

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

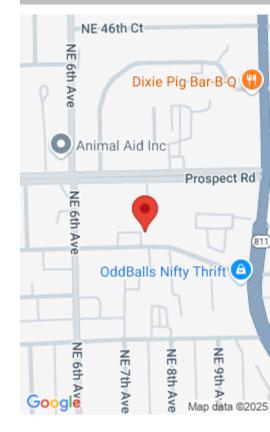
https://comwire.com

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 **Days on Comwire:** 9

pm

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)

