

NEWLY RENOVATED



**CYPRESS**  
CORPORATE CENTER



*\*This image is a representation showing the future state of the painted building*

1901 W Cypress Creek Road  
Fort Lauderdale, FL

**FOR LEASE**

**CBRE**

Class “A” office space at Cypress Corporate Center, a 6-story office building.



AVAILABILITIES

Suite	Size	Available
403	5,306	Immediate
404	9,663	Immediate
403+404	14,969	Immediate
501	6,166	Immediate
502	9,906	Immediate
5th Floor	25,450	Immediate

PROPERTY HIGHLIGHTS

- » Signage Available
- » Recently renovated building with a tenant amenity center
- » Large efficient floor plates
- » Full Floor available ±25,000 SF
- » Short distance to retail, dining and banking amenities
- » Easy access to I-95 and The Florida Turnpike
- » Ideally situated on the bus TriRail line adjacent to Fort Lauderdale Executive Airport
- » On-site property management
- » ±6.0/1,000 Parking Ratio
- » Rental Rate: \$17.50 NNN
- » Estimated Operating Expenses: \$12.00 PSF

RECENT RENOVATIONS

- » Tenant Lounge
- » Restrooms
- » Conference Facility



AMENITY CENTER



NEW LOBBY & COMMON AREAS



# Excellent Location and Connectivity

The Cypress Creek Mobility Hub, located off I-95 and Cypress Creek Road, is Broward County's second largest commercial district and home to the Tri-Rail Station, Tri-Rail shuttles, and Broward County Transit bus service.

The Uptown Business District, employs over 70,000 people and is home to prominent firms such as Microsoft, Hotwire, and Citrix.

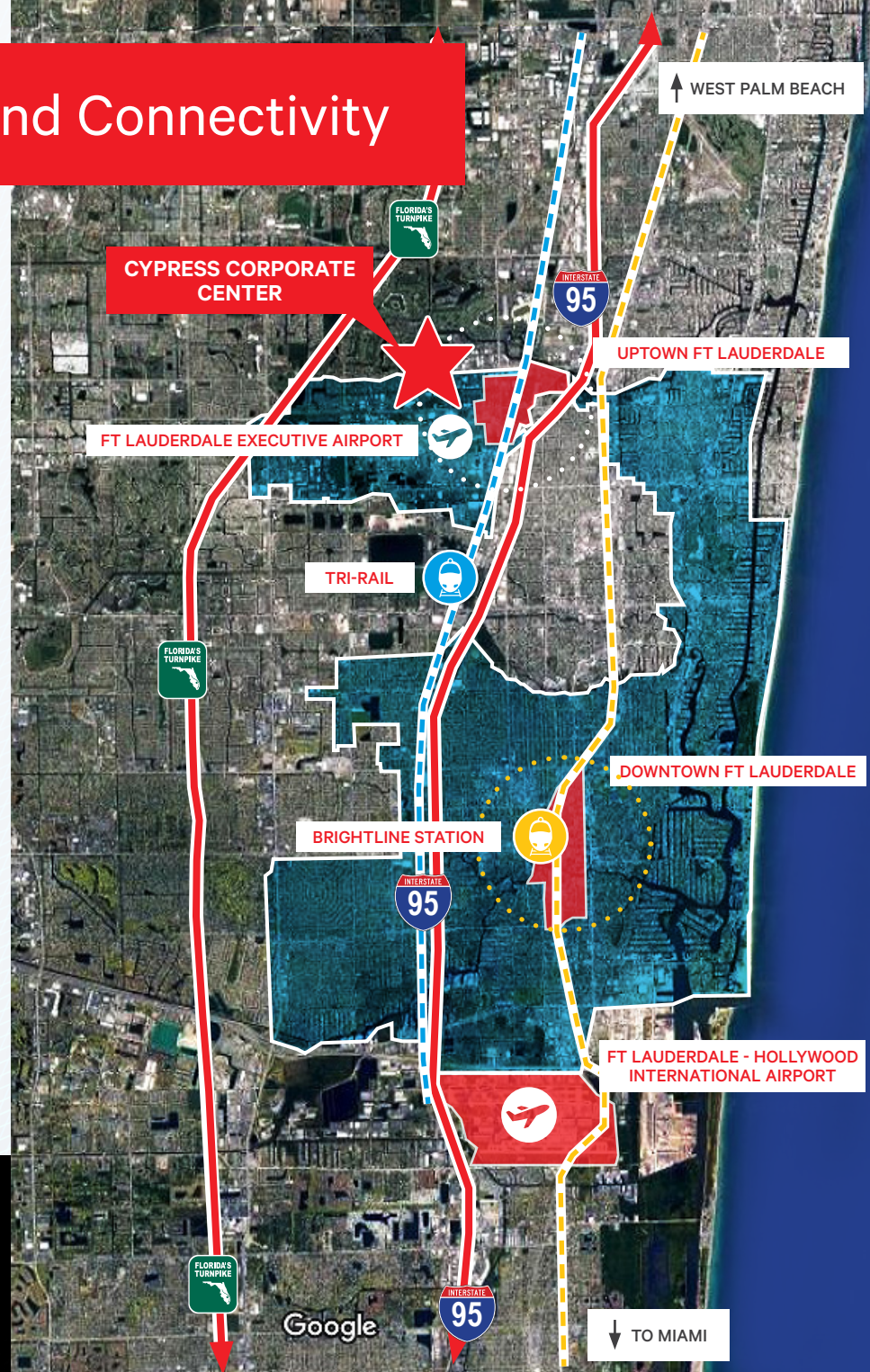
## CONTACT US

**GORDON MESSINGER**

Executive Vice President

**T +1 305 519 5637**

[gordon.messinger@cbre.com](mailto:gordon.messinger@cbre.com)



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**