



Property Features:

- **5,532 SF OFFICE FULLY BUILT OUT** in Class "A" building
- Beautiful Modern Finishes all on Glass
- OPEN PLAN, Private Offices & Conference room
- 6 story Class "A" office building located in Cypress Creek, Just East of the Interstate 95/ Cypress Creek Rd exchange
- Renovated common areas & bathrooms
- New landscaping and monument signage
- Sublease term through 11/30/2028
- **\$32 FULL SERVICE PSF! Includes Elec & Janitorial**
- FULLY FURNISHED! TURN-KEY - PLUG & PLAY!
- Westin Hotel in Corporate Park
- Building has Korner Café (with Delivery)
- On-site property management
- Roaming 24/7 security
- 5 1/2 acre nature preserve and a jogging trail
- New Starbucks next door
- [CLICK HERE FOR VIRTUAL TOUR](#)

\$32

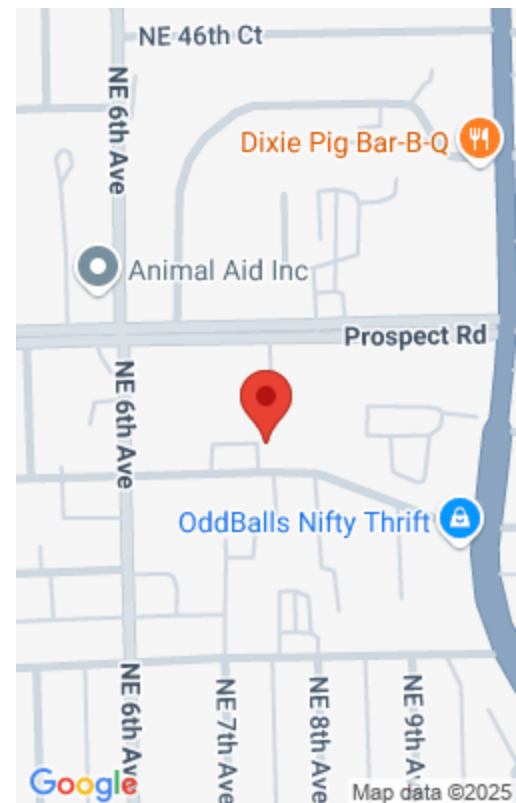
• Active

FORT LAUDERDALE, FL, 33334

<https://comwire.com>

6% Gross Broker Fee + 3 MONTHS RENTAL ABATEMENT for Subtenant 5,532 SF OFFICE FULLY BUILT OUT \$32 FULL SERVICE incl Elec & Janitorial Fully Furnished - Turn Key Office Class "A" Building SUBLEASE through 11/30/2028 Ideally located just east of I-95 in the heart of Cypress Creek Beautiful Modern Finishes all on Glass OPEN PLAN, 3 Private Executive Offices

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Basics



Comwire last checked: 8:41 am on May 31, 2025

Days on Comwire: 143

Status: Active

Date added: January 08, 2025 at 2:52 am

For Sale: No

Listing Office Name: Newmark Commercial Real Estate

Listing updated: February 17, 2025 at 12:38 pm

Year built: 1987

Listing Office Id: 276556342

Lot size: 0.00 sq ft

For Lease: Yes

Building Details

Type: Office

Stories: 7.0

Floor covering: Carpet

Real Estate Taxes: \$0

Cooling: Electric

Info Available: None

Building Type: Commercial, Office Space, Office/Professional

Heating: Central Building

Roof: Other

Tax Year: 2024

Docs Available: None

Additional Info

Listing Agent Phone: (561) 702-8187

MLS Source: Realtor Association of the Palm Beaches (RAPB)

Listing Office: Newmark Commercial Real Estate

