



For Sublease

Class 'A' Office Space

±13,588 SF

Asking Rent

Negotiable

motivated sublessor

Lease Expiration

04/30/2027

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Cypress Park West I

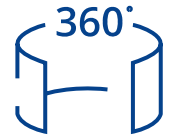
**6700 N Andrews Avenue
Fort Lauderdale, FL 33309**

Suite Features

- Plug-n-play modern office suite that is built out, cabled and move-in ready
- Direct elevator lobby access with glass double door entry
- Fully furnished suite with two (2) executive offices, seven (7) private offices, one (1) large conference room and three (3) small conference rooms, three (3) multi-purpose rooms and open office area with eighty-three (83) workstations
- All desks/workstations are fully motorized to provide stand-up capability
- Eat-in break room with banquet seating
- Above market parking ratio of 6.47/1,000 SF
- On-site building amenities with café, conference center, EV charging stations, 24/7 security

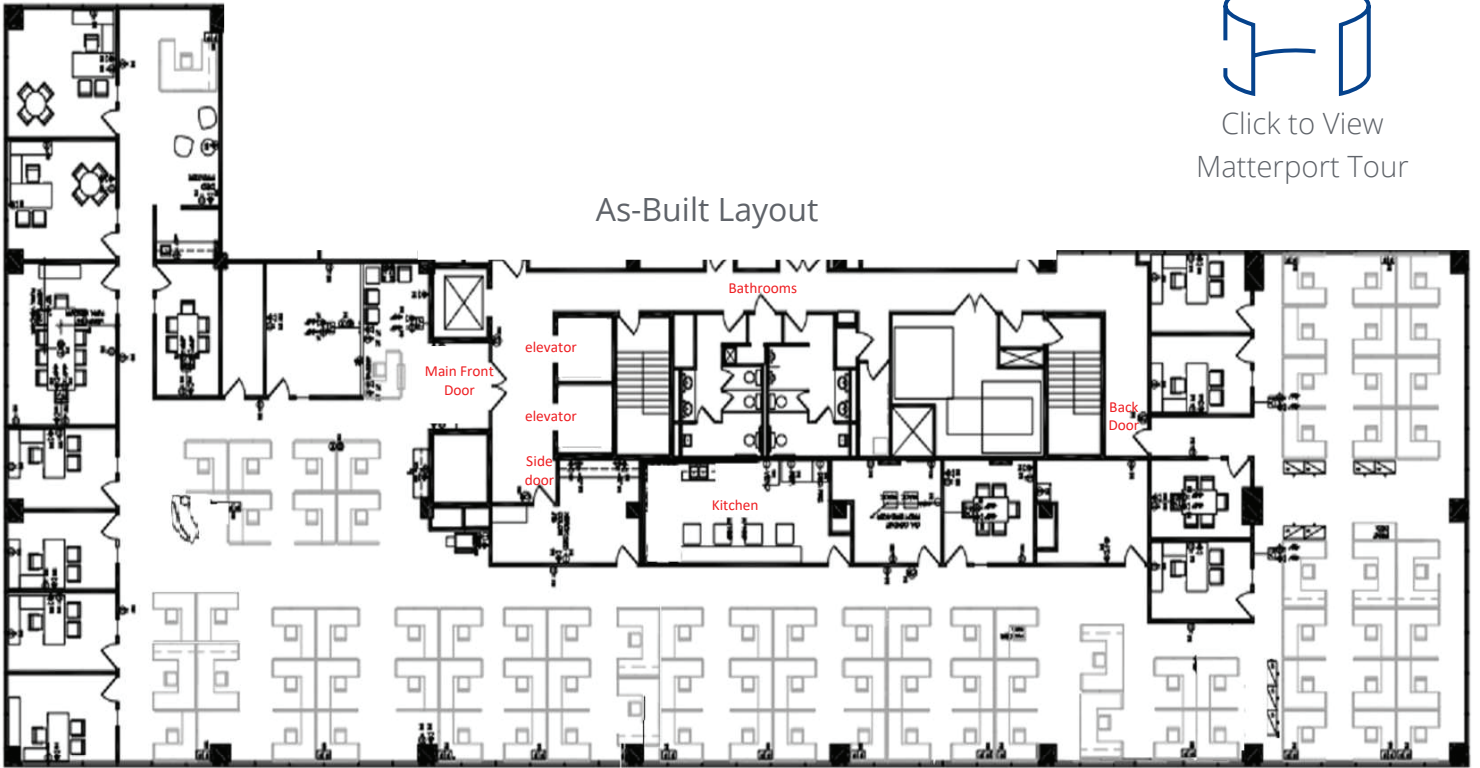
Floor Plan

Suite 700 | 13,588 SF



Click to View
Matterport Tour

As-Built Layout



Interior Suite Photos



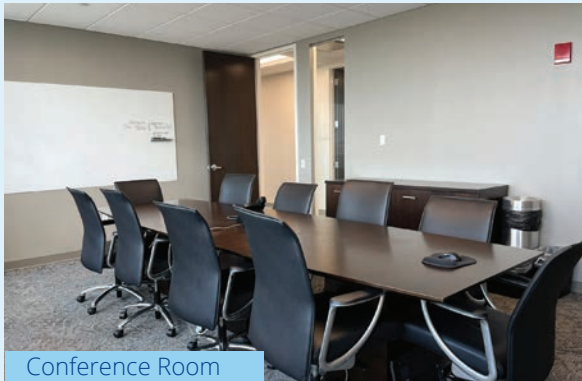
Reception Area



Conference Room



Cubicle Area



Conference Room



Cubicle Area

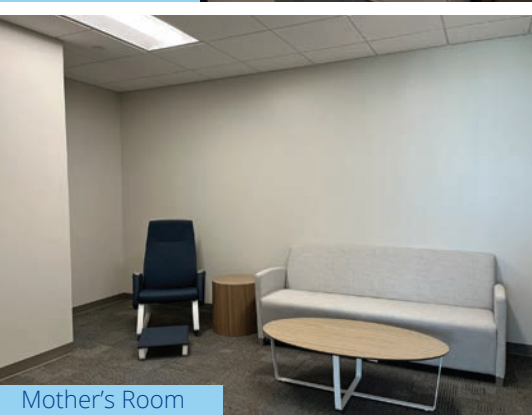
Additional Interior Photos



Cubicle Area



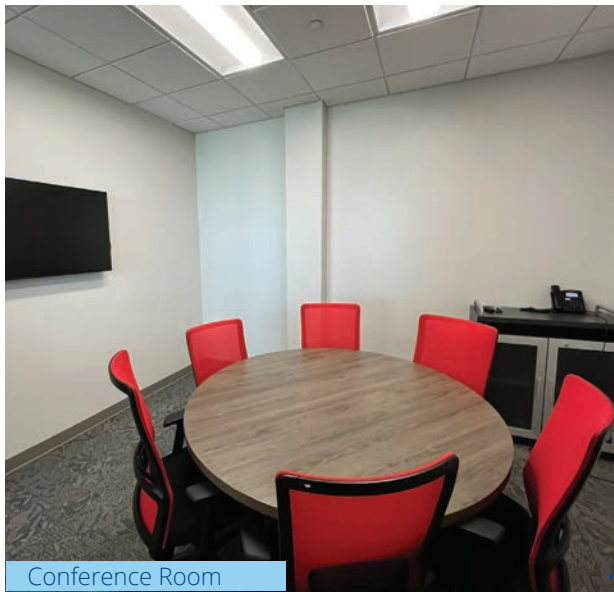
Cubicle Area



Mother's Room



Break Room



Conference Room



Conference Room



Office



Office with Meeting Table



View looking into an Office

Amenities Aerial

★ Site

Restaurants:

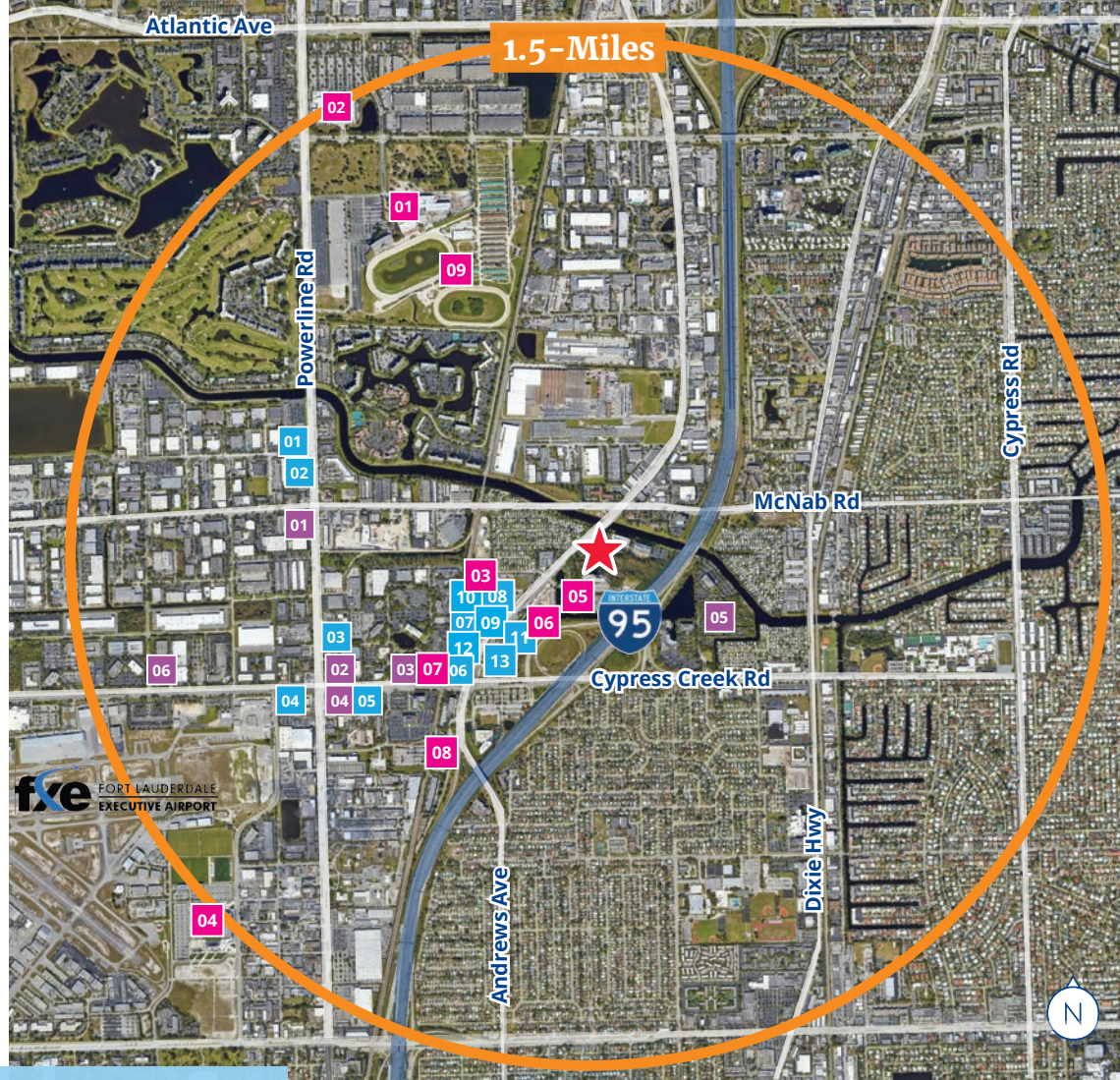
01 IHOP	02 Checkers	03 Chilis
04 Wendy's	05 Arby's	06 Wawa
07 Starbucks	08 Mconline	09 Longhorn
10 Five Guys	11 Jersey Mike's	12 I Heart Mac & Cheese
13 Beehive Kitchen		

Banks:

01 Seacoast Bank	02 Citibank	03 TD Bank
04 Bank of America	05 Floridian	06 TRUIST

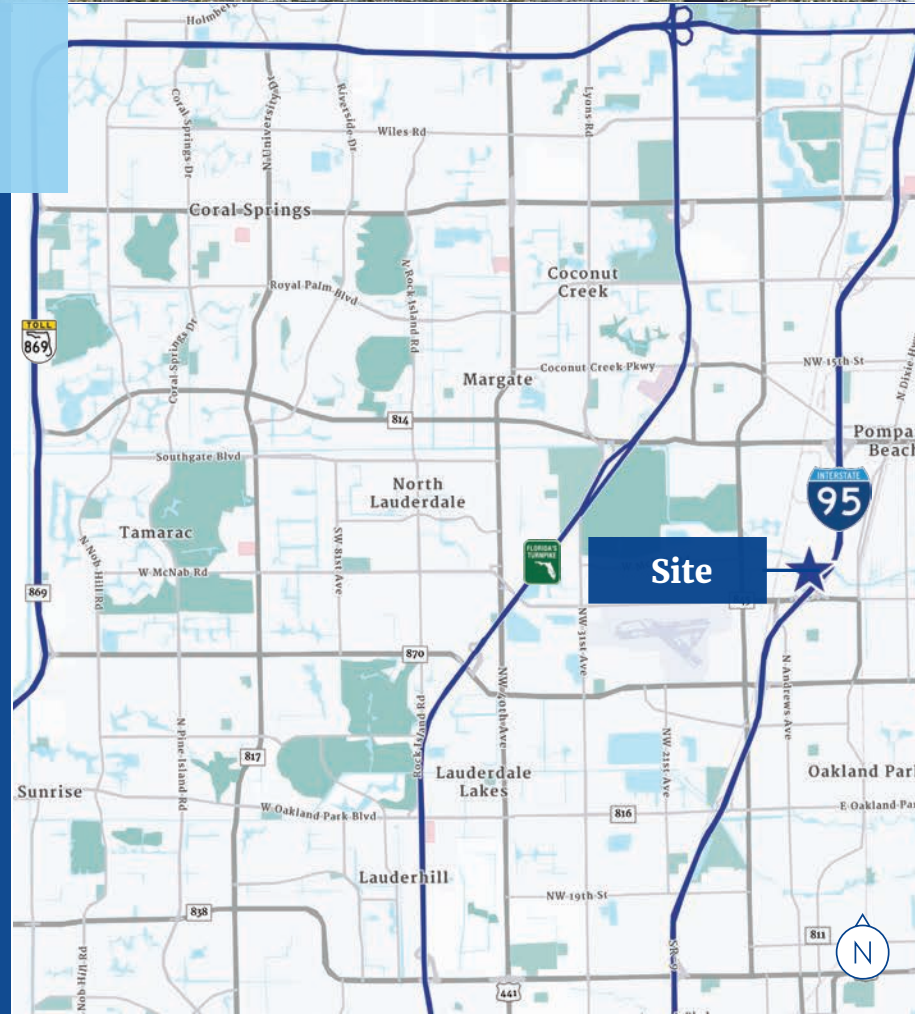
Other Points of Interest:

01 Harrah's Pompano Beach	02 Walmart Supercenter
03 LA Fitness	04 DRV+PNK Stadium
05 Marriott Fort Lauderdale North	06 Regal Cinemas
07 Sheraton	08 Tri-Rail
	09 Topgolf



Location Overview

- » Northern Broward County location positioned midway between the Fort Lauderdale and Boca Raton central business districts
- » Walking distance to shops and restaurants and the neighboring Marriott Cypress Creek hotel
- » 15 minutes to Fort Lauderdale International Airport
- » I-95 frontage with easy access via Andrews Avenue and Cypress Creek Road
- » Free shuttle bus service 10 am to 3 pm weekdays
- » 5-minute ride to Cypress Creek Tri-Rail Station



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