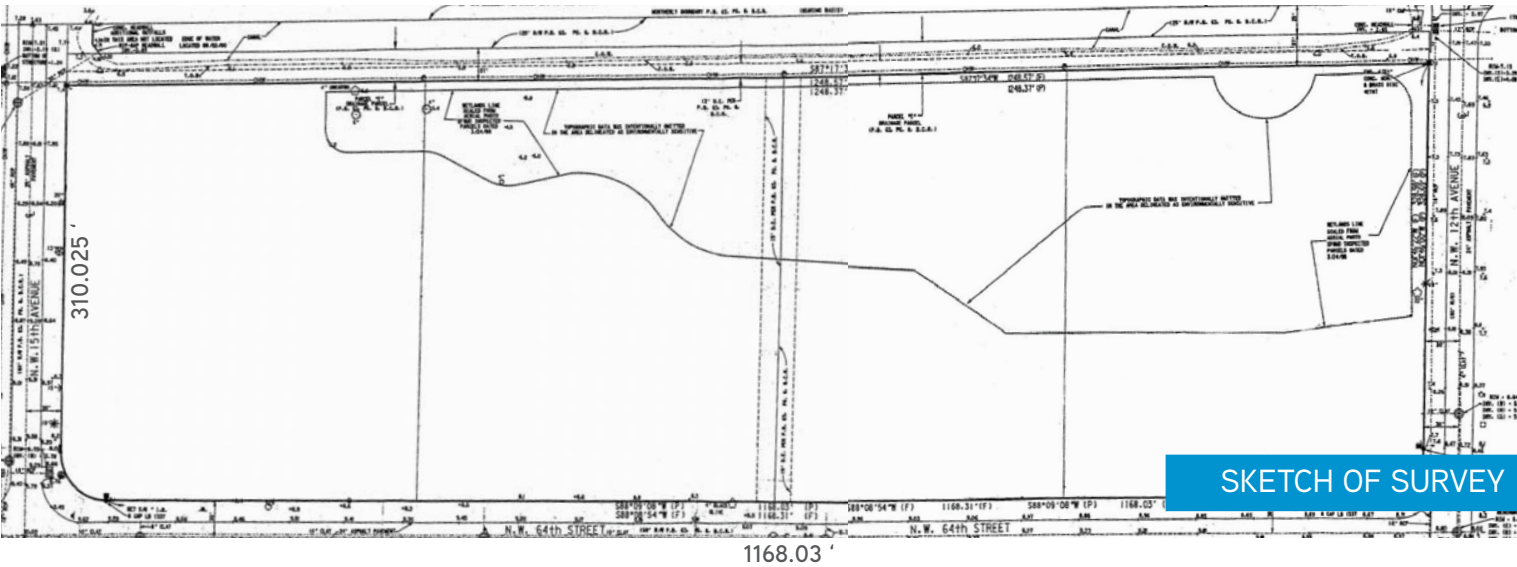
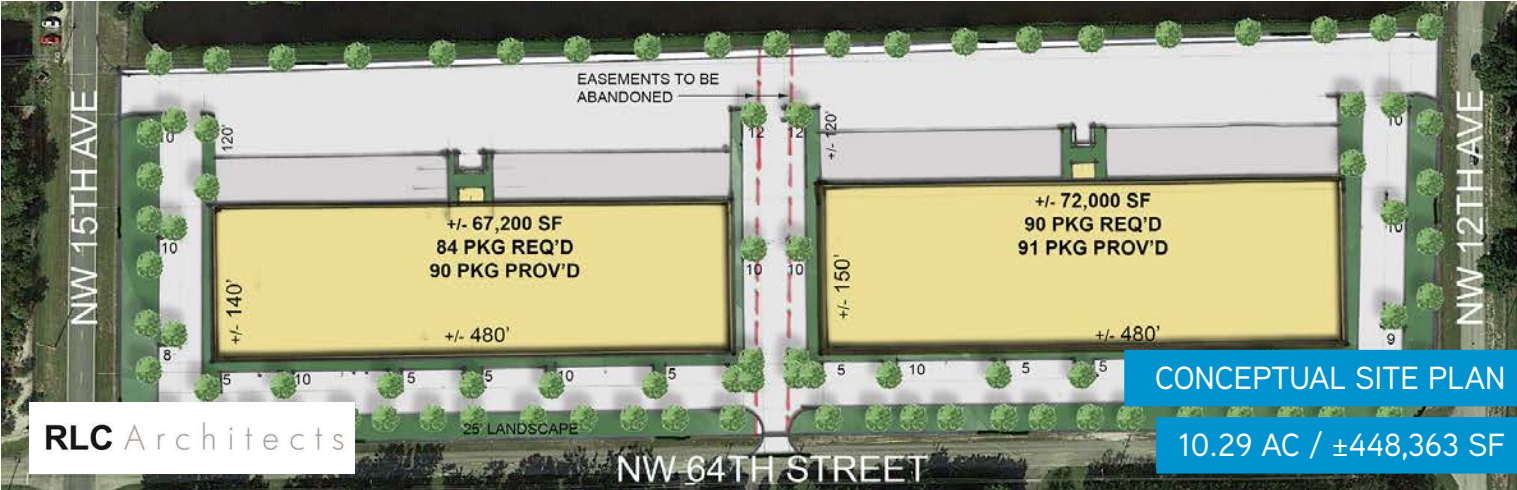
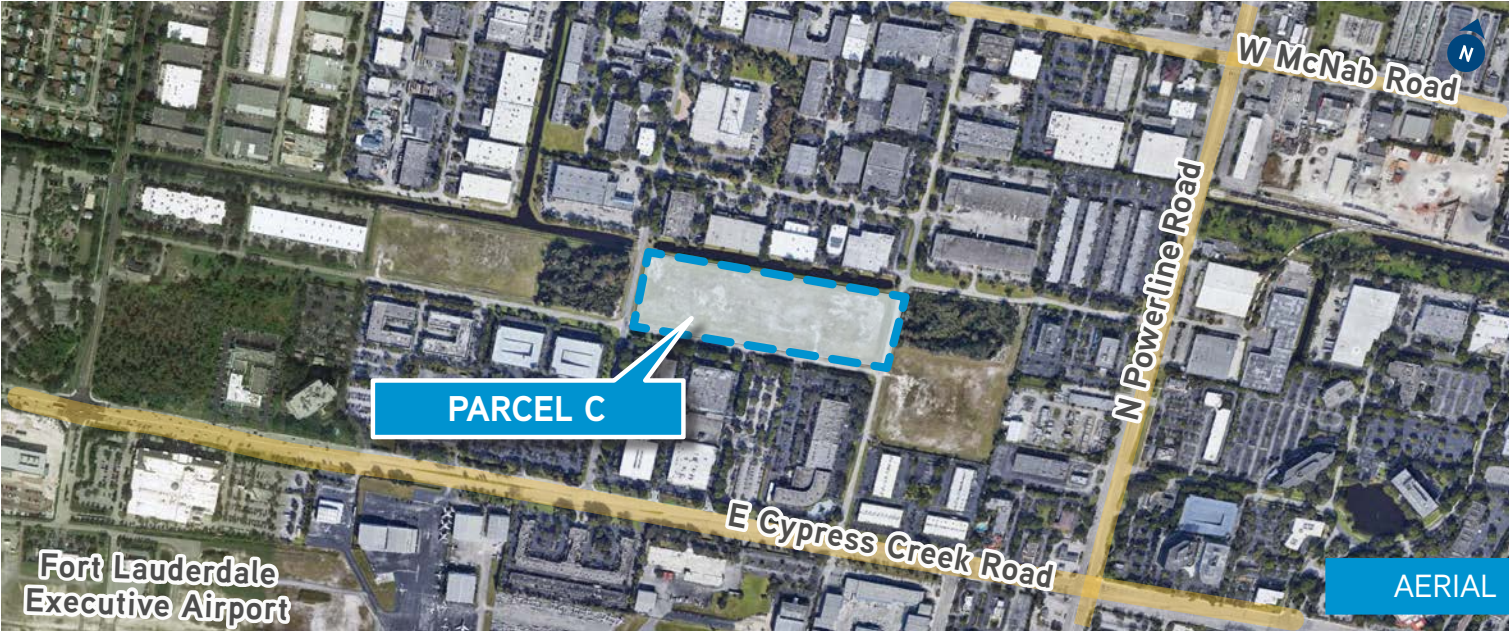
1501 NW 64th Street | Parcel B  
Fort Lauderdale, FL





# 6499 NW 12th Street | Parcel C

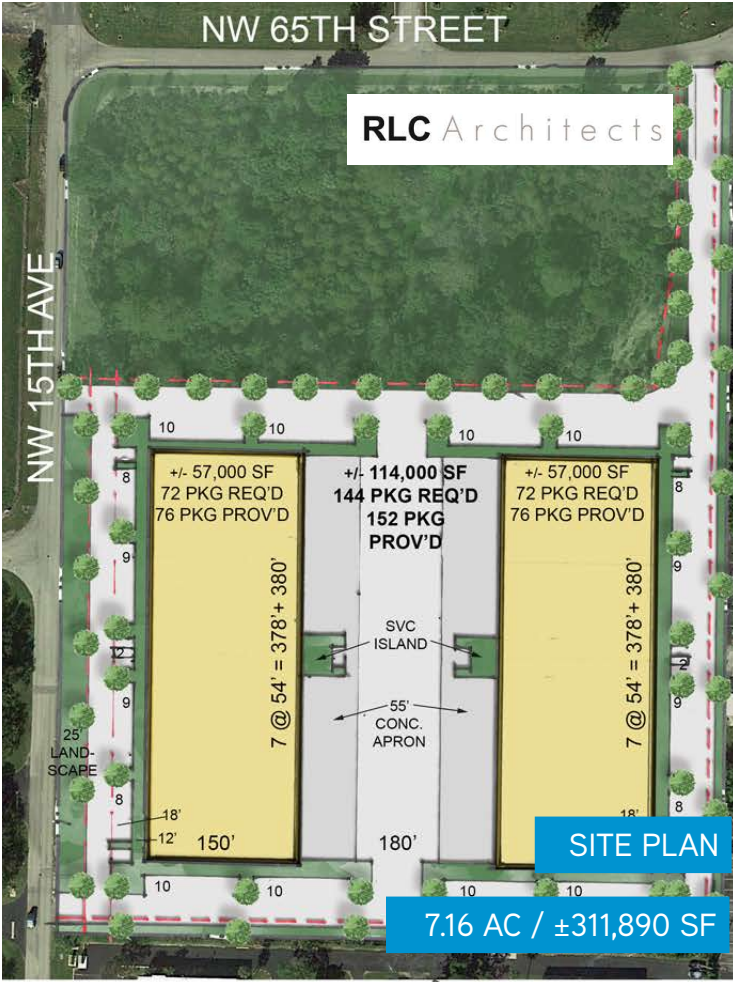
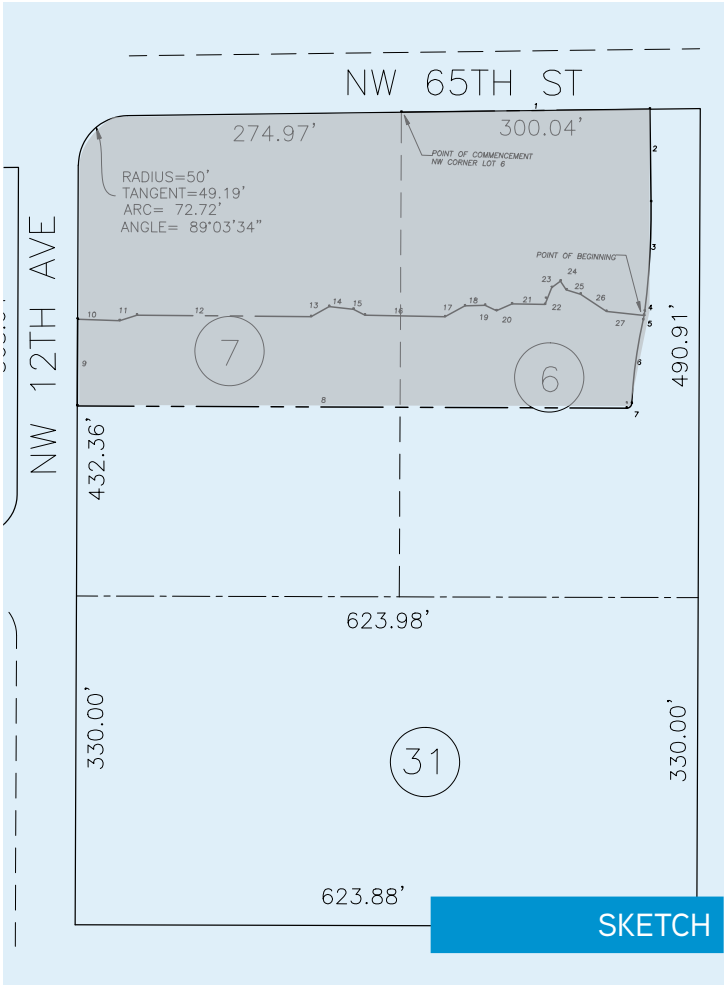
Fort Lauderdale, FL





# 6320 NW 12th Street | Parcel D

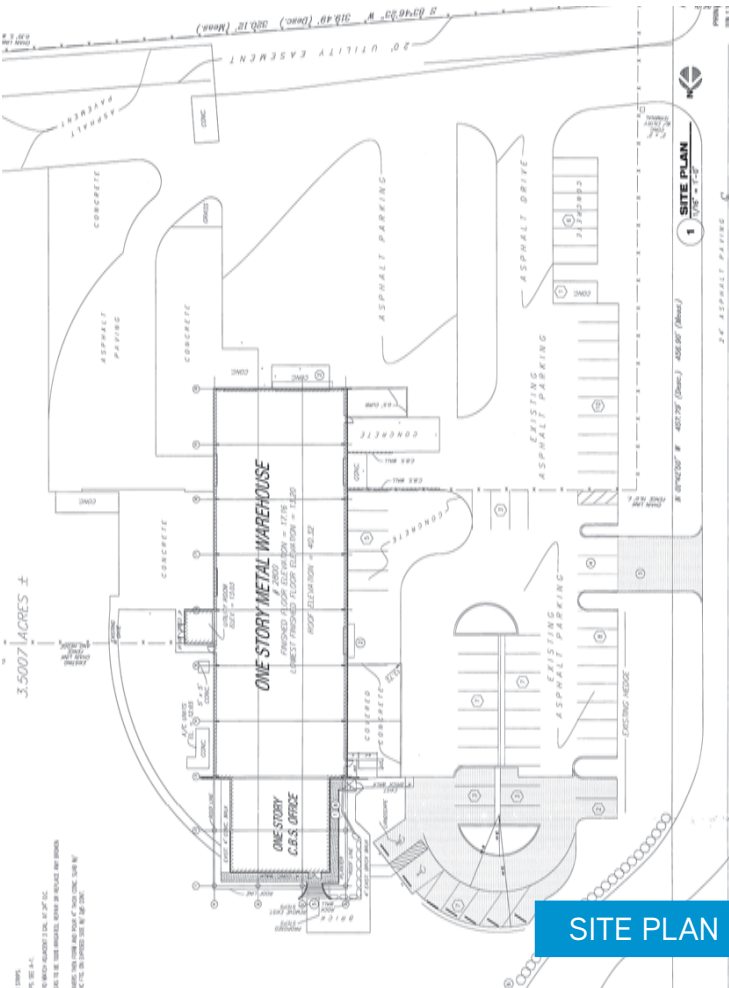
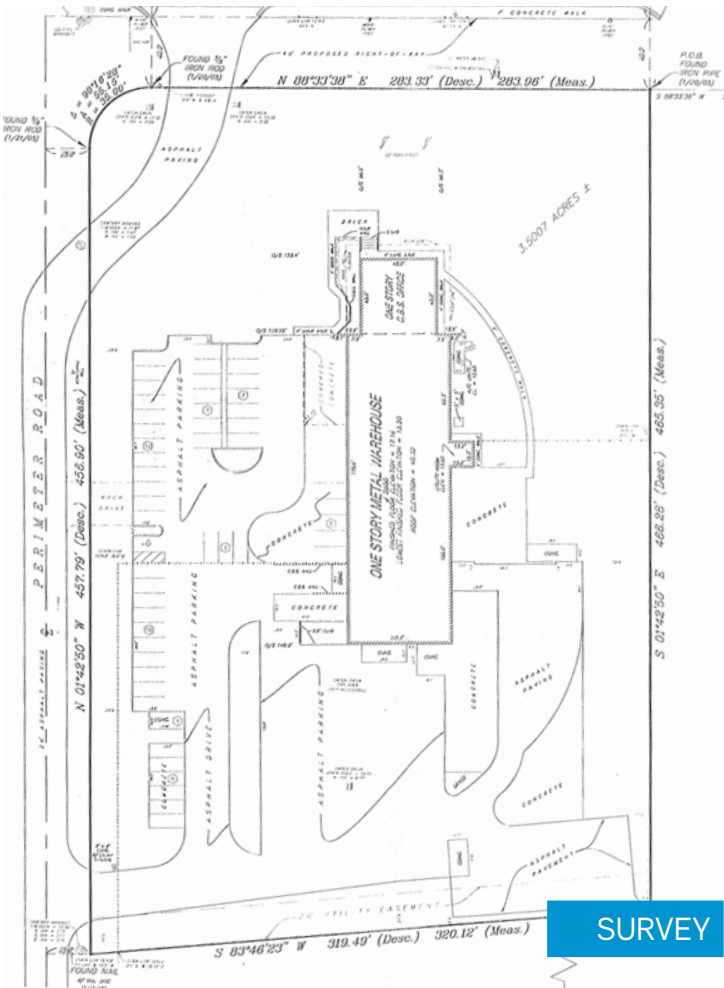
Fort Lauderdale, FL





# 2800 W Cypress Crk Rd | Parcel 8D

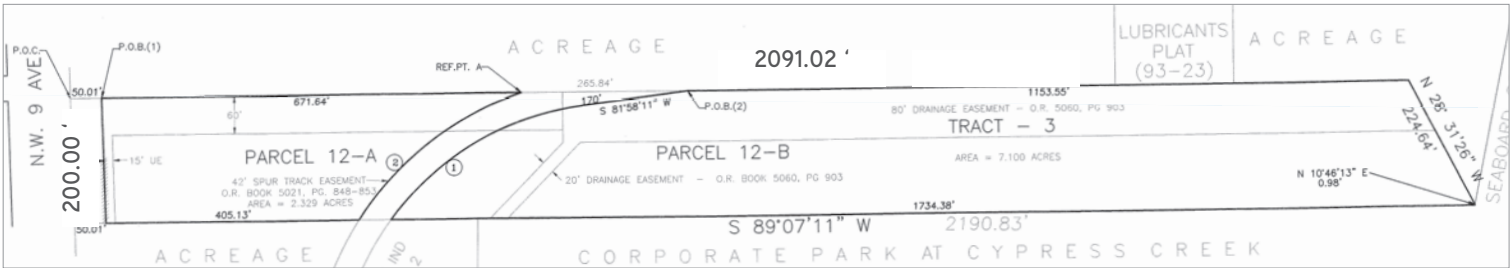
Fort Lauderdale, FL





# 6650 NW 9th Avenue | Parcel 12A & 12B

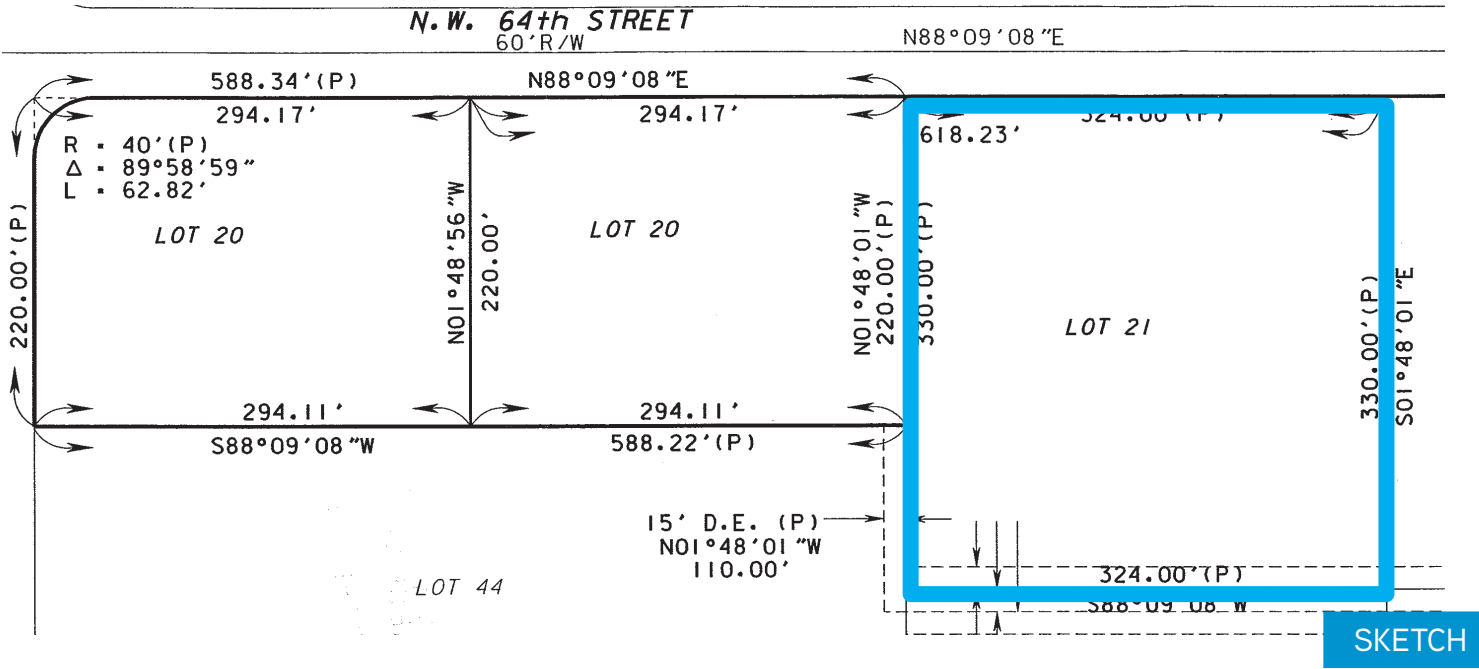
Fort Lauderdale, FL



SKETCH



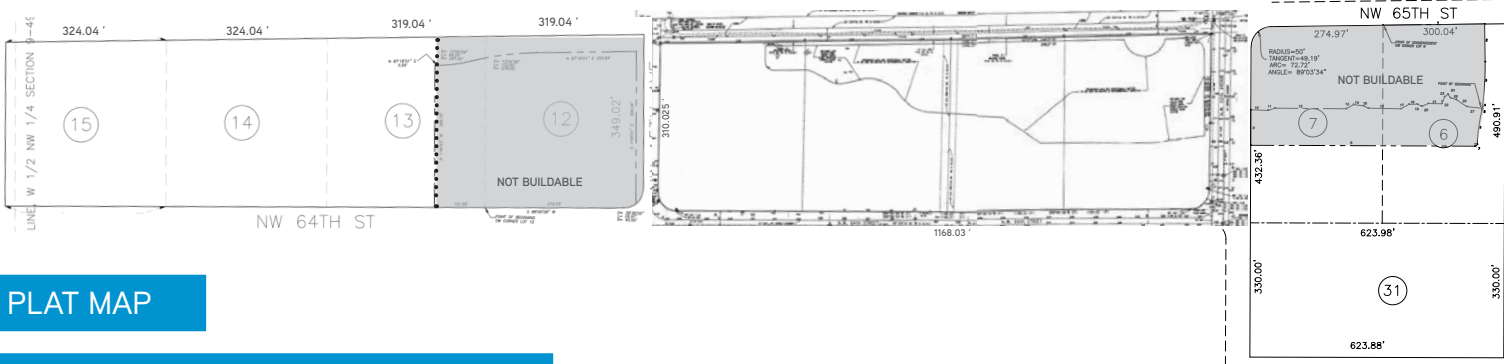
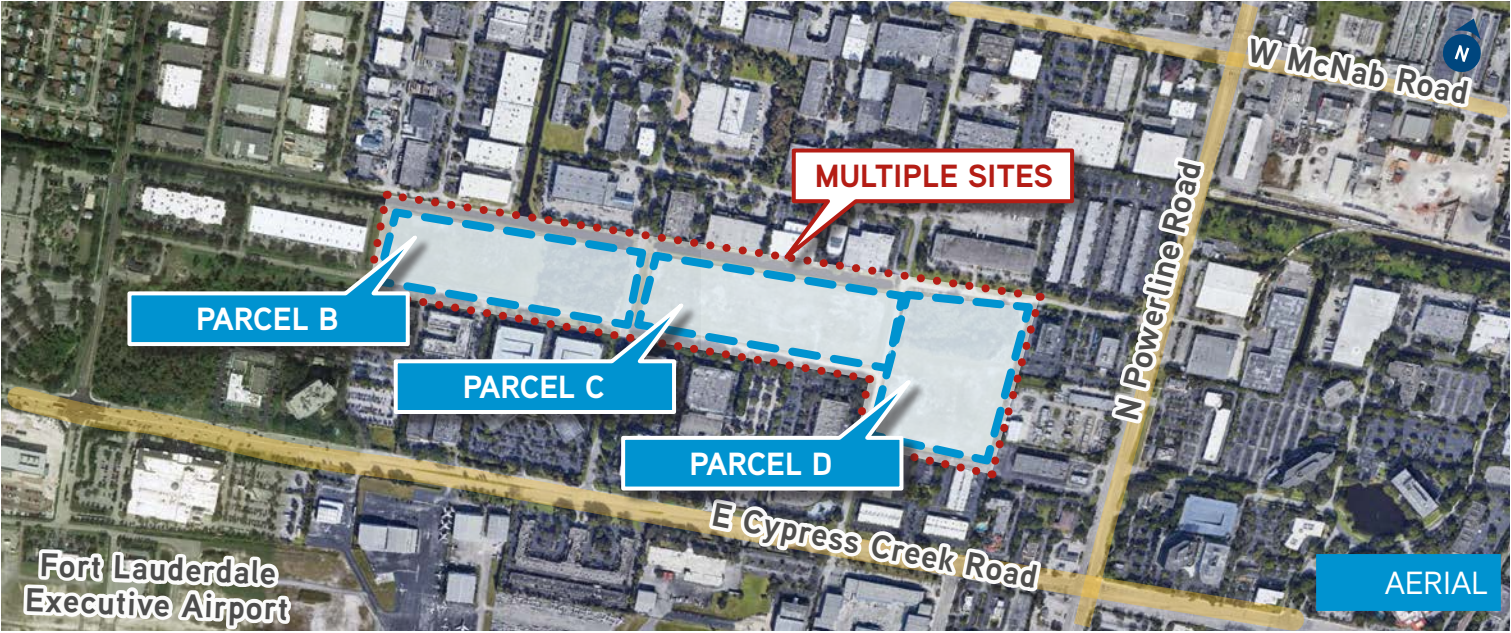
6300 NW 21st Avenue | Lot 21  
Fort Lauderdale, FL





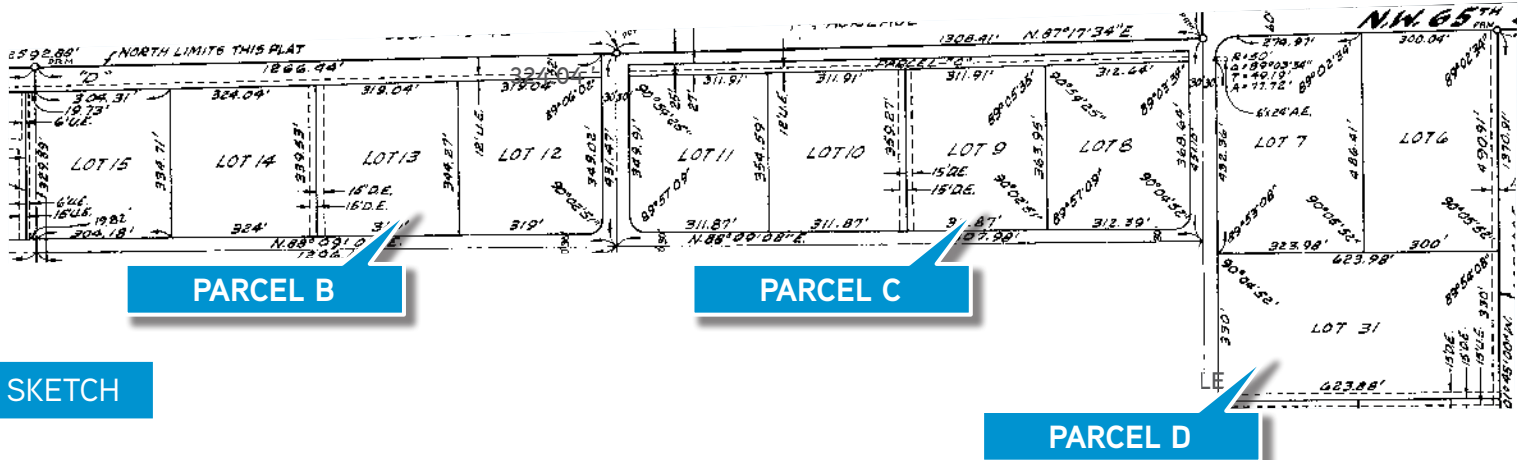
# Parcels B, C, D

Fort Lauderdale, FL



PLAT MAP

NET USABLE: 25.3 AC / 1,102,199 SF



SKETCH



# Submittal Requirements

Proposed projects should :

1. Increase tax base
2. Create jobs
3. Enhance the environment of the City

## PROPOSAL CHECKLIST

- ☐ **Project Description:** detail all relevant aspects of the proposed project, site plans, and all other relevant information.
- ☐ **Development Timeline:** identify milestones dates and construction schedule. May be subdivided into phases, if necessary.
- ☐ **Proposed Lease Term:** lease term shall not to exceed 50 years.
- ☐ **Firm Background:** identify the officers, principals, supervisory staff and key individuals that will be directly involved with the project. A company overview and office location(s) should also be included.
- ☐ **Past Experience:** summarize the firm's experience in providing the professional services as it relates to the work contemplated.
- ☐ Sealed bids must be accompanied by a cash or cashier's check of 10% of the 1st full years rental amount and submitted to the City of Fort Lauderdale Department of Finance, Procurement Division: **100 North Andrews Avenue, Fort Lauderdale, FL 33301-1016 by 2:00 PM on September 15, 2018.**

The successful bidder/lessee will be required to pay a brokerage commission of 4% of appraised land value of the property.



To view site plans and other information, visit our website at [ftlcitylistings.com](http://ftlcitylistings.com)

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