



FOR LEASE | 1201 W Cypress Creek Rd, Fort Lauderdale, FL

31,692 SF Space Available for Immediate Occupancy

Crown Center is an uptown, low-rise green office campus strategically located on 24 acres fronting Cypress Creek Road in Fort Lauderdale, Florida. It is conveniently located across from the Fort Lauderdale Executive Airport, which is the eighth-busiest General Aviation center in the United States.

- Suite is built-out with administrative offices and class rooms and meets the code for an educational use (air conditioning, parking, restrooms)
- Multiple entrances for visitors, staff, teachers & students
- Separately metered electric
- Close proximity to numerous restaurants, the TriRail Station, and hotels
- Class A tenant finishes
- Quick and convenient access to I-95 and Florida's Turnpike

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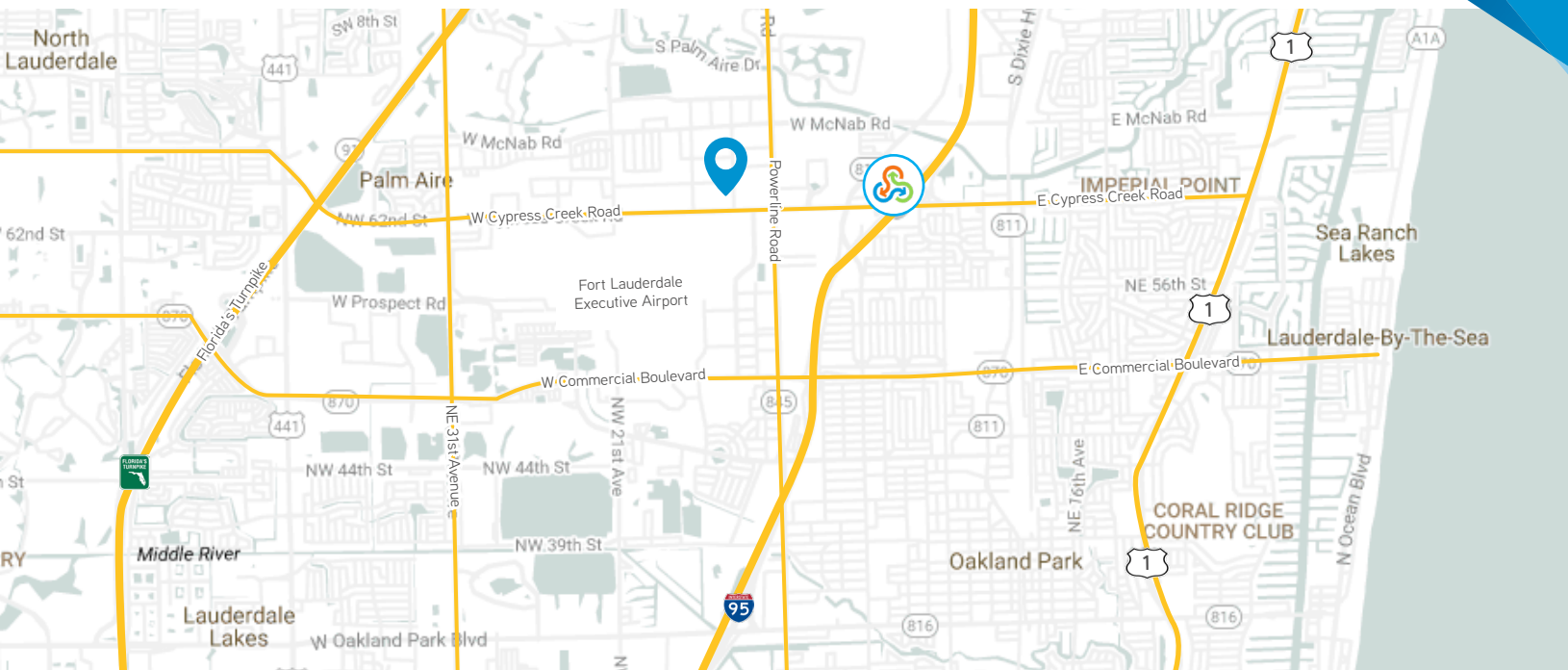
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Accelerating success.

**Colliers International South
Florida, LLC**
200 E Broward Boulevard,
Suite 120
Fort Lauderdale, FL 33301

Location Overview



Space Overview

Net Rent	\$17.50 NNN
OPEX	\$8.84 PSF, + electric
Suite	1st Floor
Rentable Area	31,692 SF
Parking Ratio	6.00/1,000 SF
Common Area Factor	5%



AS-BUILT FLOOR PLAN | 1st Floor

Contact us:

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