



Property Features:

- 5,532 SF OFFICE FULLY BUILT OUT in Class "A" building
- Beautiful Modern Finishes all on Glass
- OPEN PLAN, Private Executive Offices & Conference room
- 6 story Class "A" office building located in the heart of Cypress Creek, just east of the Interstate 95/ Cypress Creek exchange
- Renovated common areas & bathrooms
- New landscaping and monument signage
- Sublease term through 11/30/2028
- **\$32 GROSS! Includes Electric & Janitorial**
- Westin Hotel - on-site café located in Corporate Park
- Dominant I-95 building signage available
- Building has Korner Café (Delivery)
- On-site property management and roaming 24/7 security
- 5 1/2 acre nature preserve and a jogging trail
- New Starbucks next door
- Furniture Available
- **CLICK HERE FOR VIRTUAL TOUR**

Floor Plan:



FORT LAUDERDALE, FL, 33334

<https://comwire.com>

6% Gross +3 MONTHS RENTAL ABATEMENT for SubtenantClass "A" BuildingBELOW MARKET SUBLEASE through 11/30/2028Ideally located just east of I-95 in the heart of Cypress Creek 5,532 SF OFFICE FULLY BUILT OUT in Beautiful Modern Finishes all on Glass OPEN PLAN, 3 Private Executive Offices & a Conference roomEasy access to major South FL HighwaysAtrium lobby

[+ Read More](#)

\$32

• Active



Basics



Listing updated: January 16, 2025 at 5:09 pm

Days on Comwire: 9

Year built: 1987

Status: Active

Listing Office Id: 276556342

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

Lot size: 0.00 sq ft

For Sale: No

For Lease: Yes

Listing Office Name: Newmark Commercial Real Estate

Building Details

Type: Office

Building Type: Commercial, Office Space, Office/Professional

Stories: 7.0

Heating: Central Building

Floor covering: Carpet

Roof: Other

Real Estate Taxes: \$0

Tax Year: 2024

Cooling: Electric

Docs Available: None

Info Available: None

Additional Info

Listing Agent Phone: (561) 702-8187

Listing Office: Newmark Commercial Real Estate

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

