

# Cypress Plaza

6365 NW 6<sup>th</sup> Way  
Fort Lauderdale, FL 33309



## For Lease

±2,270 SF Office Space

## Key Highlights



Modern, upgraded office building  
in a lush corporate park



Adjacent to I-95 at Powerline  
& W Cypress Creek Road



Steps from popular retail,  
dining, hotels & more



Excellent parking ratio:  
4/1,000 SF

## Property Features

- Recently upgraded three-story office building in the Corporate Park at Cypress Creek
- Excellent location minutes from main roads, highways, business centers, and hotels
- Steps from lifestyle centered retail and dining, including LA Fitness, Starbucks, Tropical Smoothie, Chili's, and LongHorn Steakhouse
- Near Fort Lauderdale Executive Airport & Keiser University Fort Lauderdale

**Lesley Sheinberg**, Managing Director

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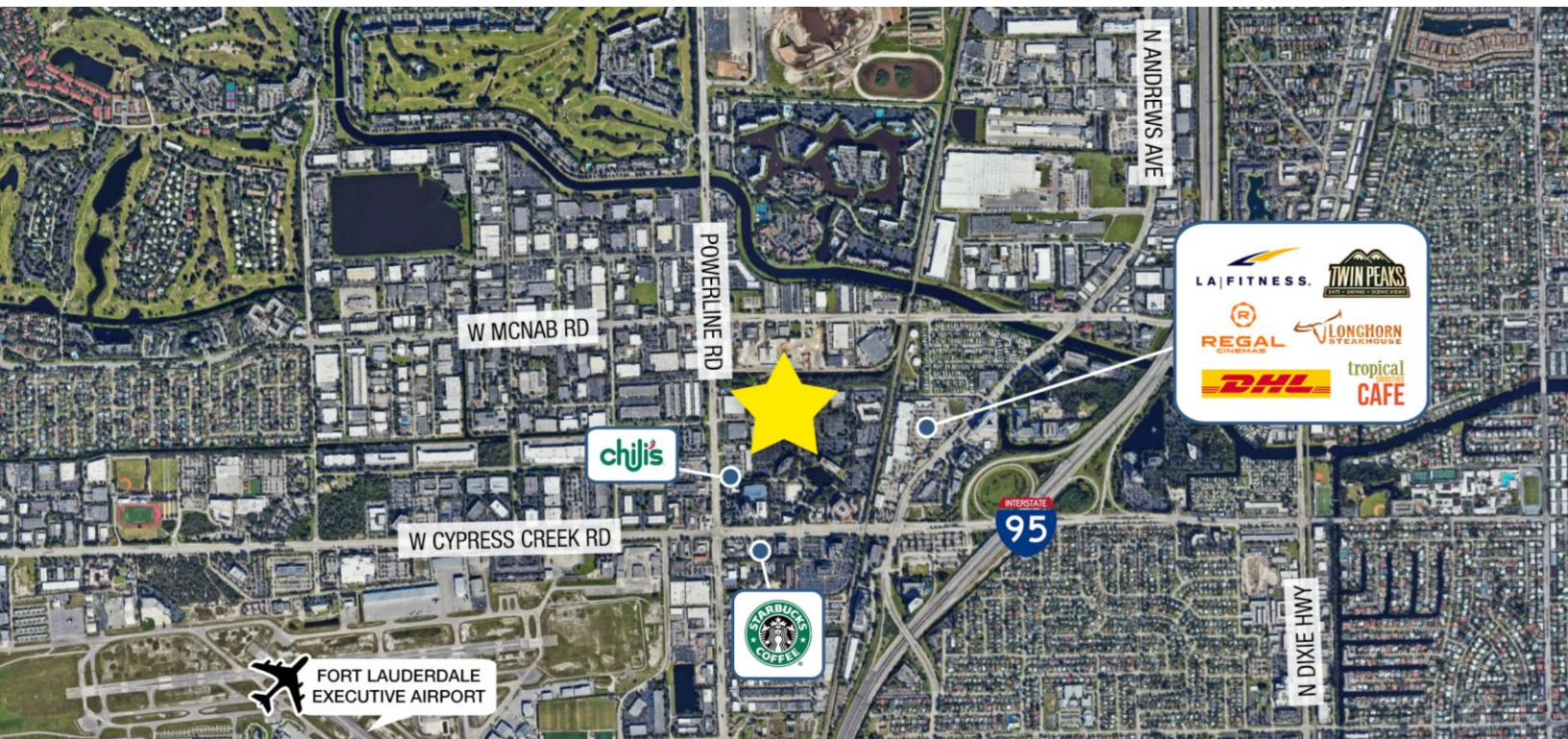
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FOR LEASE: CYPRESS PLAZA, FORT LAUDERDALE

## Great Cypress Creek Location Adjacent to I-95



Cypress Plaza is a fully renovated, premier office building in the heart of Cypress Creek's business district. With direct access to I-95, close proximity to the Turnpike, and ample on-site parking, the property offers convenience and efficient workspace in a prime Broward location.

The building sits in a quiet corporate enclave surrounded by popular dining, retail, banking, hotels, and everyday services. It's minutes from the Fort Lauderdale Executive Airport and just 5 miles from Downtown Fort Lauderdale, giving tenants strong regional connectivity and the ease of a suburban setting.

**Available Space:** Suite 220: 2,270 SF

**Rental Rate:** \$17.50/SF NNN  
\$14.00/SF CAM; includes janitorial;  
tenant pays separately metered electric

**Parking:** Ample parking (4:1,000)



### For More Information:

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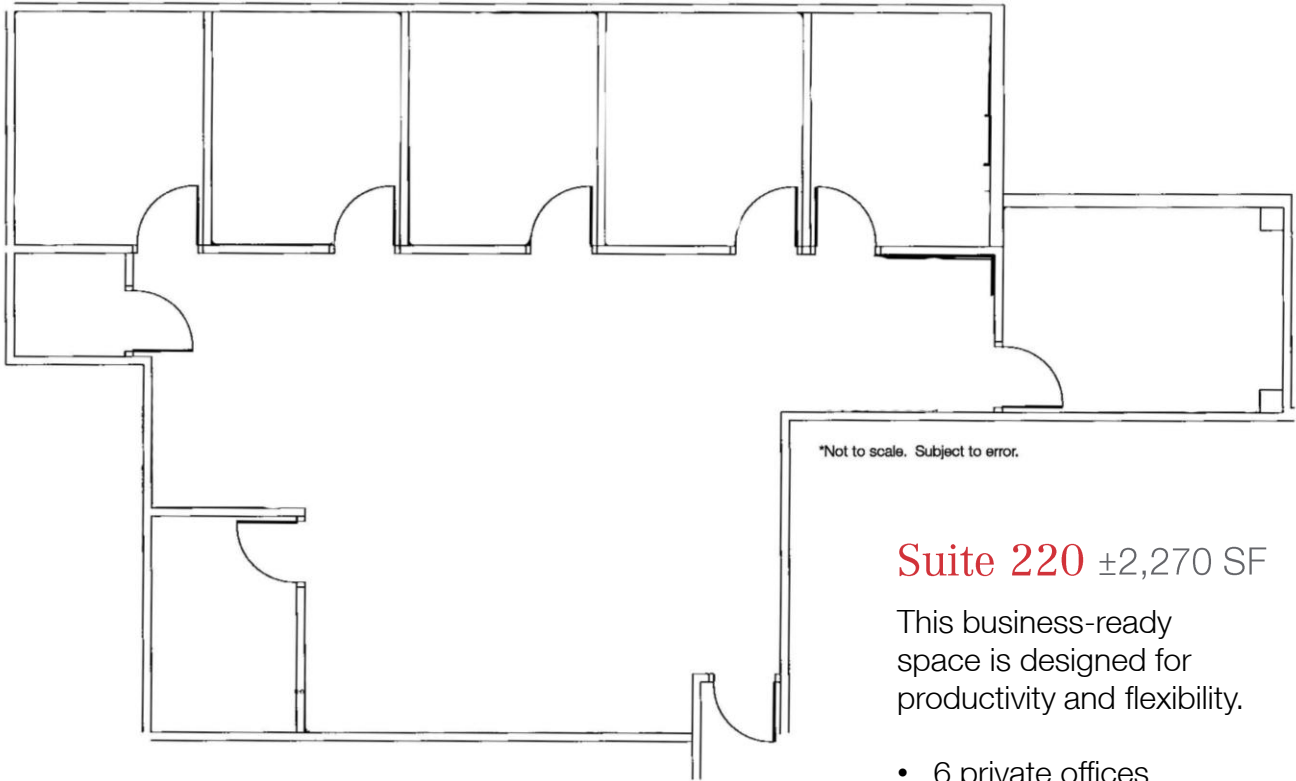
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## Spacious, Move-In Ready Office Suite



### Suite 220 ±2,270 SF

This business-ready space is designed for productivity and flexibility.

- 6 private offices
- Large open workspace
- Storage areas



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**Call today for more information!**



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