

# CYPRESS CREEK BUSINESS PARK

6555 Powerline Road, Fort Lauderdale, FL 33309



## THE PROPERTY

Cypress Creek Business Center is a 355,825 SF multi-tenant flex property comprised of two buildings on 34.98 acres. This flex/office complex offers a total of 22 bays with grade level loading doors. Several units are 100% air conditioned. The Property's proximity to the Ft Lauderdale Executive Airport, with near immediate access to I-95 via Atlantic Avenue, provides numerous demand drivers for industrial tenants in the market.



## PROPERTY HIGHLIGHTS

- ✓ VARIOUS PERMITTED USES
- ✓ BRIGHT OFFICES WITH BEAUTIFUL NATURAL LIGHT
- ✓ 16 FOOT CLEAR WAREHOUSE CEILINGS
- ✓ 10'X12' STREET LEVEL ROLL UP DOORS
- ✓ VISIBLE FROM POWERLINE ROAD

Cynthia Cornell, Leasing Agent  
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# PROPERTY DETAILS



**MARKET:  
SOUTH FLORIDA**



**SUBMARKET:  
POMPANO BEACH  
LIGHT MANUFACTURING**



**PROPERTY TYPE:  
FLEX/OFFICE**



**YEAR BUILT/RENOVATED:  
1985/2022**



**LEASE TYPE:  
NNN**



**PARKING RATIO:  
2/1,000 SF**



**AVAILABILITY**



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# AREA OVERVIEW



**ATLANTIC BLVD**  
**2 MILES**



**I-95**  
**1.5 MILES**



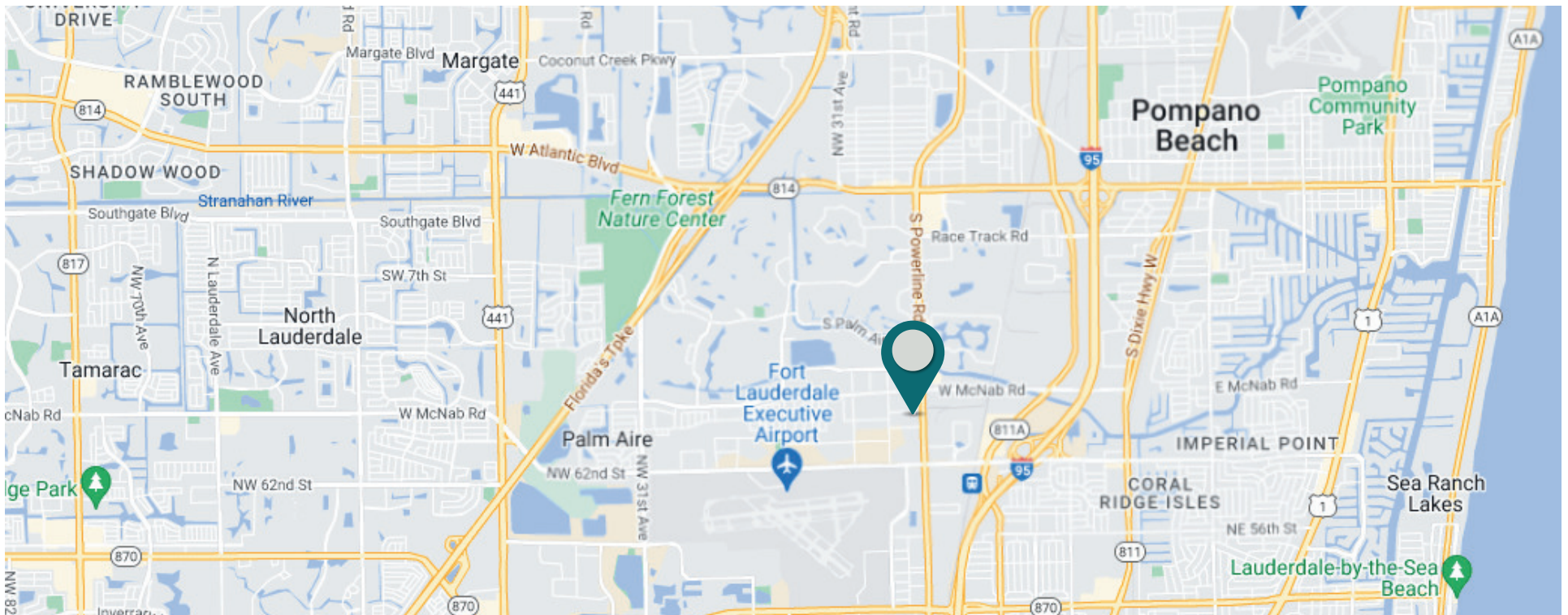
**FL TURNPIKE**  
**4.9 MILES**



**SR-7**  
**4.4 MILES**



**FT LAUDERDALE AIRPORT**  
**13.6 MILES**



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## **CYNTHIA CORNELL**

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