

**Property Video**



**BUILDING 500**  
500 West Cypress Creek Road  
Fort Lauderdale, FL 33309

**BUILDING 550**  
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Fort Lauderdale, FL 33309

**CONTACT**  
**954.903.3900**

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**BANYAN STREET**  
CAPITAL

**AVISON**  
**YOUNG**

Direct access to I-95

Adjacent to Cypress Creek's Tri-Rail Station

Minutes from the Florida Turnpike and Ft. Lauderdale Executive and International Airport

Walking distance to hotels, restaurants, retail and banking

Gourmet deli and on-site roving security guard until 10:00PM nightly

On-site property management

Abundant 4:1000 parking

Efficient space planning

On-site mail and overnight carrier drop boxes



# Pinnacle Corporate Park

500/550 W. CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309

## PROPERTY HIGHLIGHTS

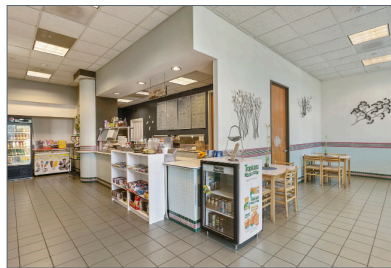
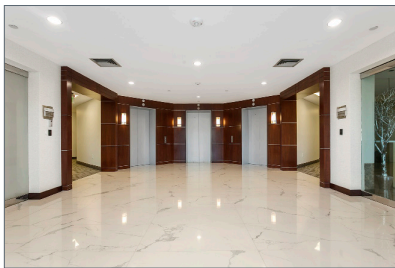
- Two class A buildings totaling 262,434 sf
- 4 per 1,000 sf parking ratio
- High-speed elevators
- Property management and café on-site
- Close proximity to I-95 interchange, adjacent to Tri-Rail Station

## RENTAL RATE: \$21.00 NNN

### OPERATING EXPENSES:

**500 BUILDING - \$12.15**

**550 BUILDING - \$12.00**



## AVAILABLE SUITES

### 500 Building

Suite 200: 1,824 sf  
Suite 250: 9,179 sf  
Suite 290: 1,640 sf  
Suite 390: 2,421 sf  
Suite 540: 3,852 sf

*Contiguous  
Up to 10,819 sf*

*(Training Rooms)*

### 550 Building

Suite 120: 4,665 sf  
*(13 offices - Available 1/1/20)*

Suite 380: 2,970 sf

Suite 450: 8,219 sf  
*(Available 1/1/20)*

Suite 520: 3,205 sf  
*(First Generation Space)*

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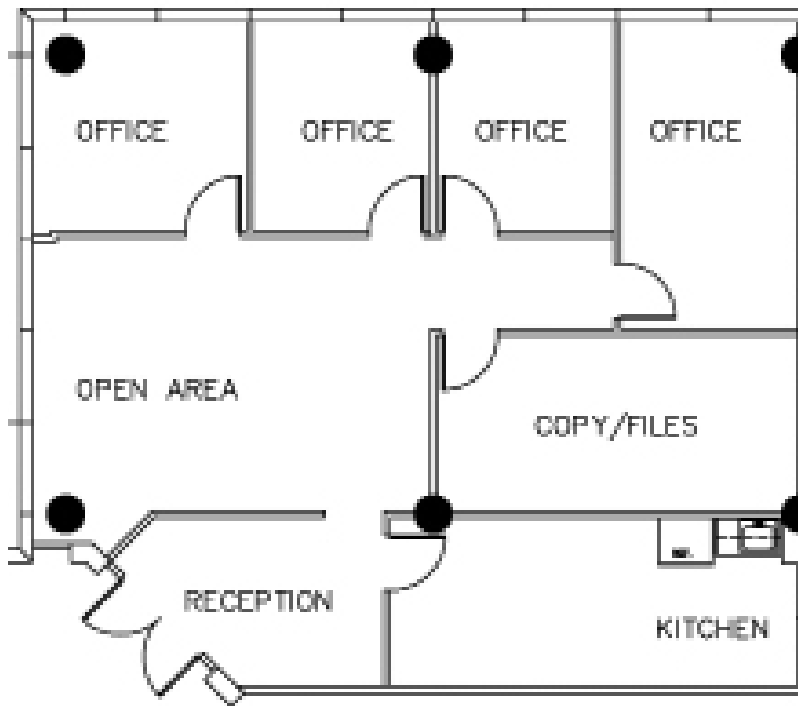
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PINNACLE  
CORPORATE PARK  
BUILDING 500

# Pinnacle Corporate Park

500 W. CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309

## Suite 200 - 1,824 sf Building 500



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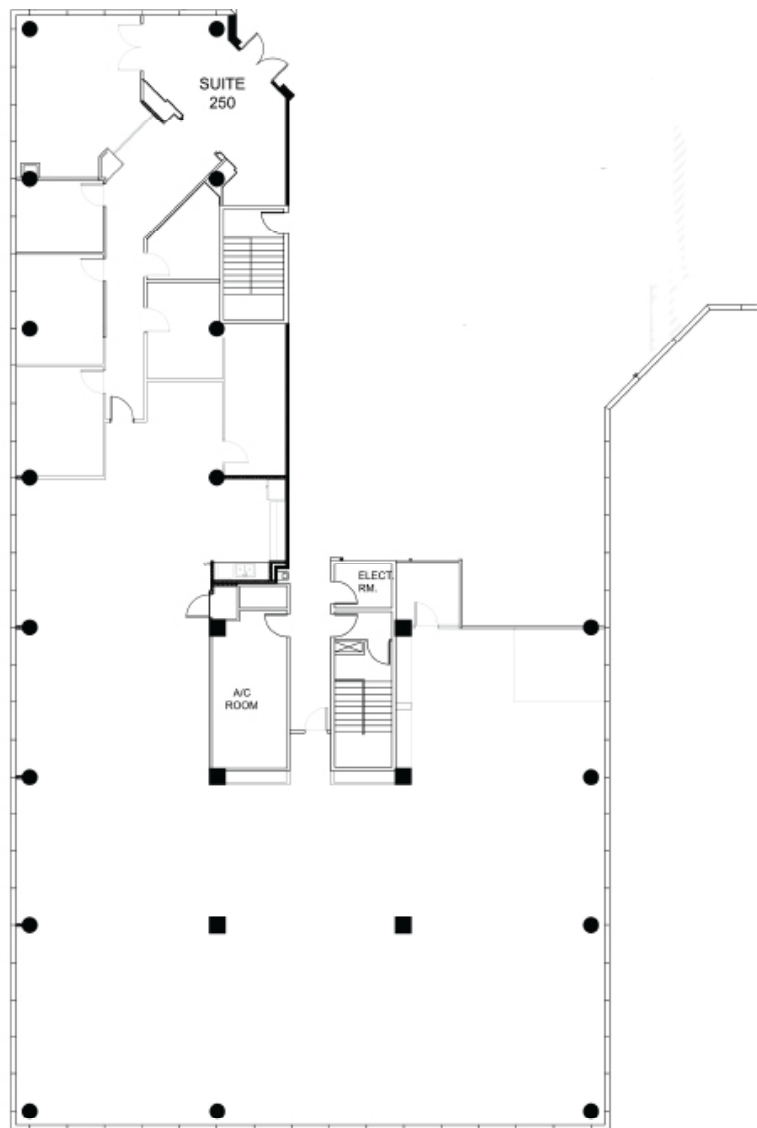
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PINNACLE  
CORPORATE PARK  
BUILDING 500

# Pinnacle Corporate Park

500 W. CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309

## Suite 250 - 9,179 sf Building 500



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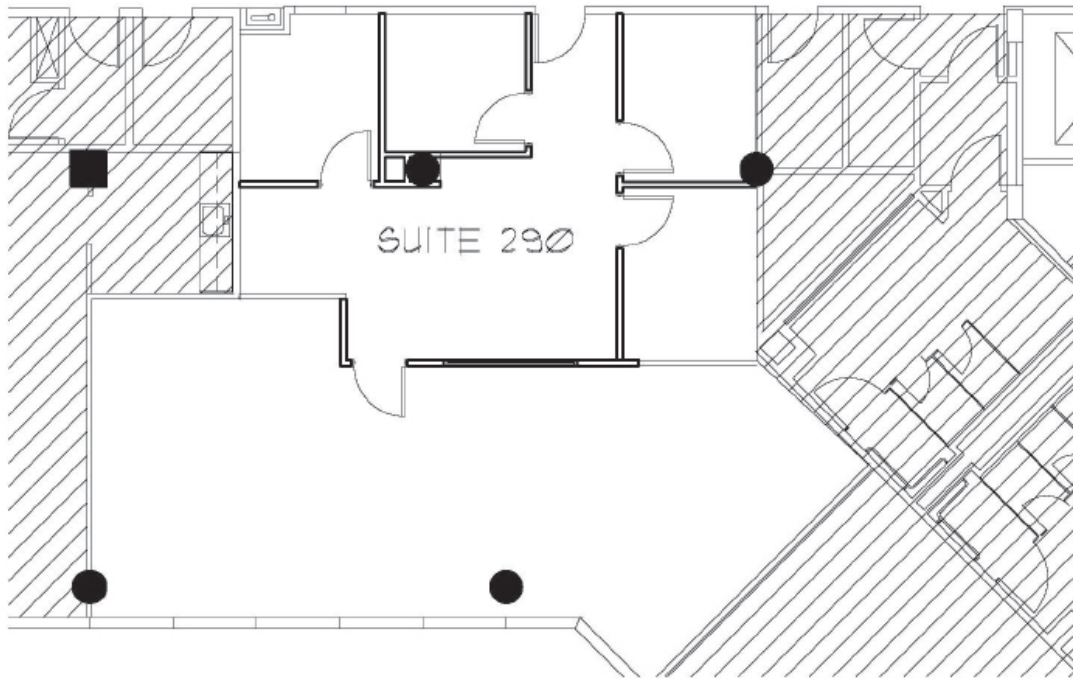
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PINNACLE  
CORPORATE PARK  
BUILDING 500

# Pinnacle Corporate Park

500 W. CYPRESS CREEK ROAD  
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## Suite 290 - 1,640 sf Building 500



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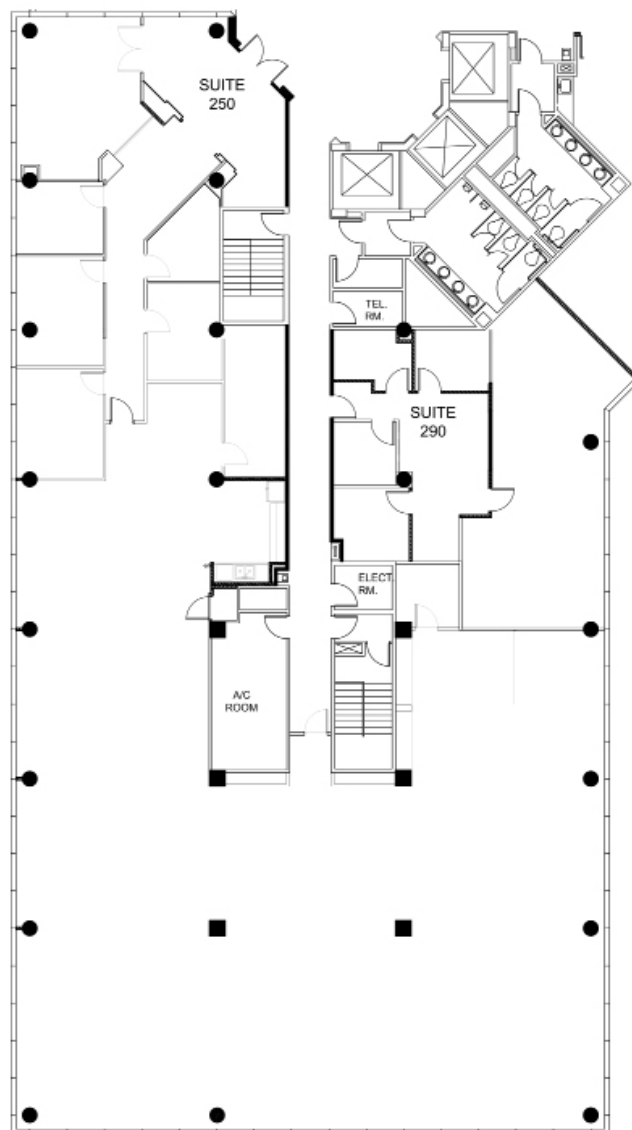
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PINNACLE  
CORPORATE PARK  
BUILDING 500

# Pinnacle Corporate Park

500 W. CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309

Suite 250/290 - 10,819 sf  
Building 500



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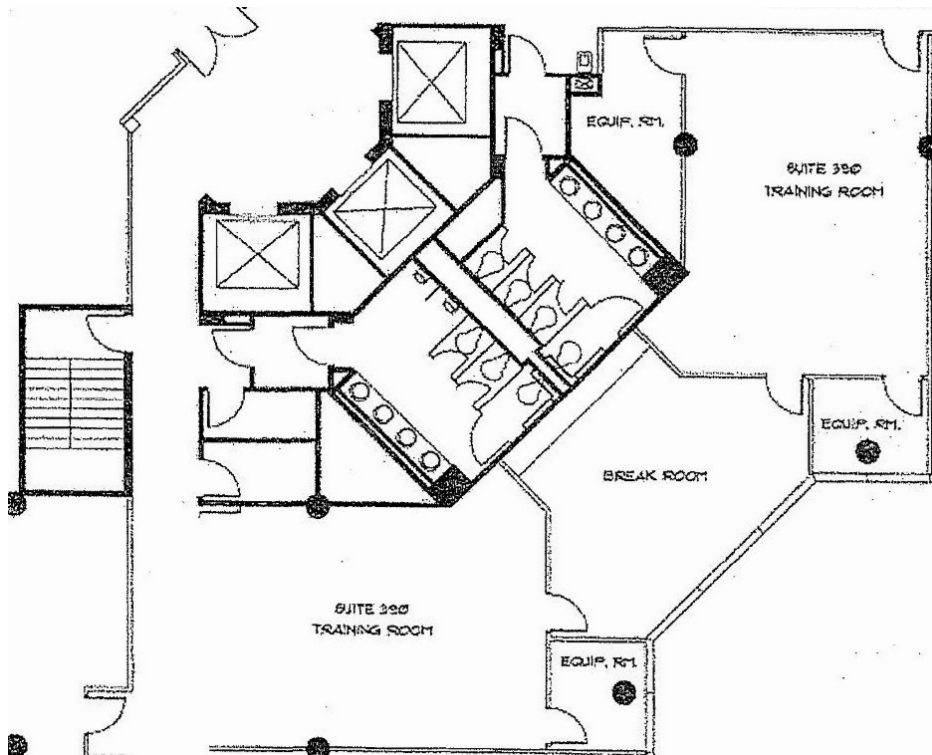
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PINNACLE  
CORPORATE PARK  
BUILDING 500

# Pinnacle Corporate Park

500 W. CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309

## Suite 390 - 2,421 sf Building 500



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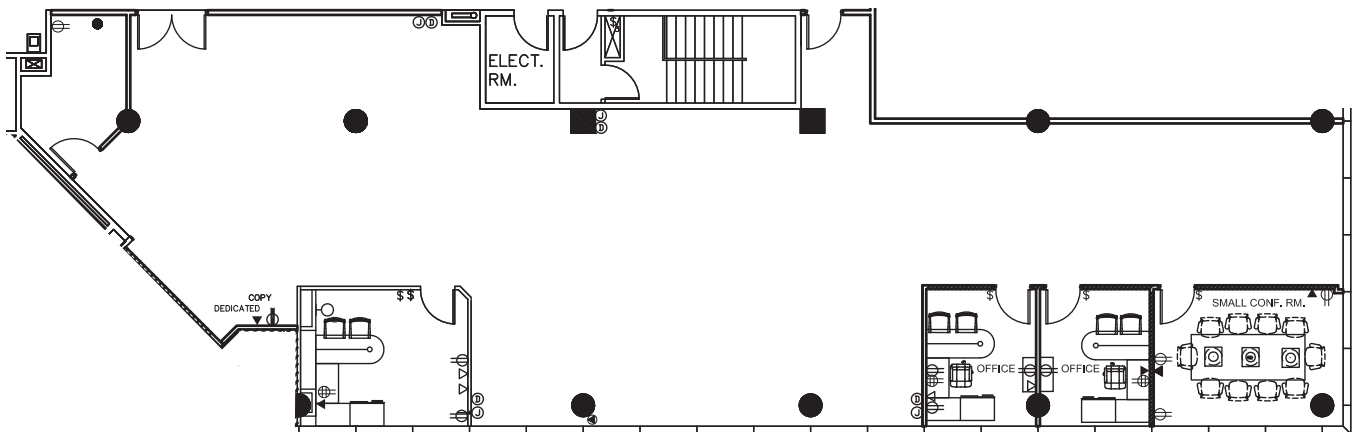
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PINNACLE  
CORPORATE PARK  
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# Pinnacle Corporate Park

500 W. CYPRESS CREEK ROAD  
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Suite 540 - 3,852 sf  
Building 500



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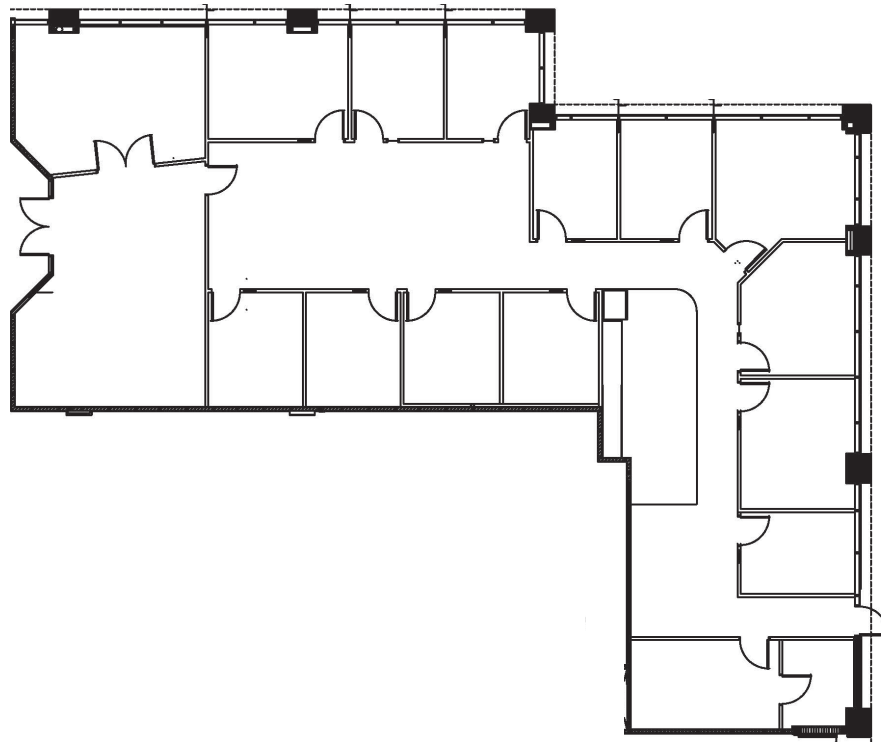
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CORPORATE PARK  
BUILDING 500



# Pinnacle Corporate Park

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FORT LAUDERDALE, FL 33309

Suite 120 - 4,665 sf  
Building 550  
Available 1/1/20



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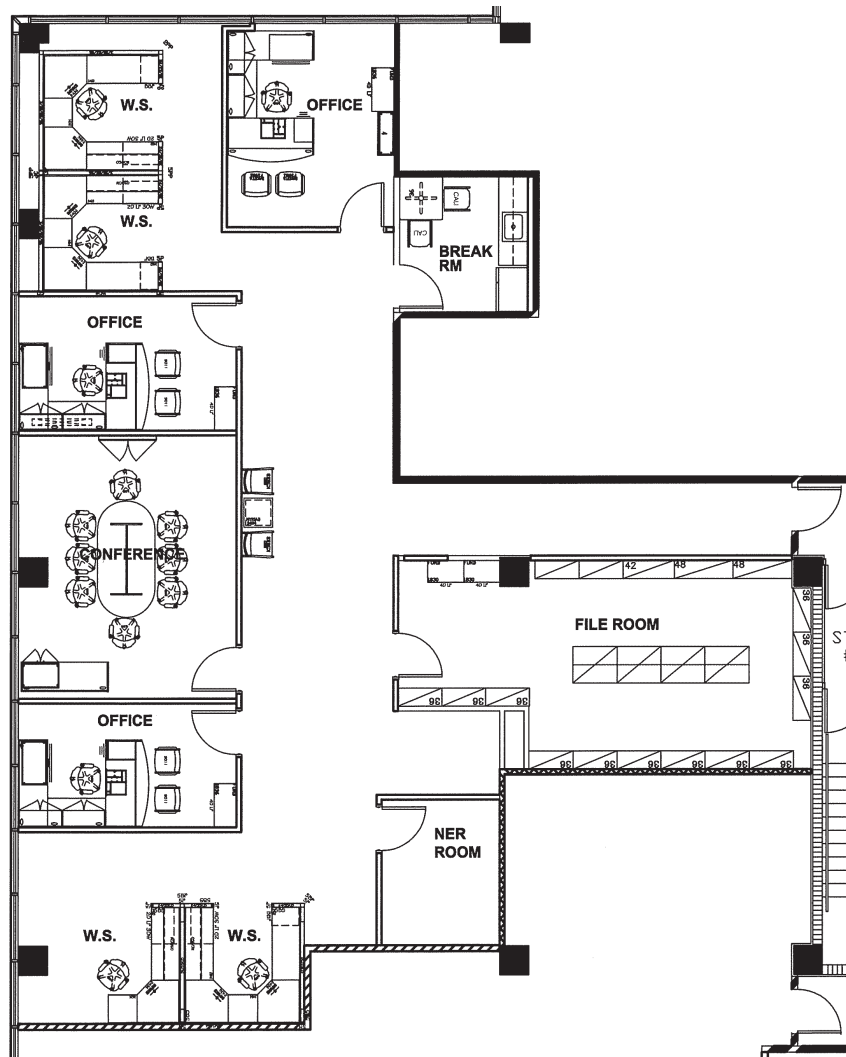
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PNACLE  
CORPORATE PARK  
BUILDING 550

# Pinnacle Corporate Park

550 W. CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309

## Suite 380 - 2,970 sf Building 550



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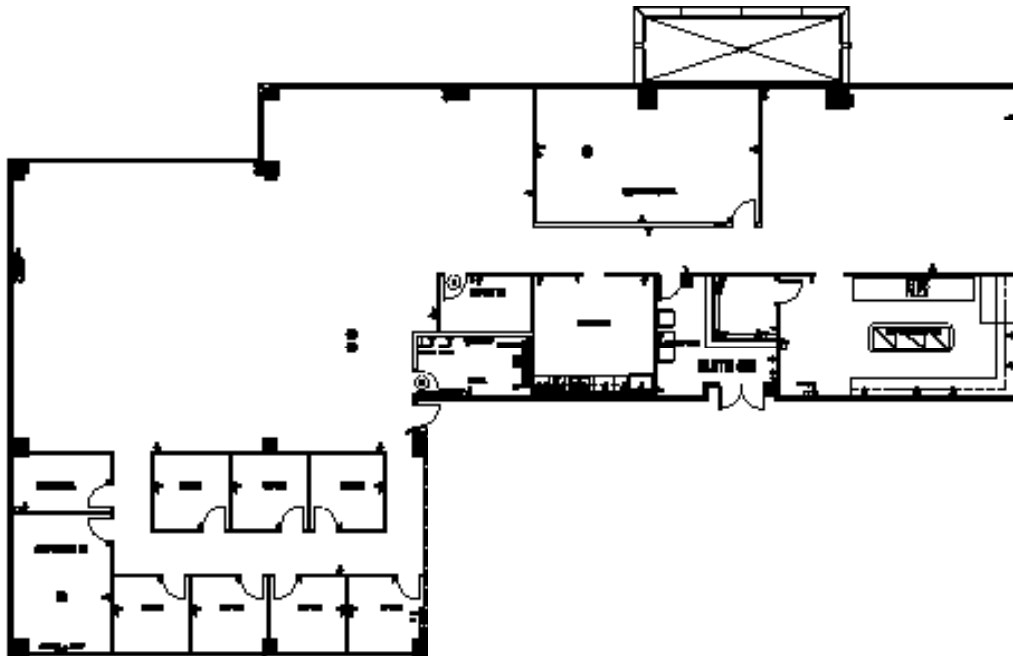
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PINNACLE  
CORPORATE PARK  
BUILDING 550

# Pinnacle Corporate Park

550 W. CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309

Suite 450 - 8,219 sf  
Building 550  
Available 1/1/20



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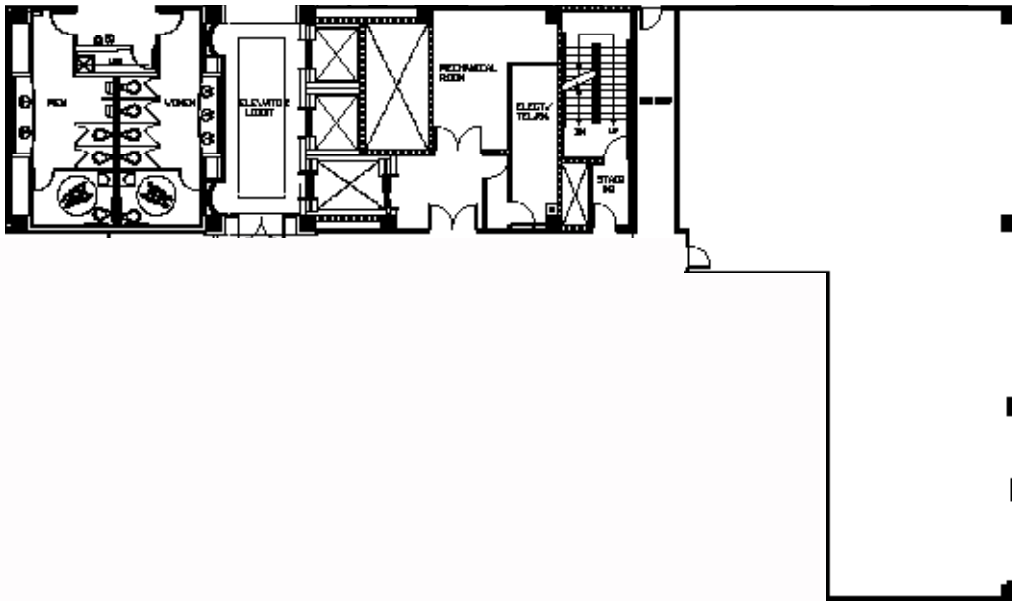
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BUILDING 550

# Pinnacle Corporate Park

550 W. CYPRESS CREEK ROAD  
FORT LAUDERDALE, FL 33309

Suite 520 - 3,205 sf  
Building 550  
First Generation Space



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CORPORATE PARK  
BUILDING 550



# PINNACLE

C O R P O R A T E P A R K



#### RESTAURANTS

- 1 Chili's Grill & Bar
- 2 Gyroville
- 3 Chipotle
- 4 LongHorn Steakhouse
- 5 SUBWAY®
- 6 Jersey Mike's Subs

#### HOTELS

- 1 Extended Stay America Hotel
- 2 La Quinta Inn & Suites
- 3 Marriott
- 4 Sheraton Suites

#### FINANCIAL

- 1 Bank of America
- 2 Citibank
- 3 SunTrust Bank
- 4 TD Bank

#### SERVICES

- 1 AT&T
- 2 LA Fitness
- 3 Office Depot

From beautiful landscaping to attractive main lobbies with granite floors, Pinnacle Corporate Park is the best in class Cypress Creek business address. Conveniently located one block from I-95 and just steps away from the Tri-Rail station, Pinnacle Corporate Park provides ease of access for multiple forms of transportation. With immediate access to upscale area amenities, Pinnacle Corporate Park is where business success meets ultimate location.



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