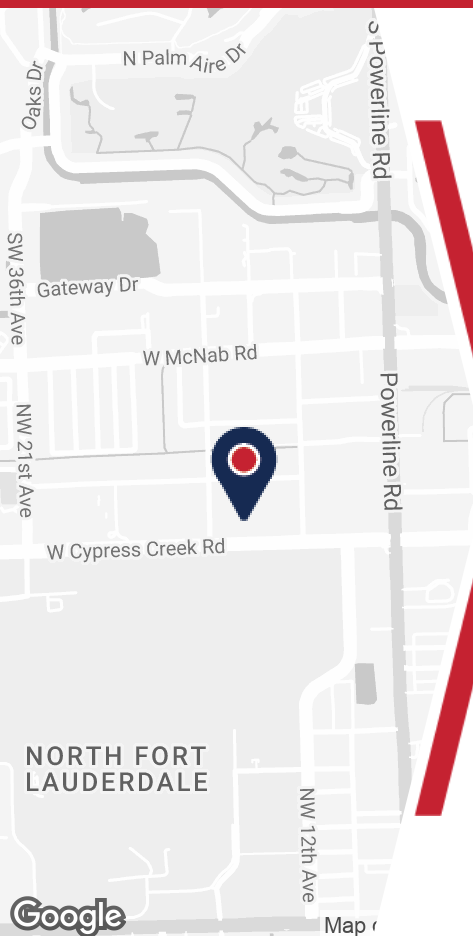


BELOW MARKET RATE OFFICE SUBLEASE

1401 WEST CYPRESS CREEK ROAD, FORT LAUDERDALE, FL



PROPERTY DETAILS

- BELOW MARKET Rental rate: \$17.25/r.s.f. NNN + \$12.42 CAM/Operating Expenses + Electric.
- +/- 19,851 r.s.f. on first floor
- 30 offices, 43 oversized 8'x8' workstations
- Hurricane Impact Glass Throughout!
- Parking: 4+/1,000 r.s.f., reserved spaces available
- Class A interior finishes, LEED certified
- Three conference rooms (16-person, 16-person, 10-person)
- Gym, locker rooms, 26-person break room, gym/racquetball court
- Available fully furnished
- Easy access to I-95, Cypress Creek

ABOUT PROPERTY



SUBLEASE THROUGH
AUGUST 31, 2027



YEAR BUILT
1980, 2009



AVAILABLE SF
+/- 19,851 rsf



PARKING
79 spaces



LOCATION
Cypress Creek Submarket

For more information:

Michael Feuerman, Esq., CCIM, SIOR
561.430.2303 | Mfeuerman@Bergercommercial.Com
bergercommercial.com

Daniel Silver
561.510.2124 | Dsilver@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

BELOW MARKET RATE OFFICE SUBLEASE

ADDITIONAL PHOTOS



For more information:

Michael Feuerman, Esq., CCIM, SIOR

561.430.2303 | Mfeuerman@Bergercommercial.com
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Daniel Silver

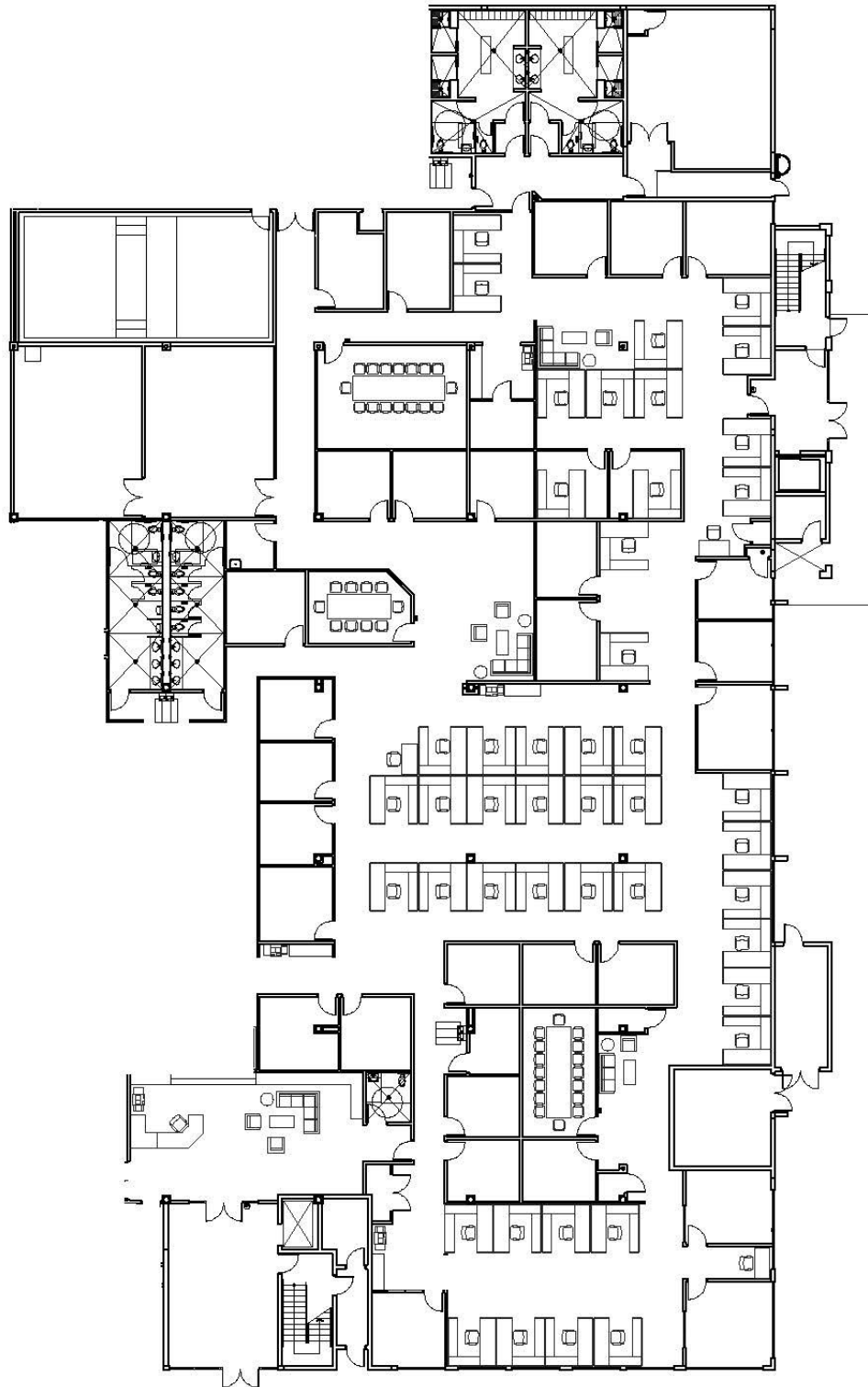
561.510.2124 | Dsilver@Bergercommercial.com



CYRAC
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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