



## 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

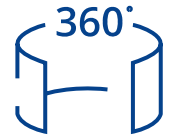
**6700 N Andrews Avenue  
Fort Lauderdale, FL 33309**

## 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

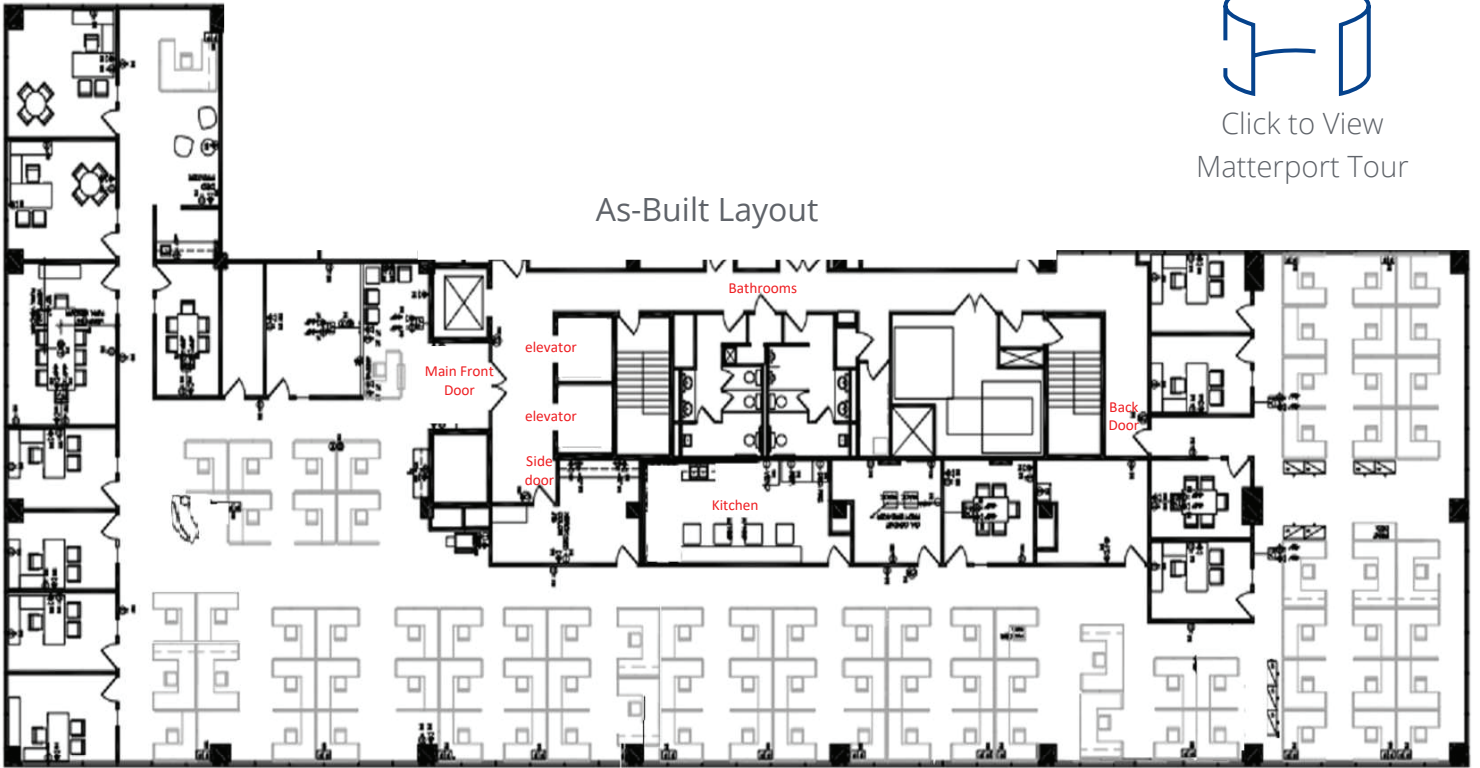
# Floor Plan

Suite 700 | 13,588 SF



Click to View  
Matterport Tour

As-Built Layout



## Interior Suite Photos



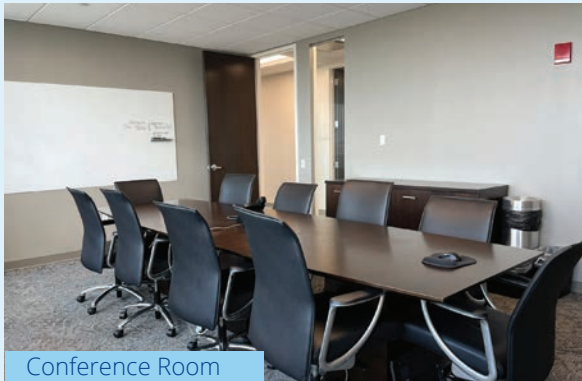
Reception Area



Conference Room



Cubicle Area

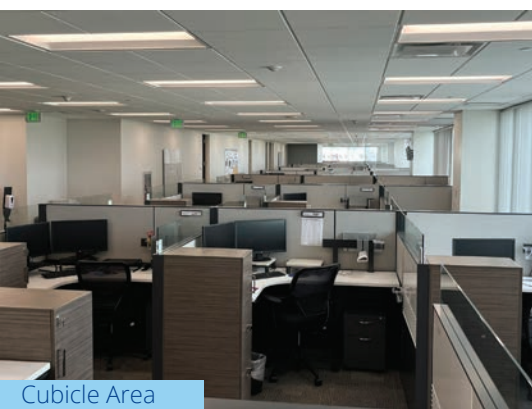


Conference Room

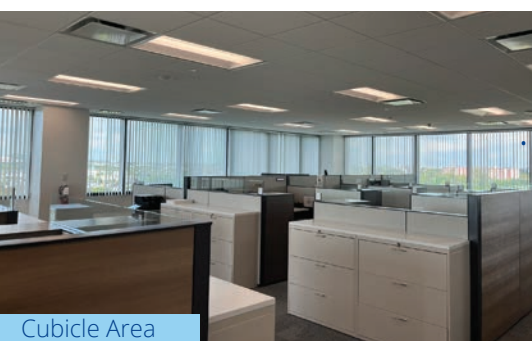


Cubicle Area

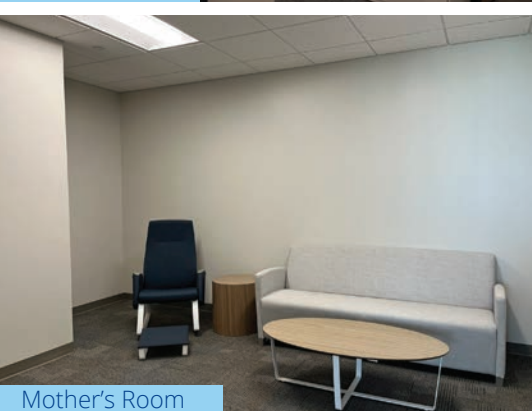
# Additional Interior Photos



Cubicle Area



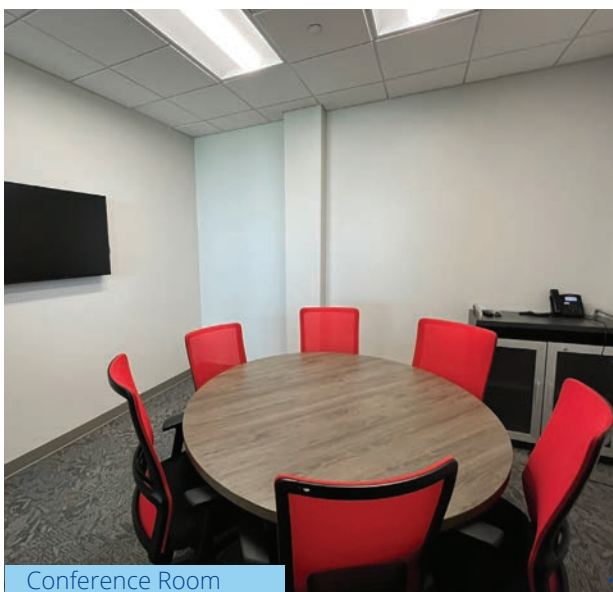
Cubicle Area



Mother's Room



Break Room



Conference Room



Conference Room



Office



Office with Meeting Table



View looking into an Office

# Amenities Aerial

★ Site

Restaurants:

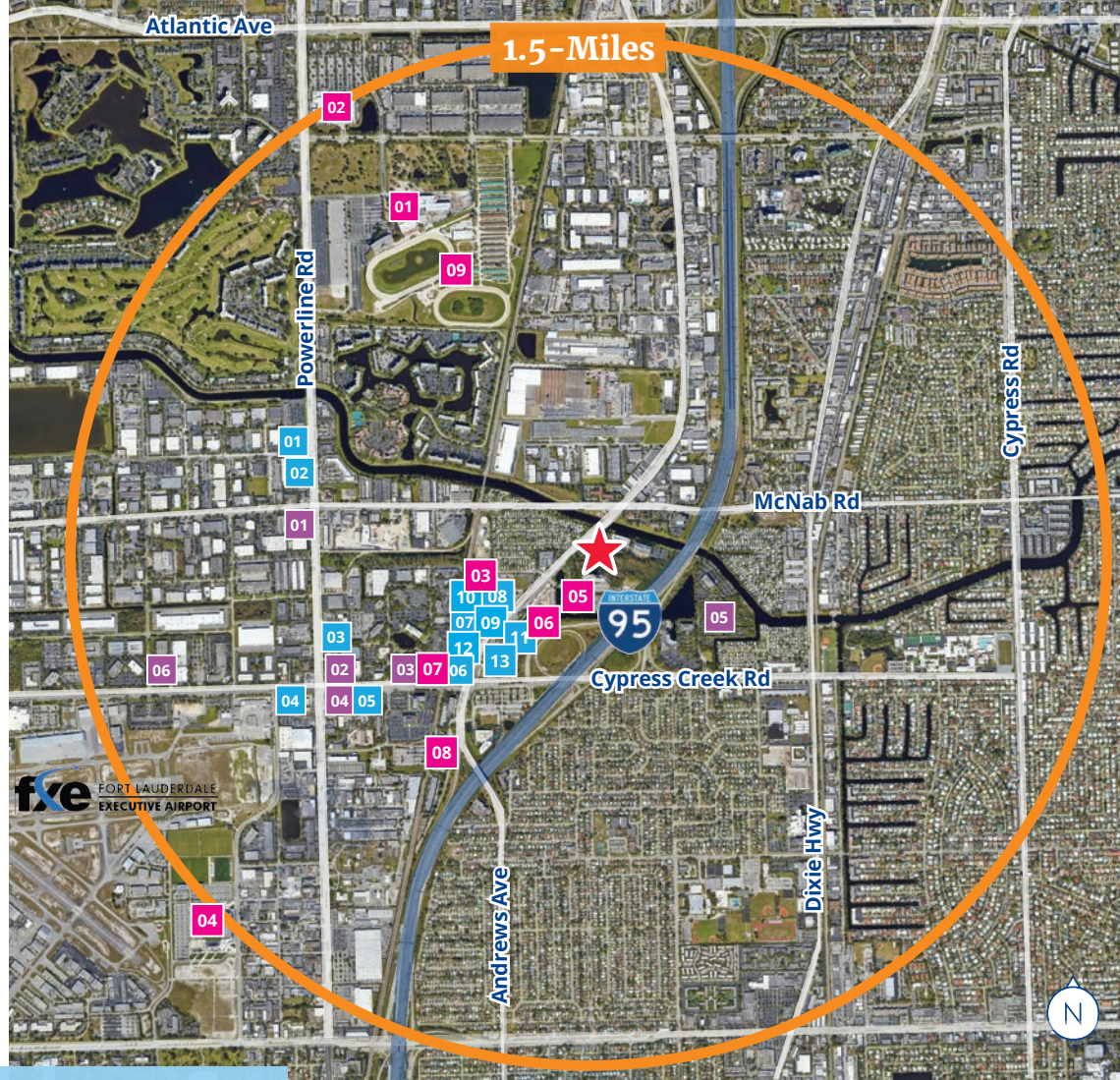
01 IHOP	02 Checkers	03 Chilis
04 Wendy's	Arby's	Wawa
06 Mconline	07 LONGHORN	
08 TWIN PEAKS	09 Hooters	10 FIVE GUYS
11 Jersey Mike's	12 I ♥ mac & cheese	13 BEEHIVE KITCHEN

Banks:

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

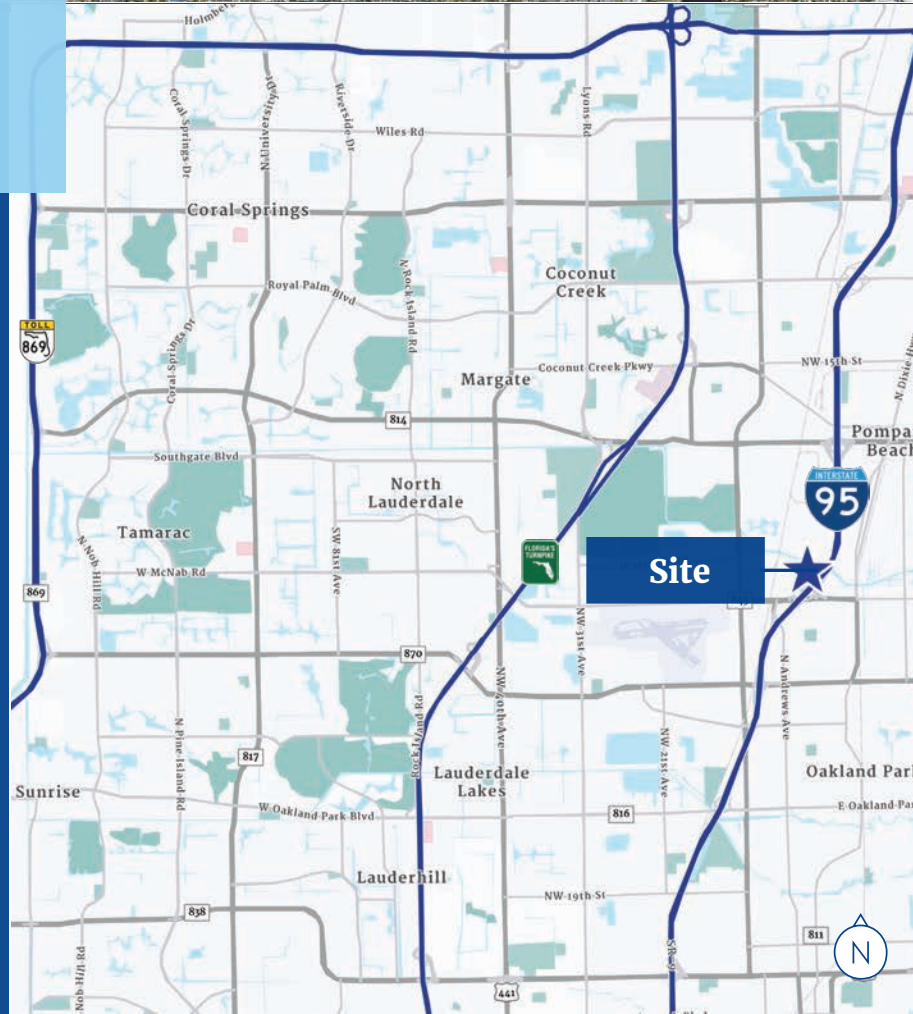
Other Points of Interest:

01 Harrah's	02 Walmart SUPERCENTER
03 LAIFITNESS.	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



## Contact us:

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