

Offering Memorandum

CLASS A OFFICE BUILDING *Office For Sale* 2957 W Cypress Creek Rd Fort Lauderdale, Fl 33309

ONE Commercial Real Estate | 3250 Mary Street, Suite 520, Coconut Grove, FL 33133 | ONECommercialRE.com

Offering Memorandum

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Commercial Real Estate and should not be made available to any other person or entity without the written consent of ONE Commercial Real Estate.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ONE Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, ONE Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has ONE Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

ONE Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of ONE Commercial Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of ONE Commercial Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DISCLAIMER ONE Commercial Real Estate hereby advises all prospective purchasers of the property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, ONE Commercial Real Estate has not and will not verify any of this information, nor has ONE Commercial Real Estate conducted any investigation regarding these matters.

ONE Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. ONE Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release ONE Commercial Real Estate Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Executive Summary



Prime 2-Story Office Building with Designer Finishes and Class A Amenities Flexible Leasing: Rent Upper Floor Only or Both Levels Step into a modern professional workspace tailored to meet the needs of discerning businesses. This fully renovated (2021) office building offers a blend of highend finishes and functional design in a prime location, ideal for a range of professional tenants.

Property Highlights:

Class A Finishes: Premium flooring, sleek modern fixtures, and professional-grade amenities elevate the ambiance throughout.

Prime Location: Positioned across from a major transportation hub with easy access to I-95 and Florida's Turnpike, ensuring high visibility and convenience for both clients and staff.

Flexible Layout Options: Rent the top floor for a focused work environment, or lease both floors for expanded operations.

Ample Parking and Professional Setting: Located within a pristine professional park, tenants and guests benefit from convenient on-site parking and a refined business environment.

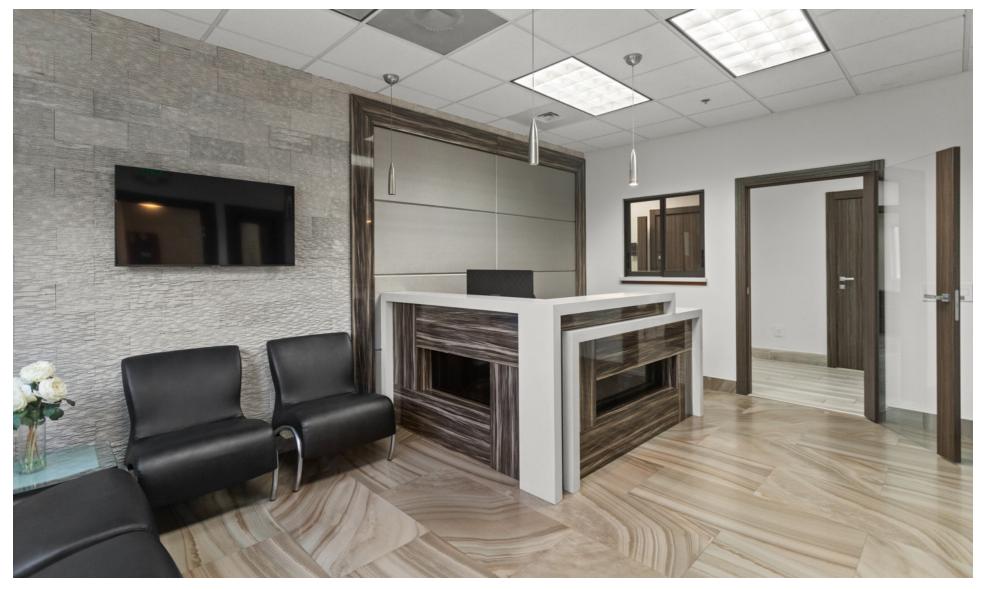
Building Features:

Bathrooms: 3 | Elevator: 1
Executive Conference Room: Ideal for high-profile meetings
Partially Furnished: Includes cubicles, dual reception areas, and dedicated workspace
Lunch Rooms: Fully equipped second floor for added convenience
Abundant Storage: Ample storage options ensure an organized workspace

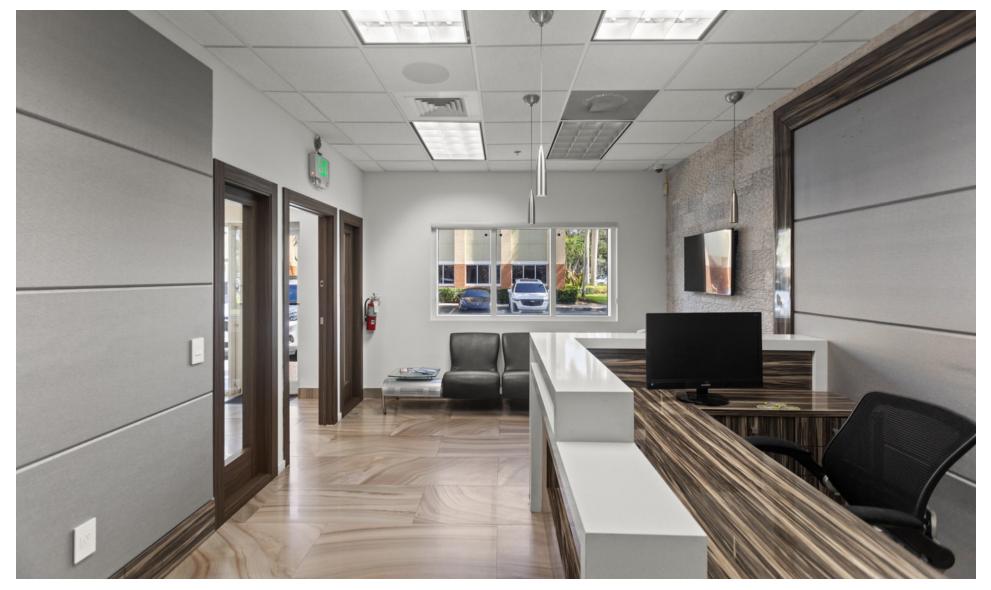
5 MILES	7 MILES	10 MILES
5 MILES	7 MILES	10 MILES
204,907	387,576	550,980
470,096	858,907	1,233,615
\$58,893	\$65,796	\$70,895
OFFERING SUMMARY		
		\$1,150,000
		4
		4,121 SF
		\$2653.28
	470,096 \$58,893	204,907 387,576 470,096 858,907 \$58,893 \$65,796























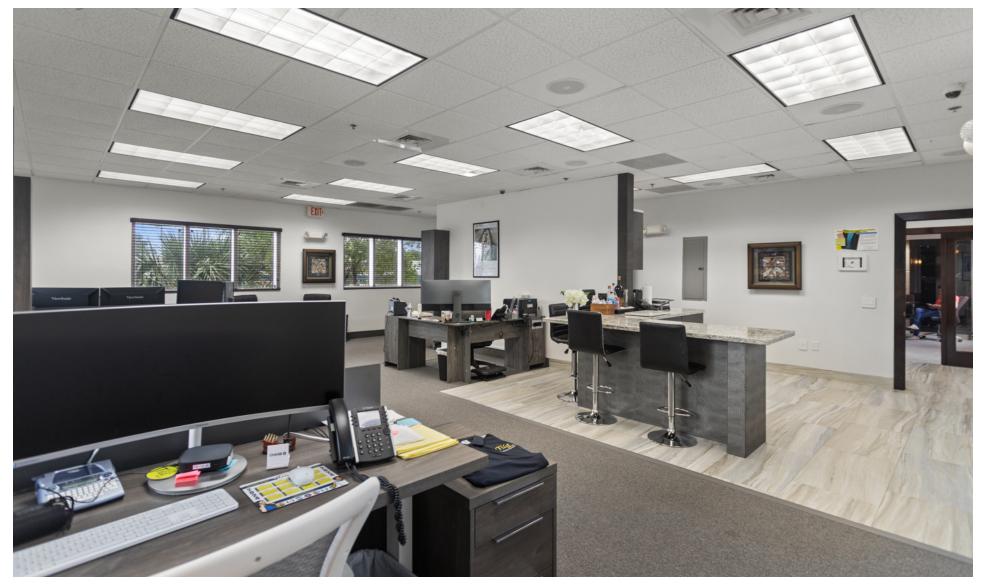


SECOND FLOOR



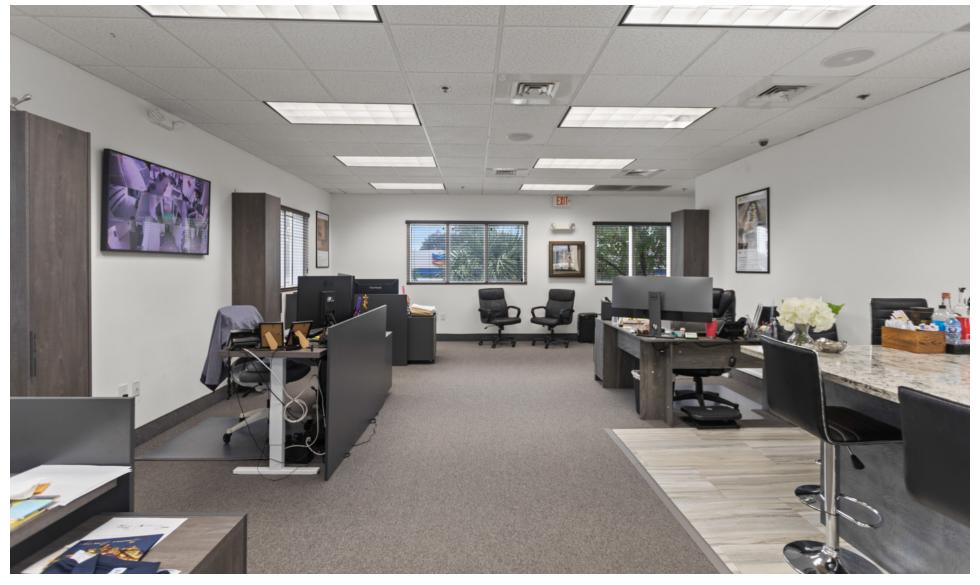


SECOND FLOOR





SECOND FLOOR





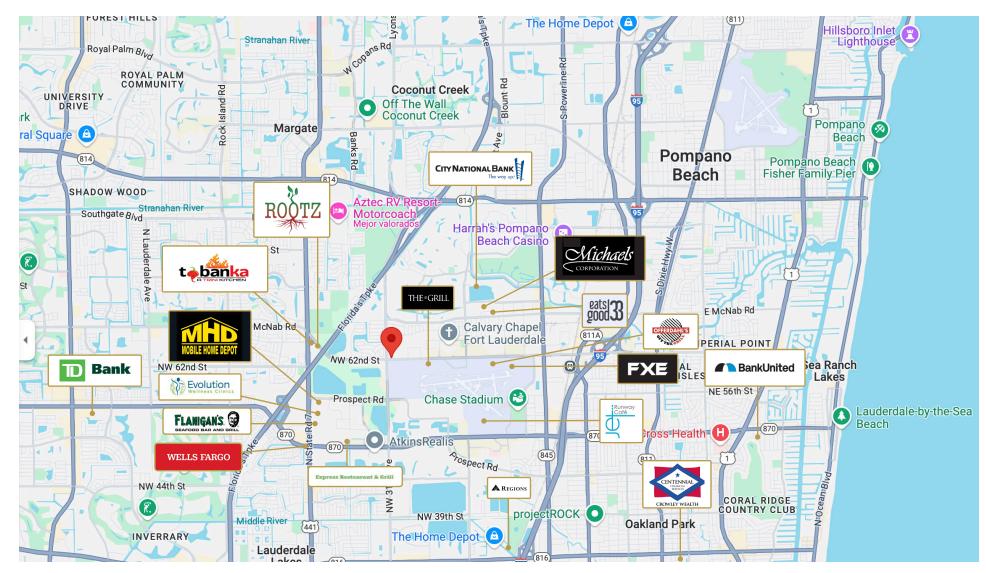
EXTERIOR



Retail Locator Map



2957 W CYPRESS CREEK ROAD | FORT LAUDERDALE 33309



Broker Opinion Of Value



FOUNDED TO BE A CHANGE AGENT

ONE Commercial Real Estate was founded by Daniel de la Vega, the President of ONE Sotheby's International Realty. Our commitment is to deliver superior results that accelerate the success of our clients and recognize and reward our team members. The Company facilitates the optimal outcome for owners, occupiers and developers in commercial real estate. ONE Commercial connects intelligence with experience, knowledge and technical skills to deliver better and faster executions for clients. We think differently, innovate and listen better.

FINDING THE HEART BEAT

Moving the needle means implementing positive change. Defining and interpreting exactly what drives a clients' goals and objectives is part of our essence. Every client need has a "heart beat". It is that energy piece that reveals the best solution and how to get there. Being a great listener begins that process.

OUR BUSINESS APPROACH

Our values not only define us but they remind us every day why and how we serve our clients and our team members. Our professionals build trust and constantly challenge themselves to expand through our entrepreneurial culture. Our value equation is driven by one simple concept: deliver and execute consolidated solutions that come from fully understanding the target and delivering with knowledge and experience. Our core values:

FOR OUR CLIENTS

FOR OUR TEAM MEMBERS

SERVING OUR CLIENTS

Think Differently & Advance Success Build team spirit ONE Commercial designs and delivers services based upon Listen More Share a thorough understanding and analysis of market trends and Do The Right Thing Empower through learning & education dynamics and how those fit with our clients' business objectives and Innovate Have fun timetables. Give back Outperform WFAITH LANDLORD ASSEET PROJECT TENANT INVESTMENT MANAGEMENT REPRESENTATION REPRESENTATION MANAGEMENT MANAGEMENT SALES ADVISORY

ONE Commercial





Travis Jones Multifamily investment advisor, one commercial real estate

P. 954.727.5775E. TJONES@ONECOMMERCIALRE.COM

Travis Jones is a Multifamily Investment Advisor for ONE Commercial Real Estate and is an active specialist in multifamily investments. Over the last 18 years, Travis has practiced a client-first approach, allowing him to advise his clients, based on their needs.

When engaging with clients, Travis seeks to understand the issues and challenges they may face, as well as their real estate goals. This allows Travis and the client to create synergy and agree on next steps to either grow their portfolio or resolve issues within their existing one. This includes, but is not limited to, selling, buying, insurance, debt, property management, and rehab and construction.

Specializing on a specific product type within the commercial real estate market allows Travis to have a profound understanding of the multifamily market, keeping his clients aware of the trends. This is a benefit for real estate investors to be able to gain the needed information to make informed decisions. In this way, Travis has developed deep relationships with many clients as their trusted advisor.

Travis' core business principles are built on trust and integrity, allowing him to work with clients in the market at many levels. He continues to prospect the multifamily market for clients who share his business principles so he can be a trusted advisor to them.



ONE COMMERCIAL

REAL ESTATE

Travis Jones Multifamily investment advisor, one commercial real estate

Andrew K. Edwards, PA

BROKER, CO-OWNER VISTA MAR REALTY GROUP, INC.

P. 954.727.5775 E. TJONES@ONECOMMERCIALRE.COM P. 954.336.4941 E. ANDREWVMRG@GMAIL.COM

Are you ready for what's next? Let's have a conversation.

ONECOMMERCIALRE.COM

(HEADQUARTERS) 3250 MARY STREET, SUITE 520 COCONUT GROVE, FL 33133