

# FOR SALE

## FLEX-OFFICE BUILDING - 48,368 Sq. Ft.



Cypress Point, 2001 NW 64th Street, Fort Lauderdale, Florida

### Financial Terms and Features

## Price: \$4,950,000

- ◆ 48,368 Sq. Ft. Flex - Office Building - Call Center
- ◆ Located near Ft. Lauderdale Executive Airport
- ◆ Well maintained property with easy access to I-95 and the Turnpike
- ◆ Ideal for User - Owner or Investor
- ◆ Projected N.O.I.: \$638,155
- ◆ Projected Cap Rate: 12.9%
- ◆ Land Size: 4.259+/- Acres
- ◆ 216 Parking Spaces
- ◆ Flexible AIP Zoning District
- ◆ Price per Sq. Ft.: \$102
- ◆ 18,571 - 27,731 Sq. Ft. available for User - Owner
- ◆ Land Lease with 50+/- years remaining including renewal options
- ◆ Contact Listing Agents for complete package



**Kurtz Realty Group LLC**

14 Avenue F  
Marathon, FL 33050  
Office: 954-771-4400 | Fax: 954-771-4537

**Kenneth L. Kurtz, CCIM**

Ken@KurtzRealtyGroup.com  
Cell: 954-850-5453

**William Kahn**

Bill@KurtzRealtyGroup.com  
Cell: 954-540-6490