

1451 W Cypress Creek Rd

1451 W Cypress Creek Rd, Fort Lauderdale, FL 33309



Presented By:
Coldwell Banker Commercial Realty



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Property Details

Suite 211

- * Turn-key plug-and-play call center opportunity
- * Fully built-out professional office suite
- * Ideal for call center, sales, customer service, or corporate operations
- * Existing office infrastructure and efficient workspace layout
- * Conference rooms, private offices, and collaborative work areas

This professionally designed office suite features a functional and efficient layout with dedicated workstations, private offices, conference areas, collaborative workspace, and infrastructure already in place to support a seamless business transition. The suite offers a polished corporate environment with modern finishes, strong natural light, and a move-in-ready setup that minimizes downtime and startup costs.

An exceptional opportunity for businesses seeking a ready-to-operate office solution in a premier Fort Lauderdale location.

This office property is located in the Cypress Creek submarket of Fort Lauderdale with convenient access to major transportation routes. Positioned within the Fort Lauderdale Industrial Airpark area, the property offers connectivity to I-95 and the Florida Turnpike, facilitating easy access across South Florida. The building is three stories and hosts multiple professional tenants, including financial and service-based businesses.

The location provides excellent regional accessibility, being about 20 minutes from Fort Lauderdale-Hollywood International Airport, 11 miles from Port Everglades, and near Cypress Creek Tri-Rail Station, which is within one mile. The property location supports connectivity for both automobile and commuter rail users, offering direct access to surrounding business districts and lifestyle amenities. The zoning designation is AIP, and the site is situated near multiple dining options, banks, and retail centers, enhancing everyday convenience for tenants.

Cypress Creek is an established corporate corridor known for its mix of business parks and office complexes, making it a sought-after area for companies looking to operate in a professional setting near robust infrastructure and strong commuter options.

Price: \$32.87 /SF/YR

- Convenient 20-minute drive to Fort Lauderdale-Hollywood International Airport.
- Direct access to major corridors including I-95 and proximity to Florida’s Turnpike.
- Approximately one mile from Cypress Creek Tri-Rail Station providing regional connectivity.

View the full listing here: <https://www.loopnet.com/Listing/1451-W-Cypress-Creek-Rd-Fort-Lauderdale-FL/40677554/>

Rental Rate:	\$32.87 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area :	82,545 SF
Year Built:	1986
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.74 /SF/MO

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Listing space

2nd Floor Ste 211

Space Available:	3,777 SF
Rental Rate:	\$32.87 /SF/YR
Date Available:	Now
Service Type:	TBD
Built Out As:	Standard Office
Space Type:	New
Space Use:	Office
Lease Term:	Negotiable

Turn-Key Plug & Play Call Center Opportunity1451 West Cypress Creek Road, Suite 211 | Fort Lauderdale, FLPosition your business in one of Fort Lauderdale's most established commercial corridors with this fully built-out, turn-key plug-and-play call center opportunity at 1451 West Cypress Creek Road, Suite 211. Designed for immediate occupancy and operational efficiency, the space is ideally suited for call center operations, sales teams, customer service divisions, administrative headquarters, or executive office use.This professionally designed office suite features a functional and efficient layout with dedicated workstations, private offices, conference areas, collaborative workspace, and infrastructure already in place to support a seamless business transition. The suite offers a polished corporate environment with modern finishes, strong natural light, and a move-in-ready setup that minimizes downtime and startup costs.Strategically located just minutes from I-95, the Florida Turnpike, and Fort Lauderdale Executive Airport, the property provides excellent accessibility for employees, clients, and regional operations. Surrounded by major business hubs, dining, retail, and hospitality destinations, this location delivers both convenience and professional presence within the thriving Cypress Creek business district.Property Highlights* Turn-key plug-and-play call center opportunity* Fully built-out professional office suite* Ideal for call center, sales, customer service, or corporate operations* Existing office infrastructure and efficient workspace layout* Conference rooms, private offices, and collaborative work areas* Prime Cypress Creek business corridor location* Immediate access to I-95 and major Fort Lauderdale roadways* Minutes from Fort Lauderdale Executive Airport* Surrounded by restaurants, hotels, and business servicesAn exceptional opportunity for businesses seeking a ready-to-operate office solution in a premier Fort Lauderdale location.

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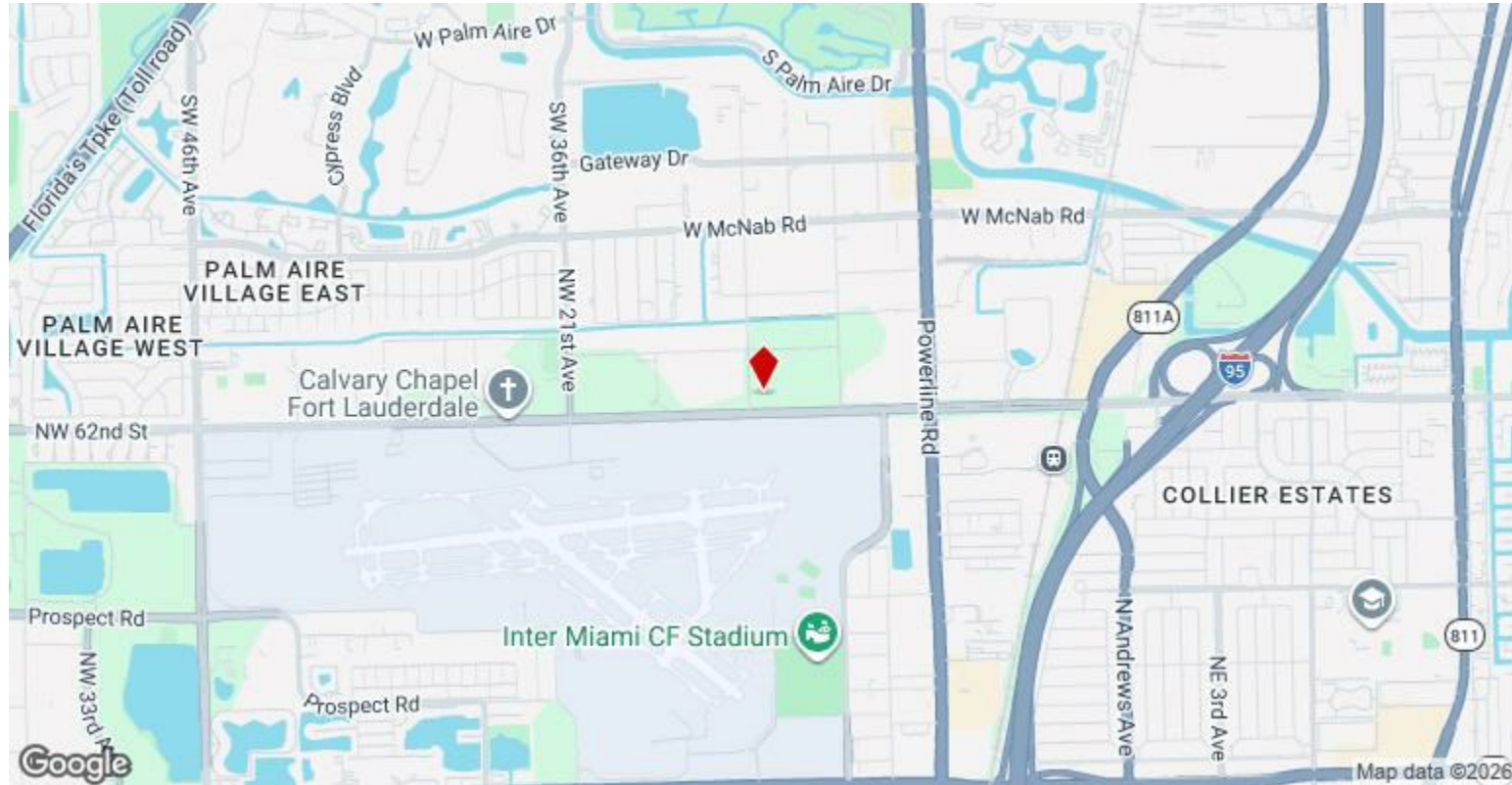
Major Tenant Information

Tenant	SF Occupied	Lease Expired
A L Jackson & Co PA	-	
Agility Van Lines	-	
American Disability Advocates	-	
Crown Center Executive Suites	-	October 2032
Office Cart Promo Llc	-	
Pinnacle Environmental Management	-	
Sunbelt Medical International	-	
Tailored Managment Concepts Services, LLC	-	
Torres Victor	-	
Truist	-	March 2022

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Location



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Property Photos



Primary Photo



Building Photo

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Building Photo



Interior Photo

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Interior Photo



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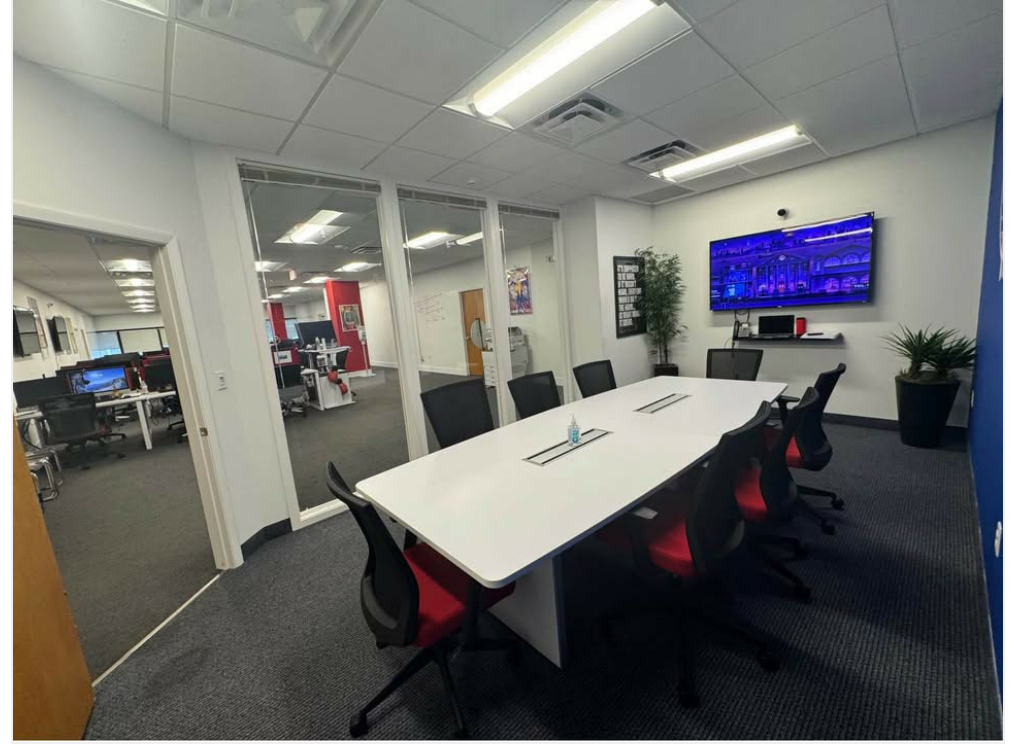
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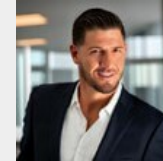
Interior Photo



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