



**TRADE CENTRE SOUTH**

**Hyper-Connected.  
Perfectly Positioned.**

**TRADE CENTRE SOUTH**

**CLASS A OFFICE SPACE**

100 West Cypress Creek Road  
Fort Lauderdale, FL 33309

**Colliers**



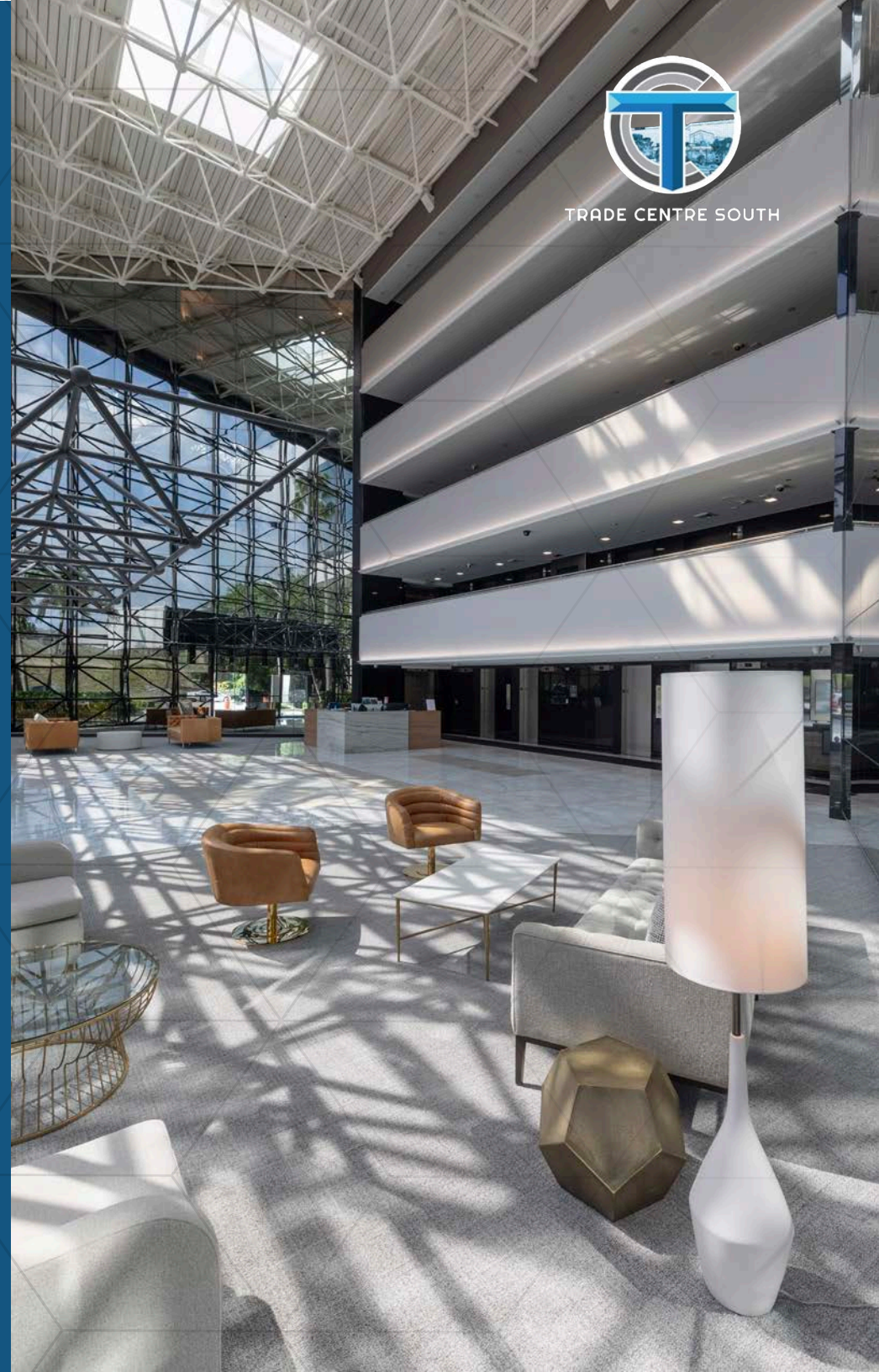
# PROPERTY HIGHLIGHTS

## Premier 10-Story Office Building with Unmatched Visibility & Connectivity

- 10-Story, **216,038 SF** Office Building
- High visibility location - property adjacent to I-95 with an average daily traffic of 275,000 vehicles
- On-site Tri-Rail Station with service to Miami-Dade and Palm Beach counties which is ideal for transit conscious employers and employees
- Ample parking for tenants and visitors
- Full amenities package: on-site cafe, fitness center, conference facility and tenant lounge
- Ideally situated between I-95 and Cypress Creek Tri-Rail Station
- Cypress Creek location providing access to numerous dining, lodging and other amenities
- Architecturally distinctive lobby



TRADE CENTRE SOUTH

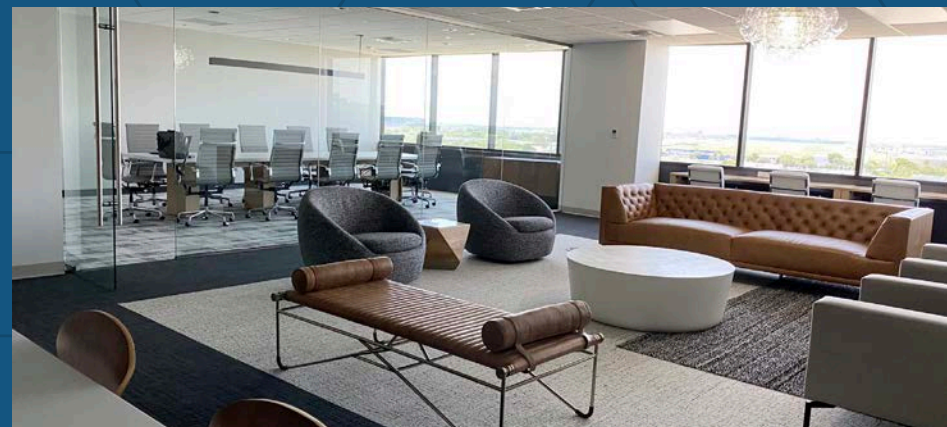




# BUILDING AMENITIES



TRADE CENTRE SOUTH





Trade Centre South is nestled in the heart of the dynamic Cypress Creek submarket, surrounded by a diverse array of dining and entertainment options just minutes away. With stunning panoramic views of downtown Fort Lauderdale and the picturesque Broward County landscape, this premier location offers both convenience and inspiration.



TRADE CENTRE SOUTH

## PERFECTLY POSITIONED

Along I-95, Trade Centre South enjoys unbeatable visibility and easy access, making it an exceptional choice for businesses looking to thrive in a high-energy, well-connected environment.



Class “A” Amenities  
including a Fitness  
Center, Tenant Lounge,  
Cafe, and Conference  
Facility



Class A  
Office Space



Parking ratio:  
4/1,000 SF in the  
attached parking  
garage



10 stories  
(6-story office  
building atop a  
4-story parking  
garage)



Direct access  
to I-95



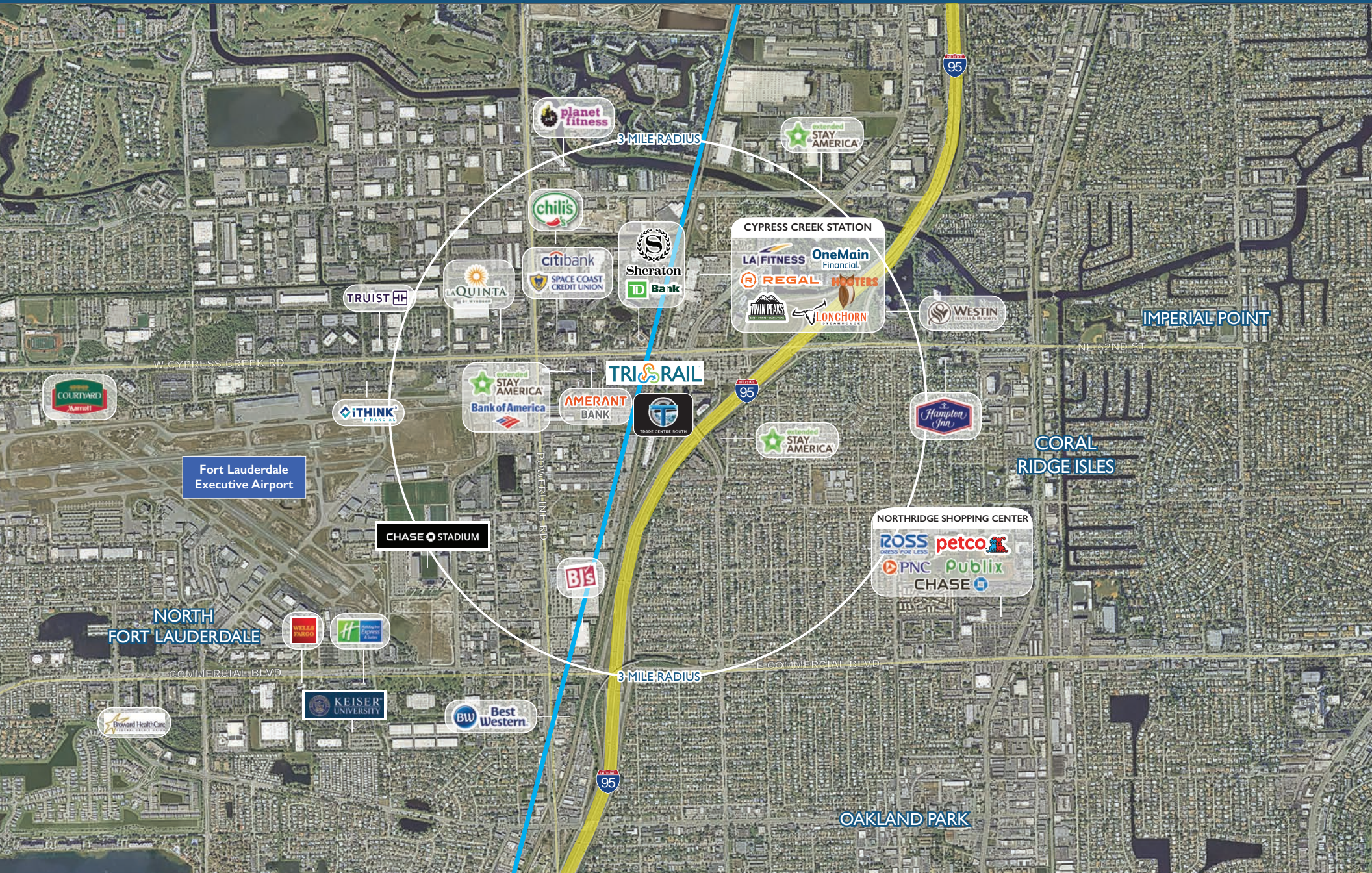
Transit-oriented  
location with direct  
access to the  
Tri-Rail station



## AMENITY MAP



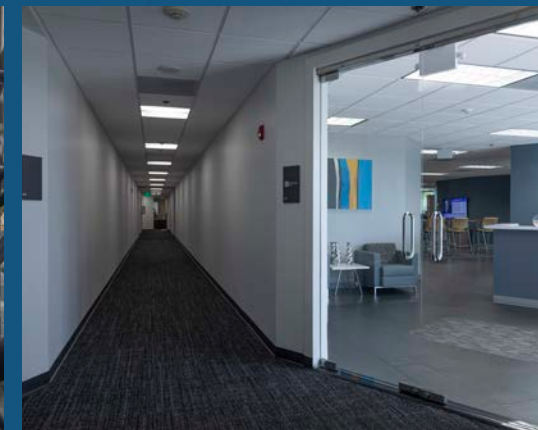
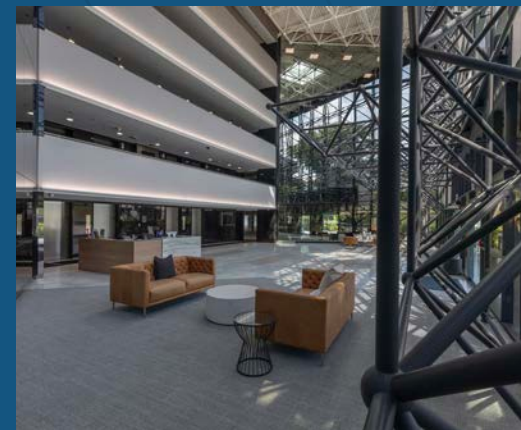
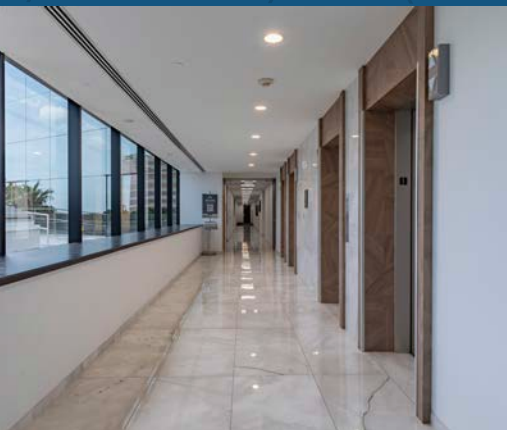
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## CONTACTS

### JONATHAN KINGSLEY

Vice Chairman

+1 954 652 4610

[jonathan.kingsley@colliers.com](mailto:jonathan.kingsley@colliers.com)

### JARRED GOODSTEIN

Senior Vice President

+1 954 652 4617

[jarred.goodstein@colliers.com](mailto:jarred.goodstein@colliers.com)

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