

Office | For Lease

CBRE

CYPRESS CENTER

6600 North Andrews Avenue
Fort Lauderdale, FL 33309
www.cbre.com/ftlauderdale



BUILDING FEATURES

Cypress Centre is a 5-story, 120,742 sq. ft. class A office building constructed in 1985 and renovated in 2016. The soaring 5-story atrium allows natural light into the common areas. The building achieved its Energy Star label in 2016.

- + **Class A office space**
- + **Prime Cypress Creek location**
- + **5 story glass atrium entry**
- + **Lobby renovations completed**
- + **FREE covered parking at 4/1,000 SF**
- + **Located in the heart of Cypress Creek at Cypress Creek Road & Andrews Avenue**
- + **Walking distance to the Marriott Hotel and close proximity to restaurants, hotels, financial institutions, shopping and the Tri-Rail**
- + **On-site professional management and security**
- + **Space immediately available from 8,447 - 9,769 SF**
- + **Stable, institutional landlord**
- + **Rental Rate: \$18.00/SF NNN
Opex: \$18.00/ SF**



Owen Sagar

Vice President

+1 954 331 1720

owen.sagar@cbre.com

AMENITIES

- + Newly renovated lobby
- + Easy access to I-95, downtown Fort Lauderdale, Fort Lauderdale International and Executive airports
- + Minutes to retail shops, restaurants, hotels and banking
- + On-site management

PROPERTY AVAILABILTY

Suite	SF	Description
500	9,769	Lobby exposure, reception area, large multi-purpose room, conference room, floor to ceiling windows, 8 offices, kitchen, open work areas.
555 - 590	8,447	Reception area, conference room, 17 offices, floor to ceiling windows, private bathroom, 2 kitchens, open work areas
Rental Rate		\$18.00 NNN per rentable SF, subject to annual increases
Operating Expenses		2022 operating expenses estimated at \$18.00 PSF
Term		Minimum five (5) year; Maximum Ten (10) Year
Parking		4/1,000 total Including 1/1,000 in covered, gated garage

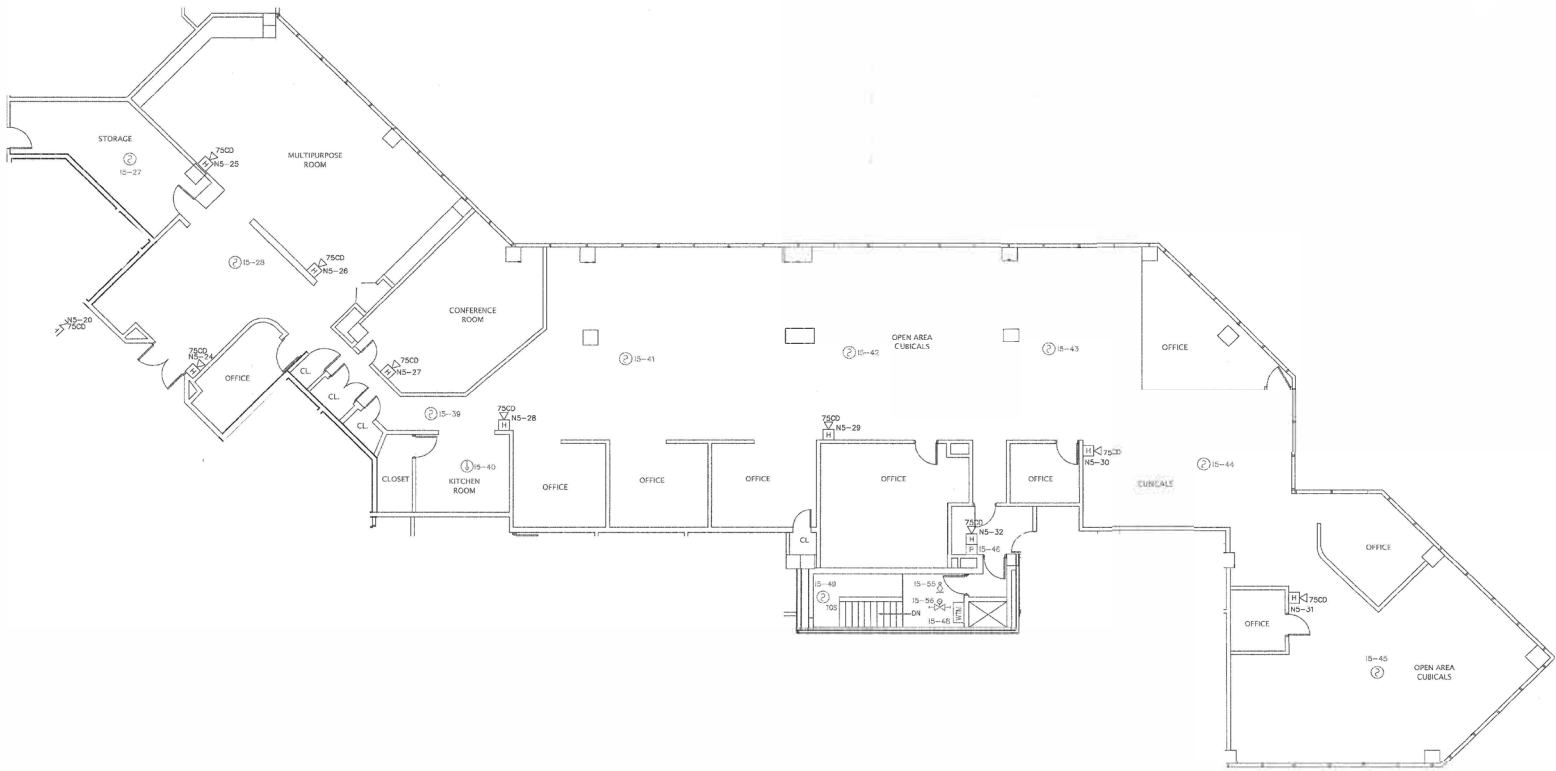
Cypress Center

6600 North Andrews | Fort Lauderdale, FL 33095

For Lease

Floor Plan

Suite 500 | 9,769 SF



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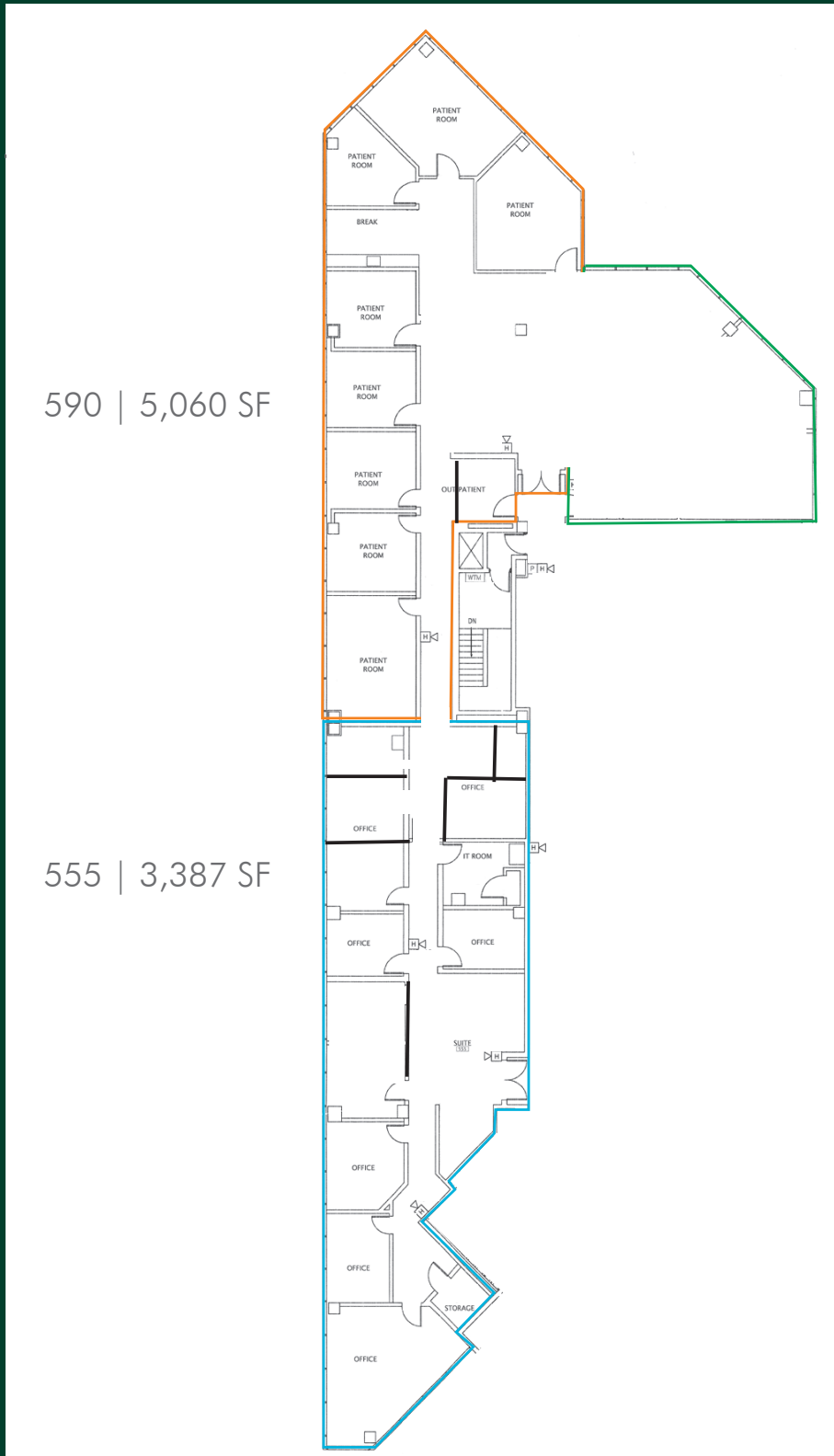
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Floor Plan

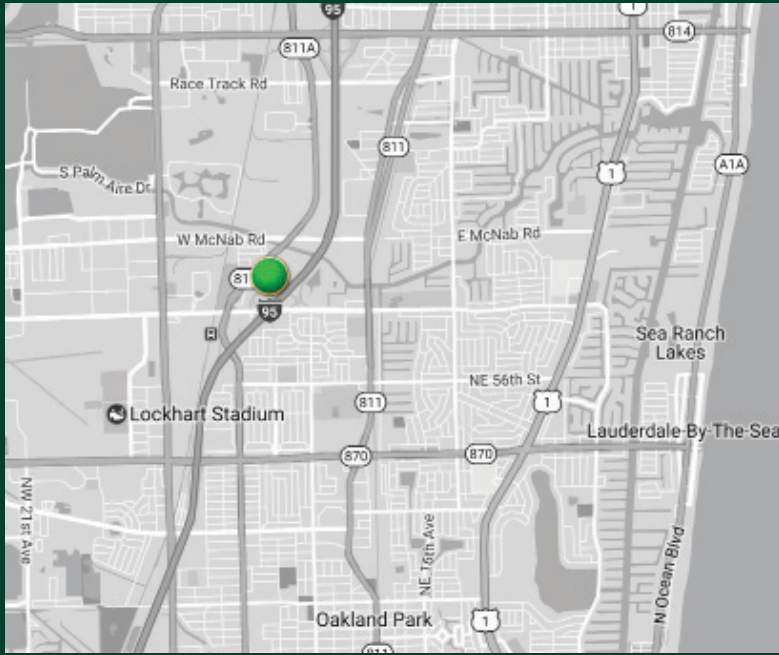
Suite 555 & 590 | 8,447 SF



Cypress Center

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For Lease



Contact Us

Owen Sagar
Vice President
+1 954 331 1720
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