



CROWN CENTER

1401 W Cypress Creek Blvd, Fort Lauderdale, FL 33309



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Property Managed By:



Crown Center

Crown Center is an uptown, low-rise green office campus situated on 24 acres fronting Cypress Creek Road in Fort Lauderdale, Florida. The campus consists of six buildings and is home to several notable corporate tenants. Strategically located just west of Interstate-95, Crown Center is surrounded by restaurants, hotels, and across from the Fort Lauderdale Executive Airport, which is the eighth-busiest General Aviation center in the United States.

The campus offers numerous amenities such as an on campus banking, 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.



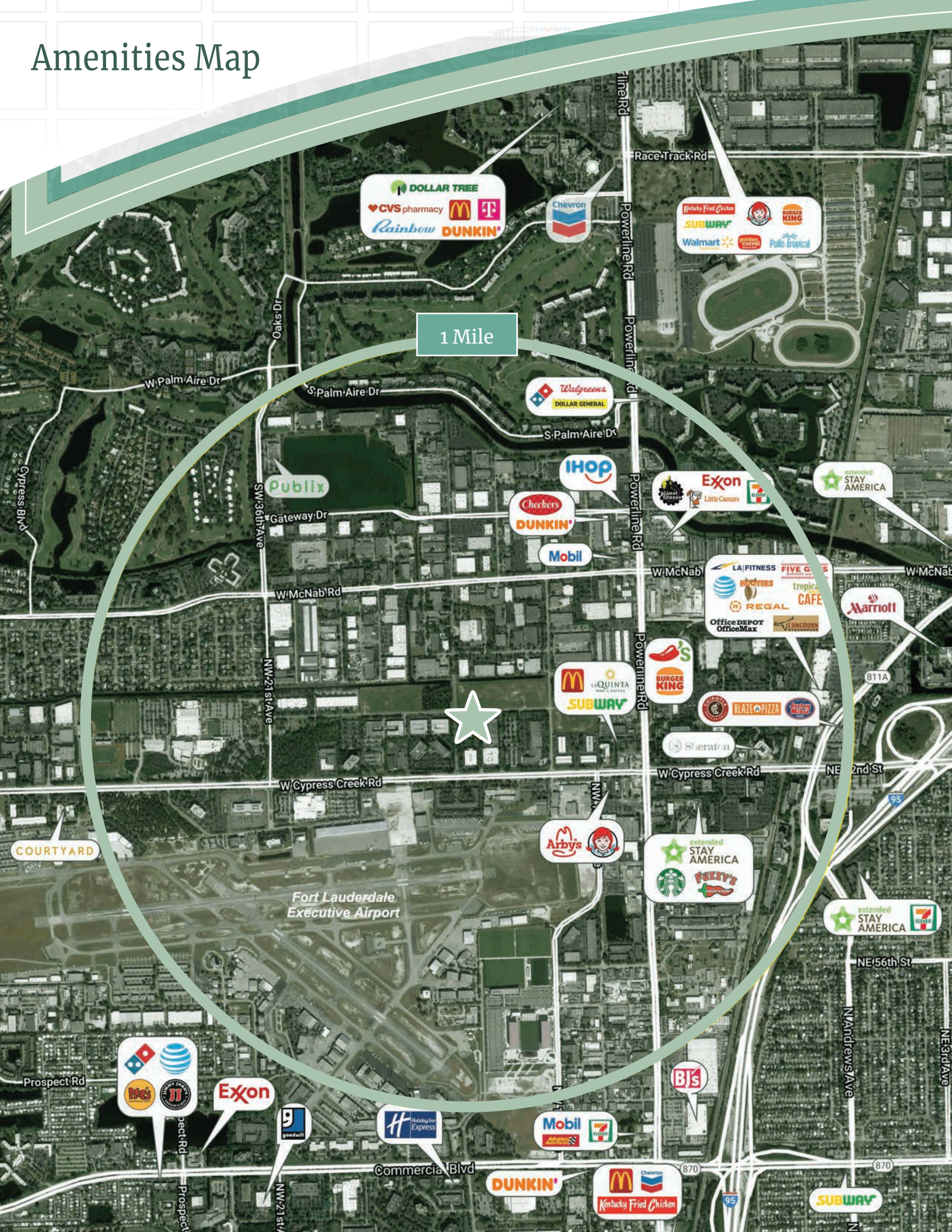
Property Overview

Features

- Class A tenant finishes
- On campus banking
- 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
- On-site Property Management
- Impact resistant glass

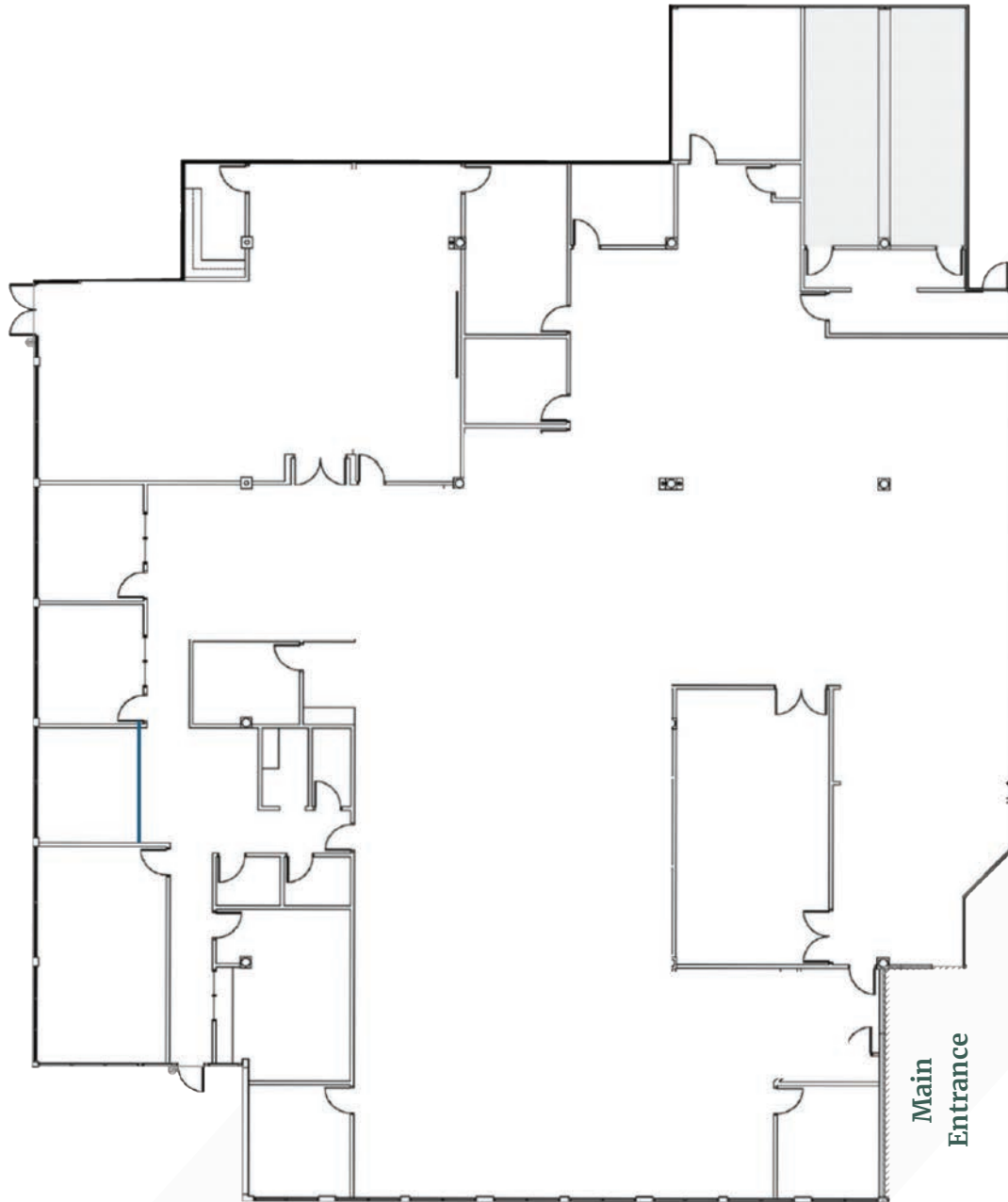
Building Size	76,703 SF
Suite Number	101
SF Available	13,410 SF <i>(Page 4)</i>
Year Built	1980; Renovated 2009
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	5%
Parking	4.00/1,000 SF
Rental Rate	\$18.50 PSF, NNN
2024 OPEX	\$12.42 +electric

Amenities Map



Floor Plan

Suite #101 | 13,410 SF





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Rev: 04.22.24