



# CROWN CENTER

1451 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-site 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.



## Property Overview

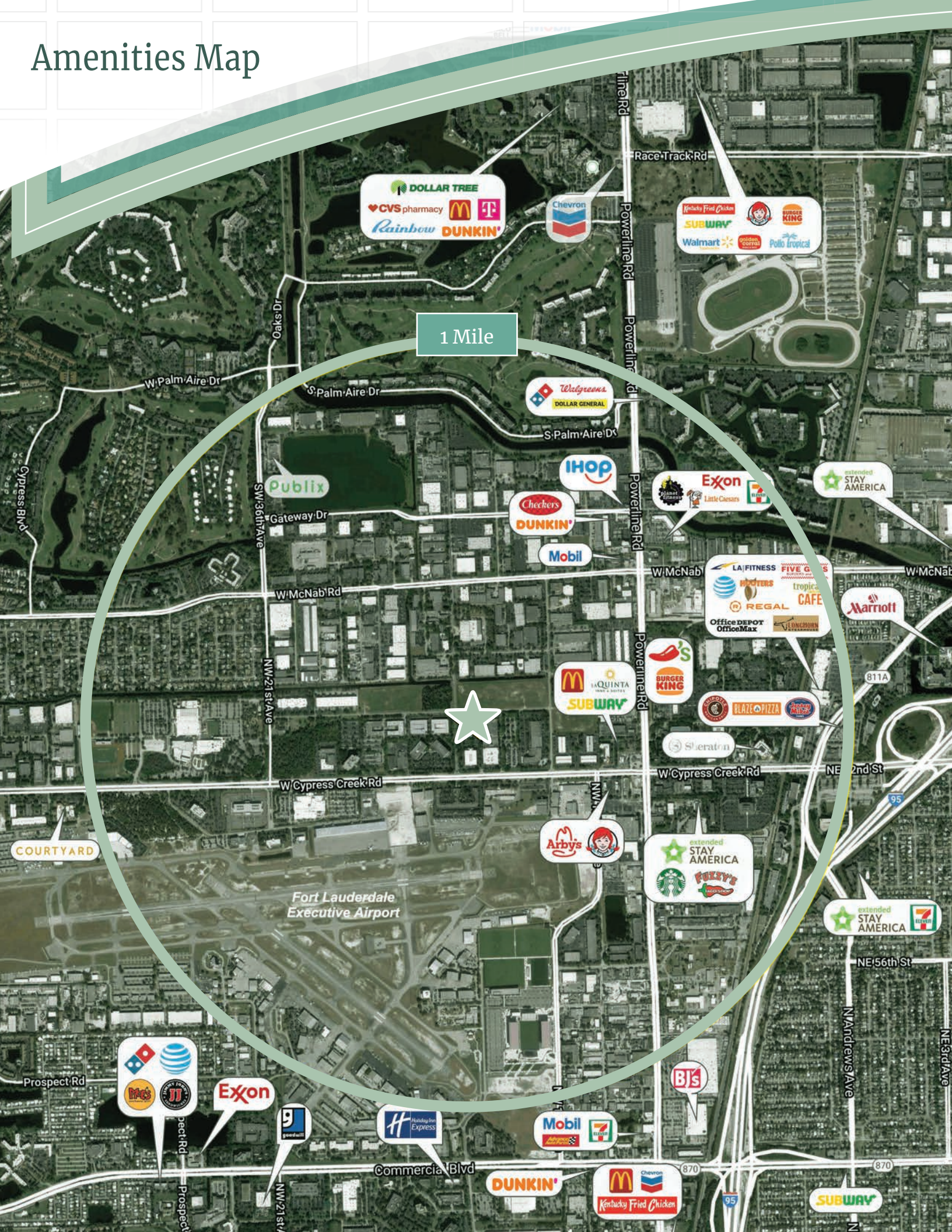
|                    |  |
|--------------------|--|
| Building Size      | 96,000 SF  |
| Availability       | Suite 207 - 2,330 SF <i>(Page 4)</i><br>Suite 211 - 3,876 SF <i>(Page 5)</i><br>Suites Contiguous - 6,106 SF <i>(Page 6)</i> |
| Year Built         | 1986; Renovated 2001   |
| Owner              | Fort Lauderdale Crown Center, LLC  |
| Common Area Factor | 9.8%   |
| Parking            | 4.00/1,000 SF  |
| Rental Rate        | \$17.50 PSF, NNN   |
| 2024 OPEX          | \$12.46 +electric  |

## Features

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



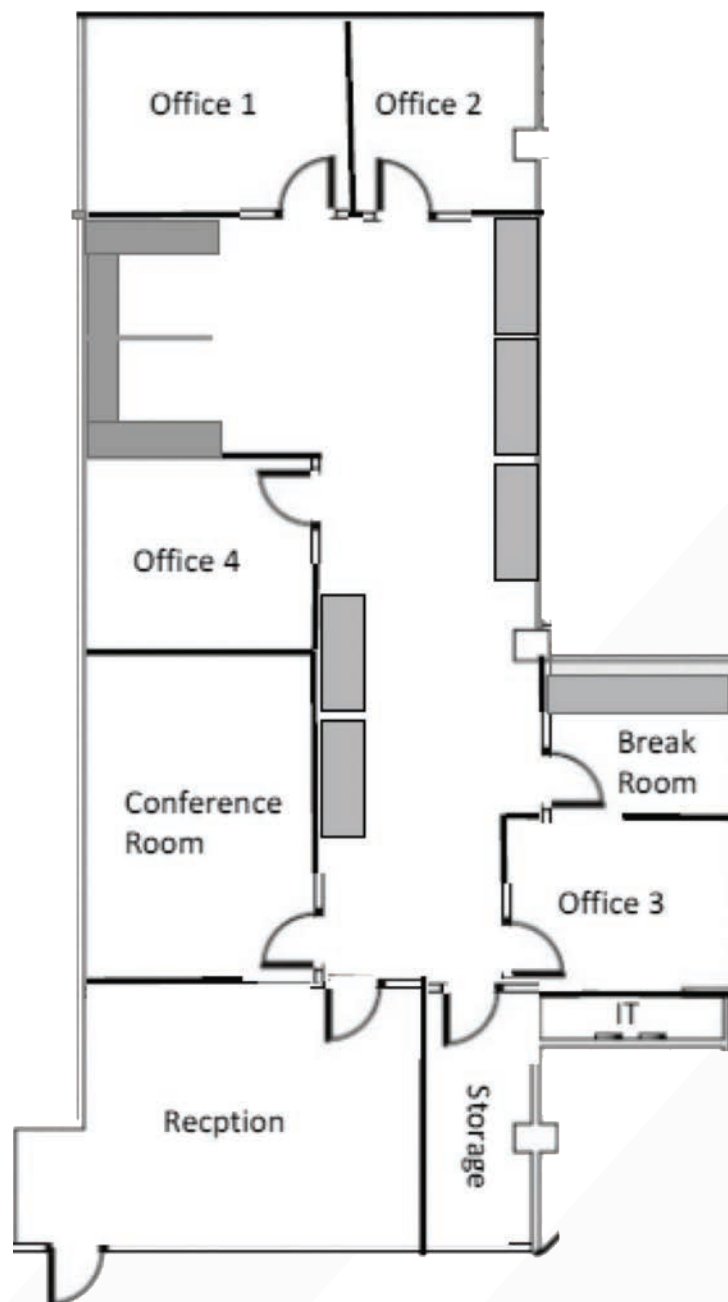
# Amenities Map

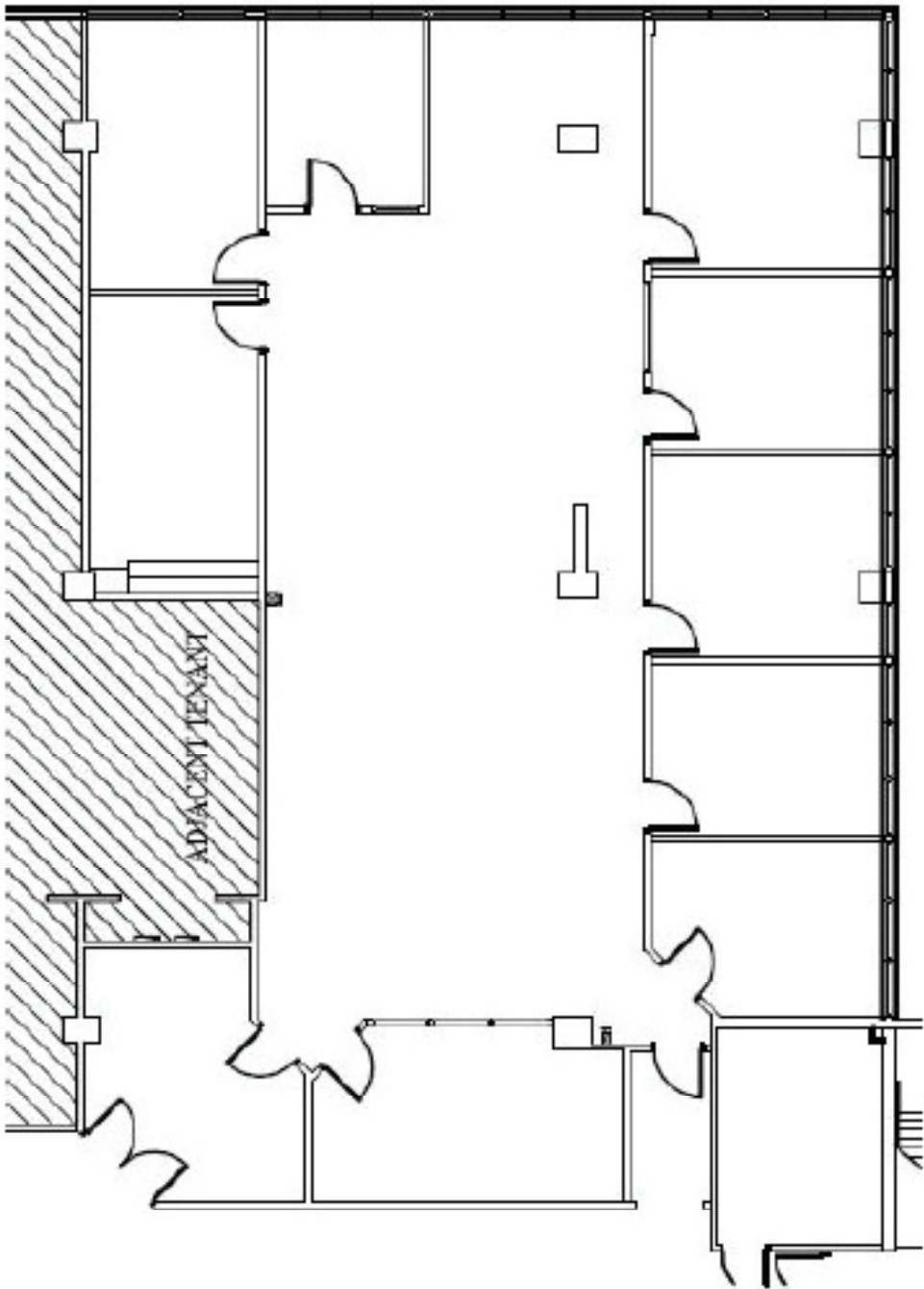




# Floor Plan

Suite #207 | 2,330 SF





# Floor Plan

Suites #207 & #211 | 6,206 SF







[VIEW WEBSITE](#)



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Rev: 04.22.24