

High Quality Office Space Available for Purchase or Lease

2745

CYPRESS CREEK



2745 W. Cypress Creek Road, Unit A/A-1, Ft. Lauderdale, FL 33309

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NEWMARK

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Features & Highlights

Location: Situated in a prestigious business district with easy access to public transportation and major highways

Size: 5,474 SF with flexible layouts to suite small, medium and large business

Layout: Large open lobby, reception area, 2-large boardrooms/conference room, spacious storage room, 2-large open workspaces, multiple bathrooms, 2-kitchen areas, 10-private offices

Amenities:

- Fully equipped with high-speed internet and modern IT infrastructure
- 24/7 security and secure access
- On-site parking for tenants and visitors
- Signage available on highly visible Cypress Creek Road as well as front of building signage
- Stylish common areas and reception services
- Nearby dining, shopping and fitness centers
- Across from Fort Lauderdale Executive Airport
- Nearby Florida's Turnpike & I-95

Building Perks:

- Recent renovations include energy efficient lighting, updated HVAC systems and premium finishes throughout.
- On-site back-up generator

- Competitive sales price for both purchase and lease options
- Ideal for start-ups, established businesses or companies looking to expand their presence in the Ft. Lauderdale area
- Opportunity to customize space to meet your specific business needs

Sales Price: \$1,795,000

Lease Rate: \$23.00 NNN

Building Type	Office
Building Tenancy	Multiple
Year Built	1982
Zoning	CF
Parking	25 spaces

EXTERIOR PHOTOS

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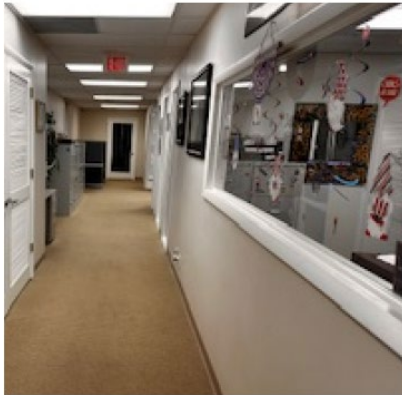
Unit A:

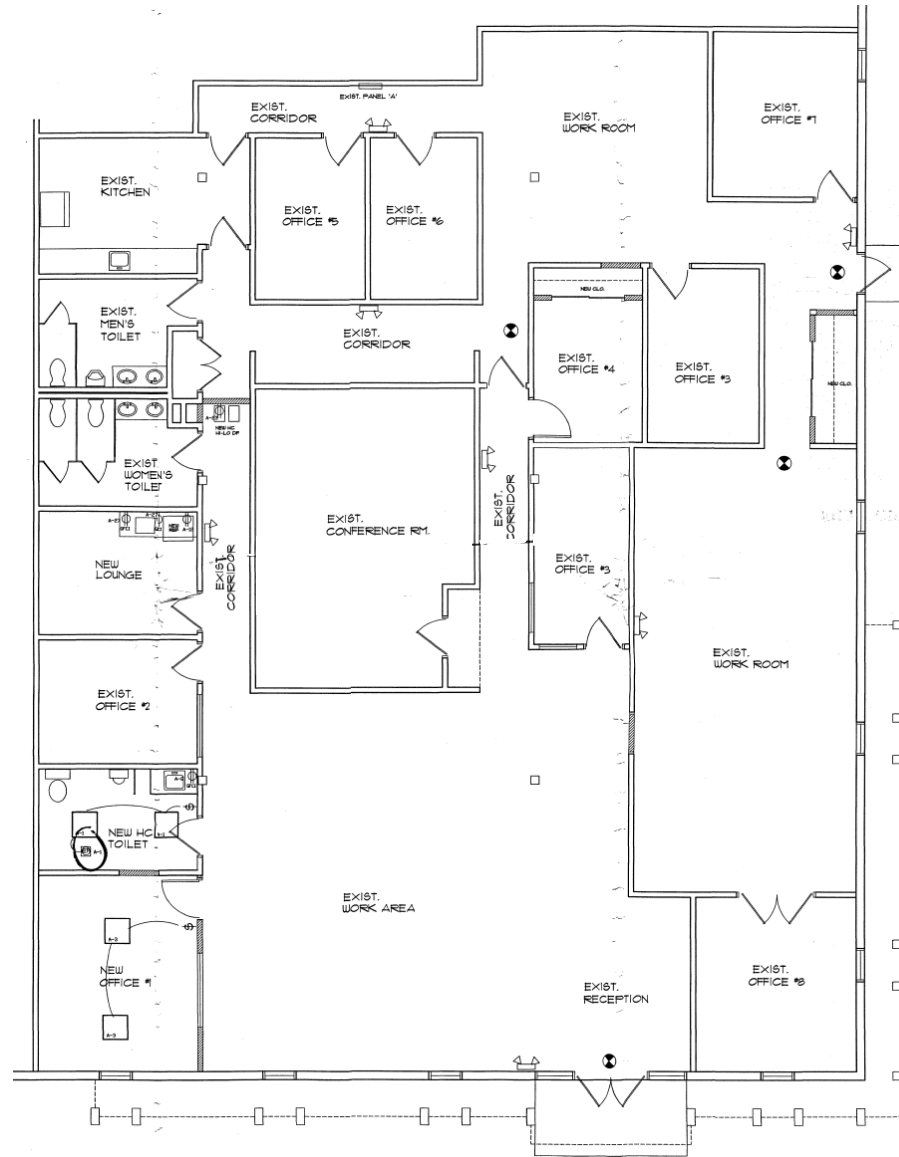
3,250 SF: 3-private offices, large open floor plan, large conference room, reception, full kitchen/break room, storage area



Unit A-1

2,224 SF: 6-private offices, cubicle area, reception, full kitchen in break room, storage area





LOCATION OVERVIEW

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CYPRESS CREEK



Fort Lauderdale is a city on Florida's southeastern coast, known for its beaches and boating canals. The City is named for a Second Seminole War fortification built on the banks of the New River in 1838. The city was incorporated in 1911, encompassing approximately 36 square miles with estimated population of 186,220, Fort Lauderdale is the largest of Broward County's 31 municipalities and one of the ten largest cities in Florida.

The city offers rich, natural beauty, world famous beach, waterways and cultural offerings and an array of entertainment and education opportunities. The city has 165 miles of scenic inland waterways that wind through the city highlighting its designation as "Venice of America". The picturesque Riverwalk serves as the cornerstone of the city's arts, science, cultural and historic district. Once know strictly as a tourism-based economy, Fort Lauderdale now supports a diverse range of industries, including marine, manufacturing, finance, insurance, real estate, high technology, avionics/aerospace, film and television production.

Downtown Fort Lauderdale often regarded as the heart of the city offers a dynamic blend of urban sophistication and coastal charm. Key attractions in downtown Fort Lauderdale is Las Olas Boulevard, a bustling street know for its shopping, dining and vibrant night life. Riverwalk Fort Lauderdale, a scenic promenade along the New River with parks, restaurants and cultural venues. The historic Stranahan House Museum, the oldest surviving structure Broward County offering a glimpse into the city's history. Museum of Discover and Science: a family friendly attraction with interactive exhibits and IMAX theater.

The downtown area hosts a thriving business district with significant employment opportunities in finance, law, healthcare and tourism with a mix of corporate headquarter and small business contribution to a vibrant economic landscape.





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