



**FOR LEASE** | 1425 W Cypress Creek Road, Fort Lauderdale, FL

## Crown Center Office Park

Crown Center is an uptown, low-rise green office campus situated on 24 acres fronting Cypress Creek Road. It consists of six buildings and is home to several notable corporate tenants. Strategically located just east of Interstate-95, it is surrounded by restaurants, hotels, another area amenities. The campus offers numerous amenities such as an on-campus cafe, abundant parking, electric vehicle charging stations and a professional on-site property management team that ensures all tenants and the property receive the utmost attention.

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PROPERTY MANAGED BY:



Starting at:

**\$14.50**  
PSF NNN

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



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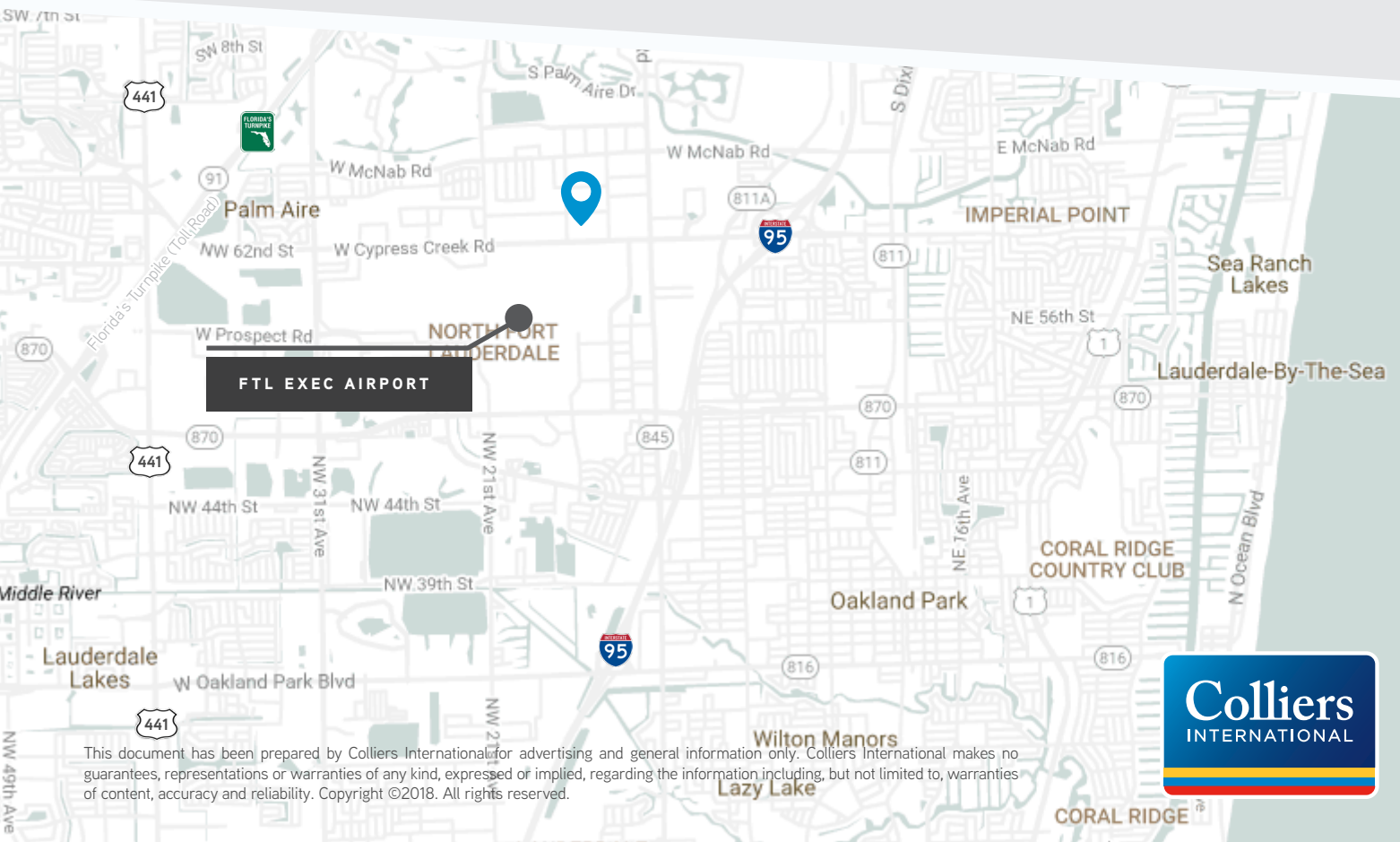
## Building 1451 Overview

Building Size	52,578 SF on two stories
Year Built	1984; renovated 2001
Owner	Fort Lauderdale Crown Center, Inc
Common Area Factor	5.3% to 7.9%
Building Hours	7:00 am to 8:00 pm and Sat: 8:00 am to 4:00 pm
Parking	4.00/1,000 SF
Rental Rate	\$14.50 - \$15.50 PSF, NNN
2018 OPEX	\$8.72 PSF +electric

## Key Features

- Class A tenant finishes
- On site cafe
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- LEED certified (Existing Building: Operation & Maintenance)
- Key card (24/7) access
- Onsite Property Management by Midgard Management

POSITIVE WORKING  
**ENVIRONMENTS**  
**SUSTAINABLE**  
BUSINESS CAMPUS  
**CROWN CENTER**  
**FORT LAUDERDALE**



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