

Property Video



BUILDING 500
500 West Cypress Creek Road
Fort Lauderdale, FL 33309

BUILDING 550
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Fort Lauderdale, FL 33309

CONTACT
954.903.3900

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BANYAN STREET
CAPITAL

AVISON
YOUNG

Direct access to I-95

Adjacent to Cypress Creek's Tri-Rail Station

Minutes from the Florida Turnpike and Ft. Lauderdale Executive and International Airport

Walking distance to hotels, restaurants, retail and banking

Gourmet deli and on-site roving security guard until 10:00PM nightly

On-site property management

Abundant 4:1000 parking

Efficient space planning

On-site mail and overnight carrier drop boxes



Pinnacle Corporate Park

500/550 W. CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309

PROPERTY HIGHLIGHTS

- Two class A buildings totaling 262,434 sf
- 4 per 1,000 sf parking ratio
- High-speed elevators
- Property management and café on-site
- Close proximity to I-95 interchange, adjacent to Tri-Rail Station

RENTAL RATE: \$21.00 NNN
OPERATING EXPENSES: \$11.75



AVAILABLE SUITES

500 Building

Suite 200: 1,824 sf
Suite 210: 1,210 sf
Suite 250: 9,179 sf
Suite 290: 1,640 sf
Suite 390: 2,421 sf
(Training Rooms)
Suite 540: 3,852 sf
(Available 12/1/19)
Suite 550: 1,513 sf

Contiguous
Up to 10,819 sf

550 Building

Suite 120: 4,665 sf
(13 offices - Available 1/1/20)
Suite 320: 3,510 sf
Suite 380: 2,970 sf
Suite 400: 8,219 sf
(Available 1/1/20)
Suite 520: 3,205 sf
(First Generation Space)



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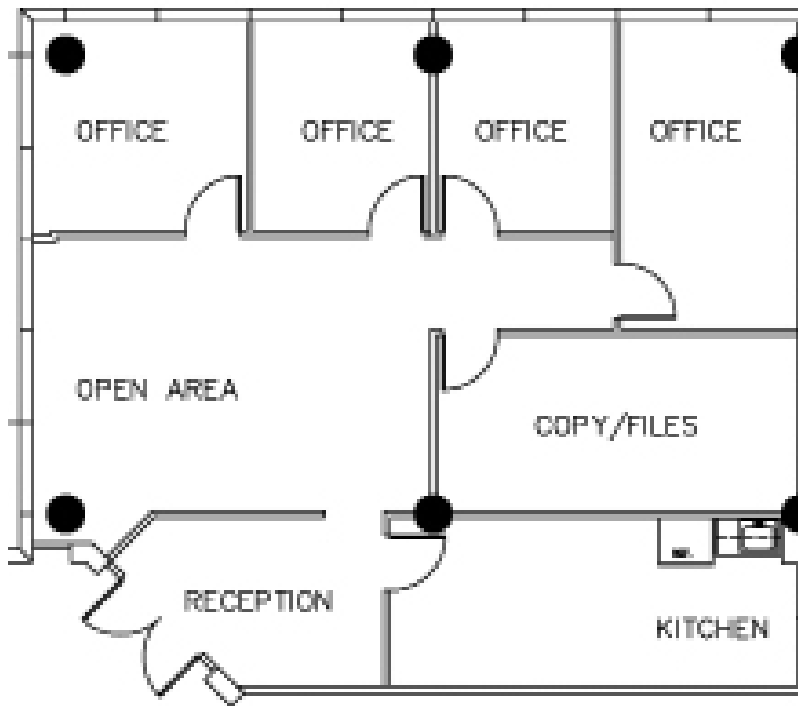
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PINNACLE
CORPORATE PARK
BUILDING 500

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500 W. CYPRESS CREEK ROAD
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Suite 200 - 1,824 sf Building 500



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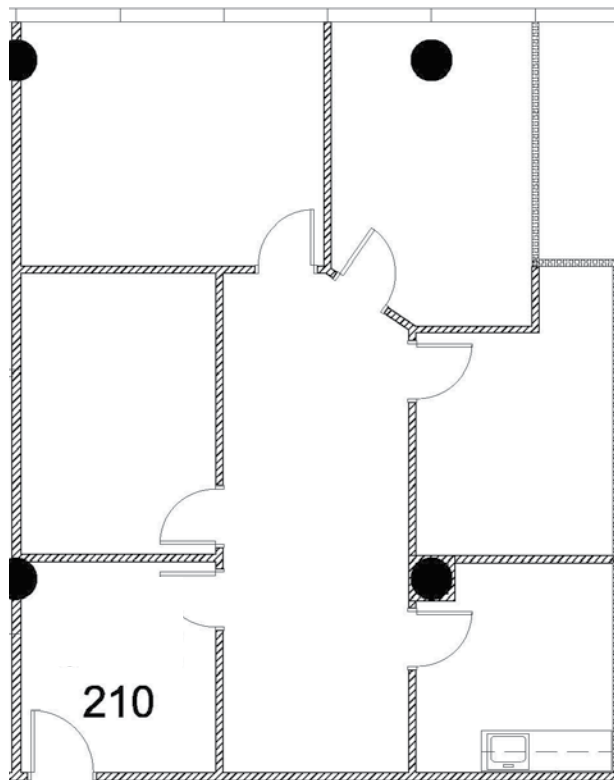
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500 W. CYPRESS CREEK ROAD
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Suite 210 - 1,210 sf Building 500



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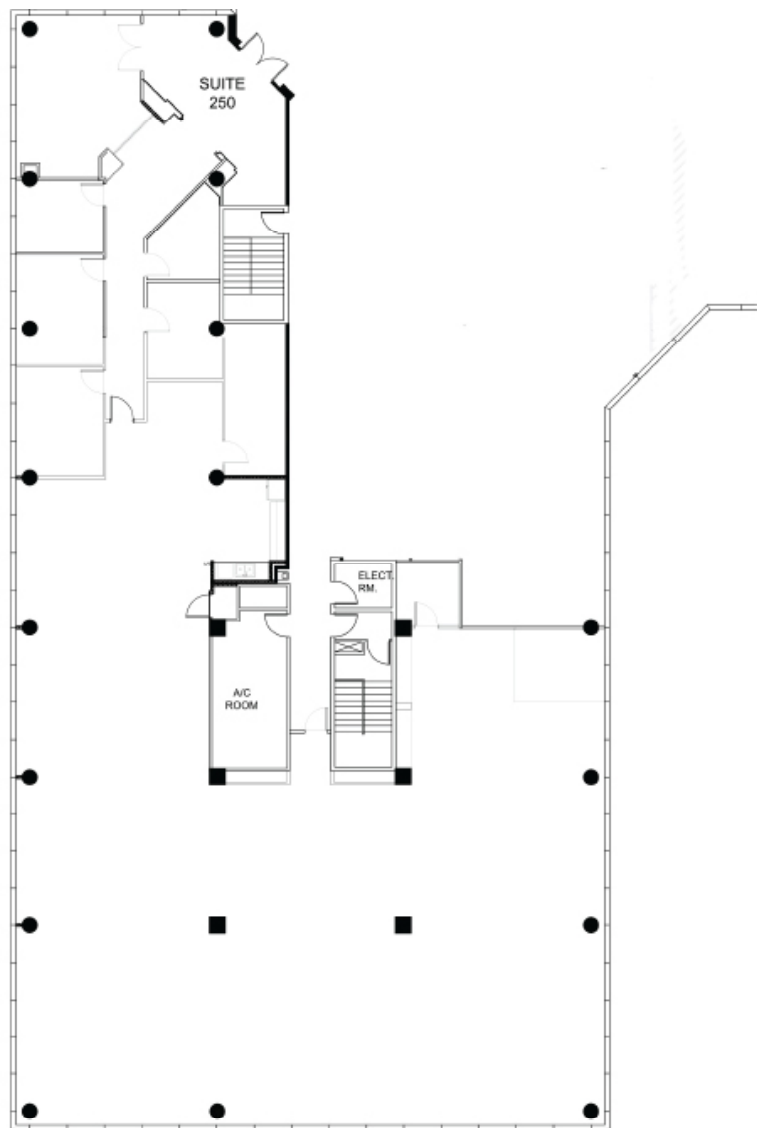
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Suite 250 - 9,179 sf Building 500



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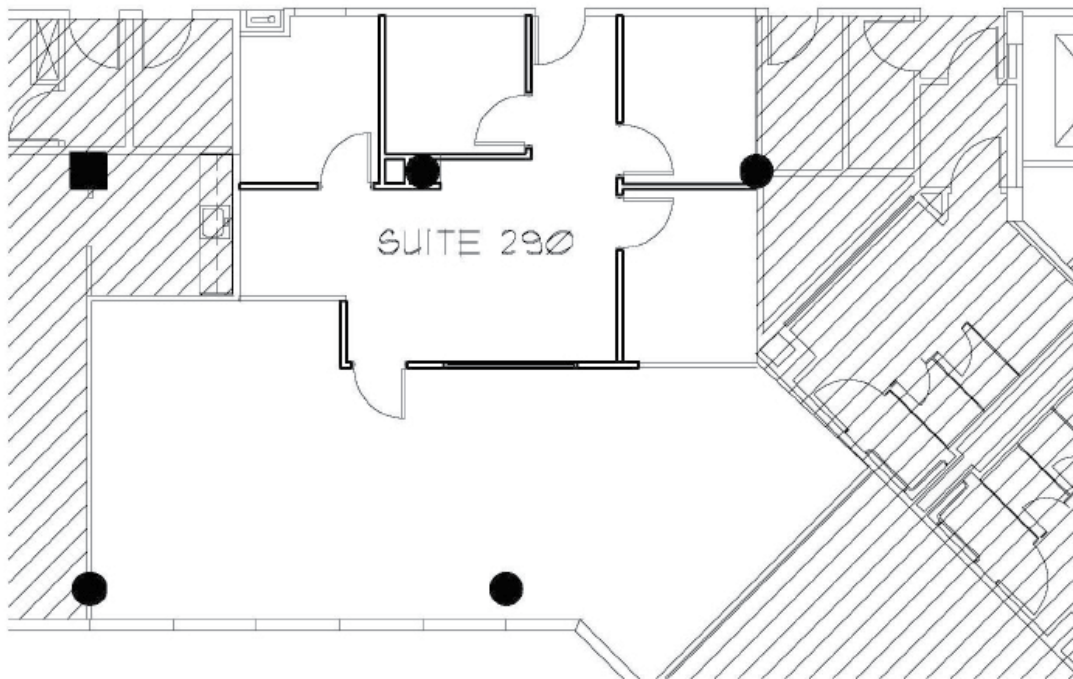
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500 W. CYPRESS CREEK ROAD
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Suite 290 - 1,640 sf Building 500



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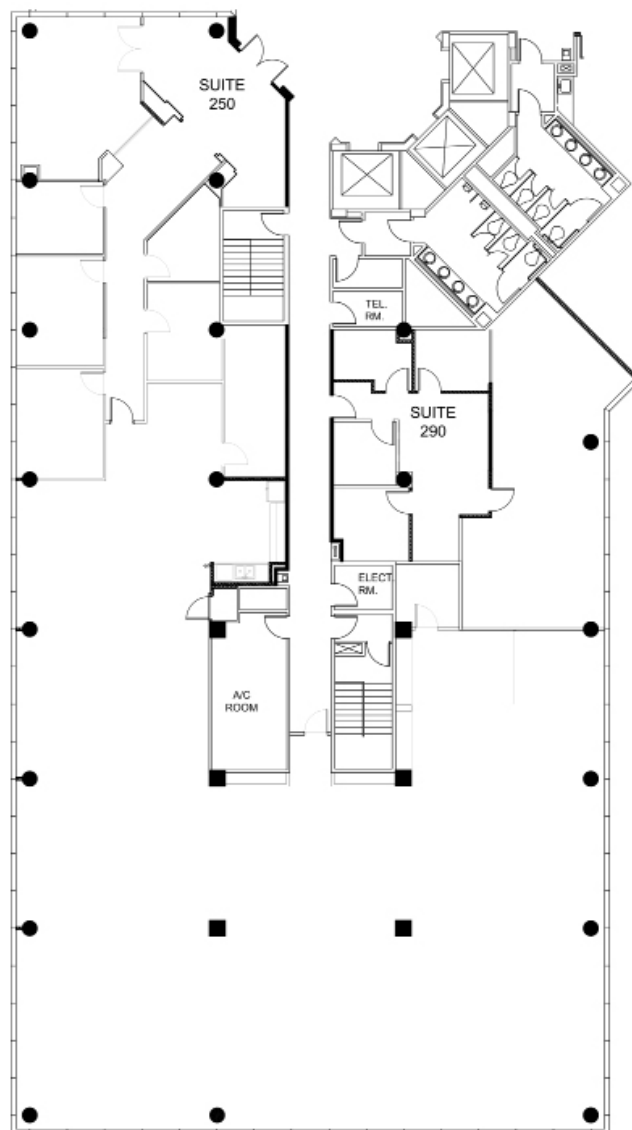
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500 W. CYPRESS CREEK ROAD
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Suite 250/290 - 10,819 sf
Building 500



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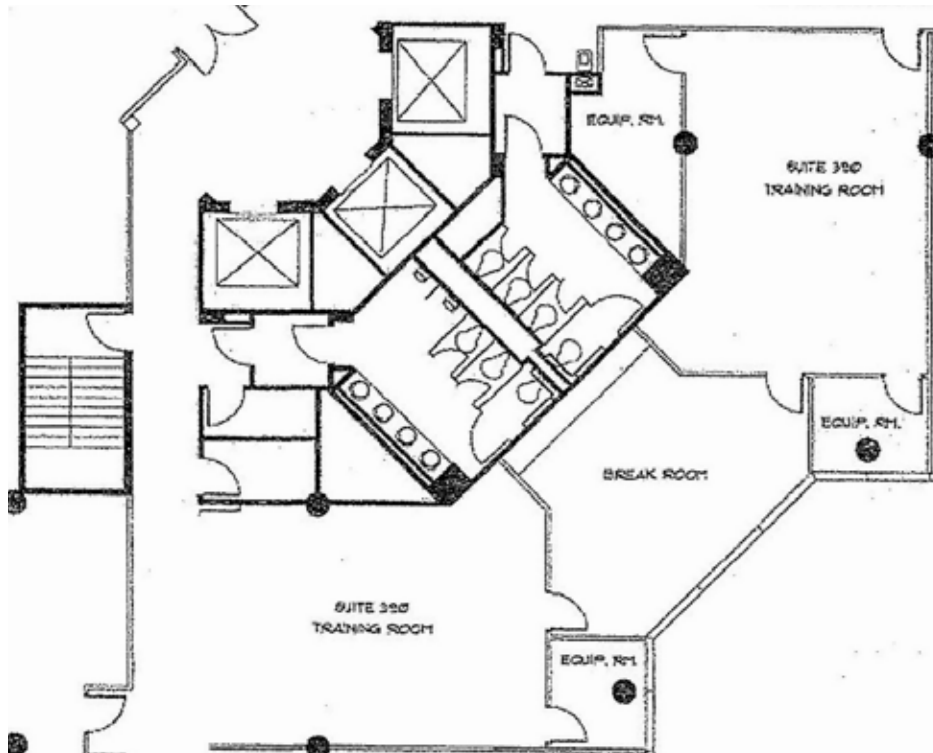
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Suite 390 - 2,421 sf
Building 500



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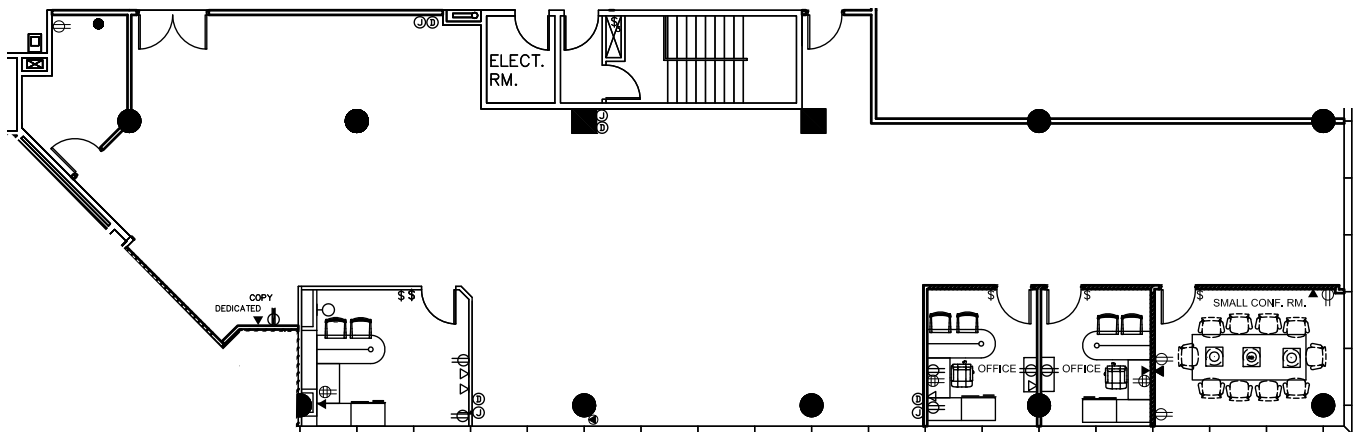
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Suite 540 - 3,852 sf
Building 500
Available 12/1/19



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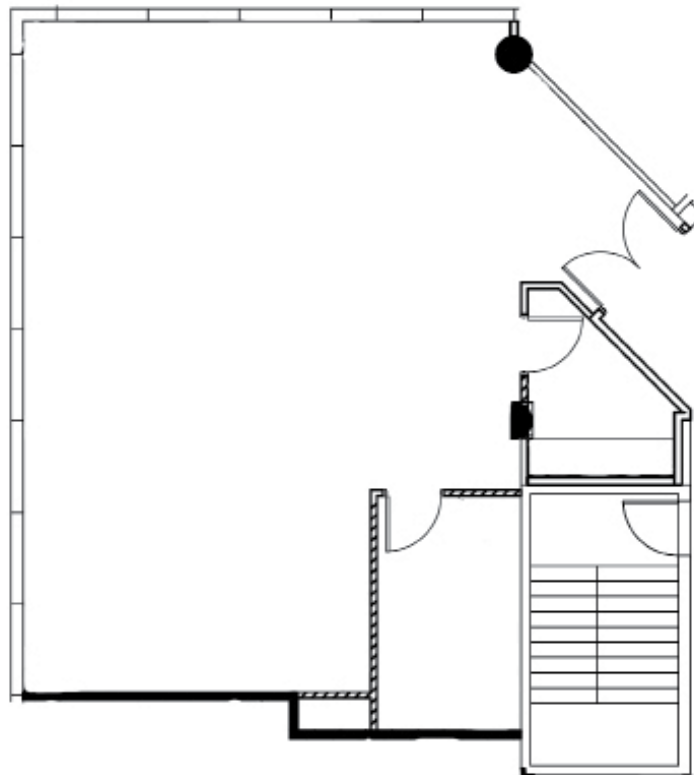
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Suite 550 - 1,513 sf
Building 500



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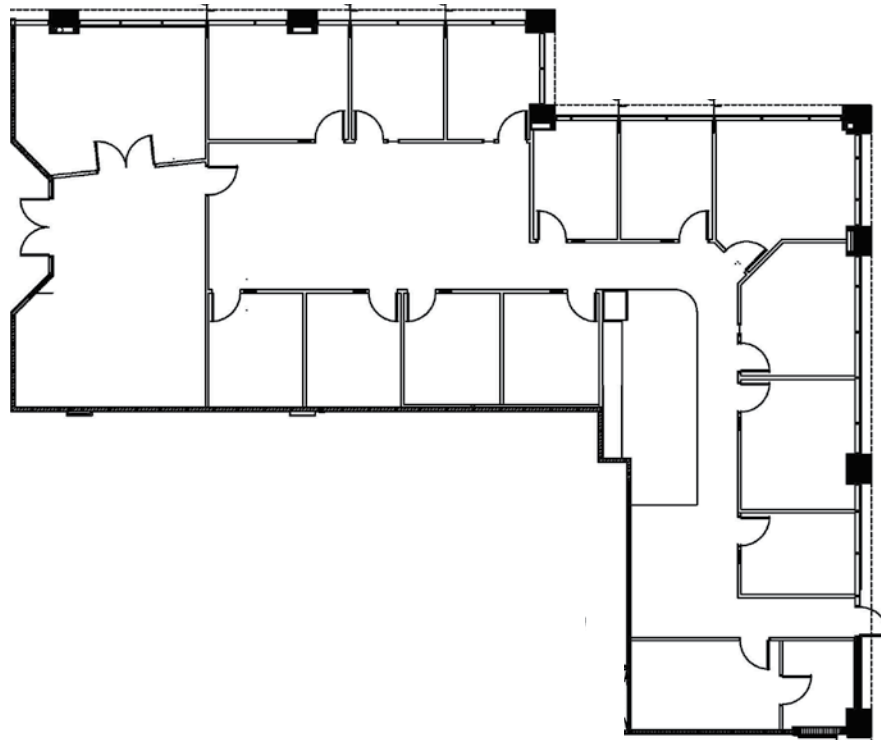
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Suite 120 - 4,665 sf
Building 550
Available 1/1/20



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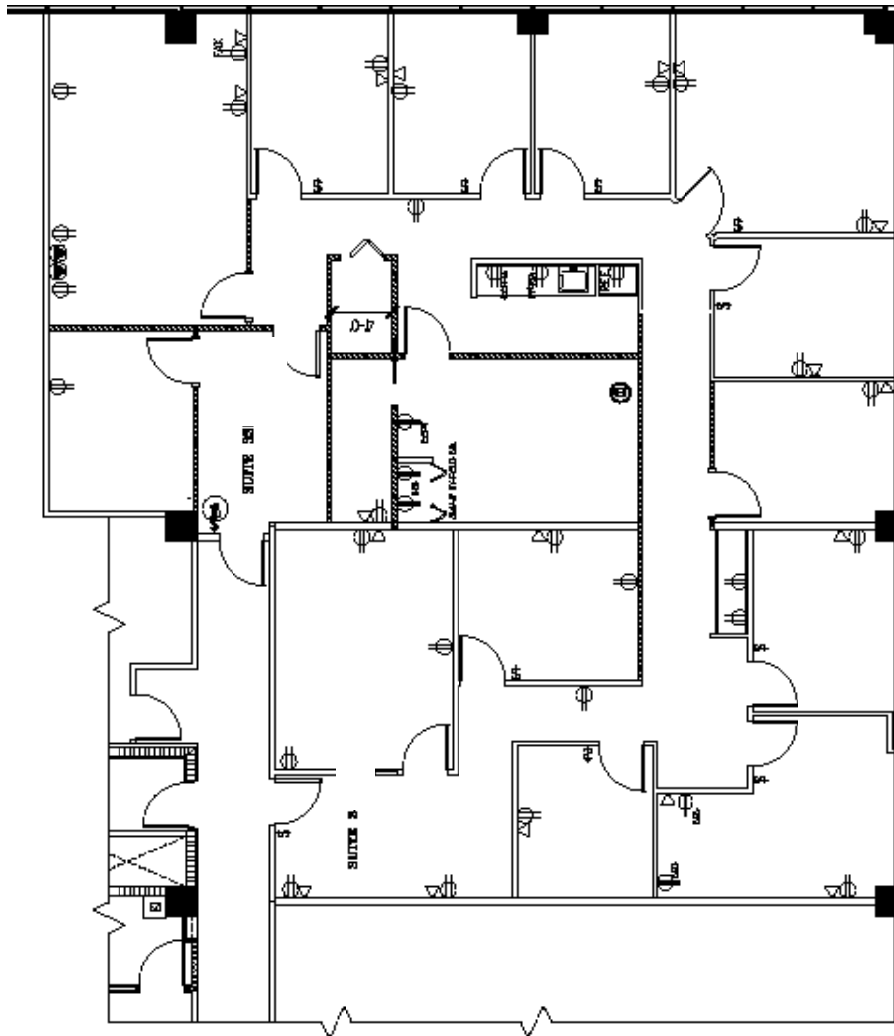
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Suite 320 - 3,510 sf Building 550



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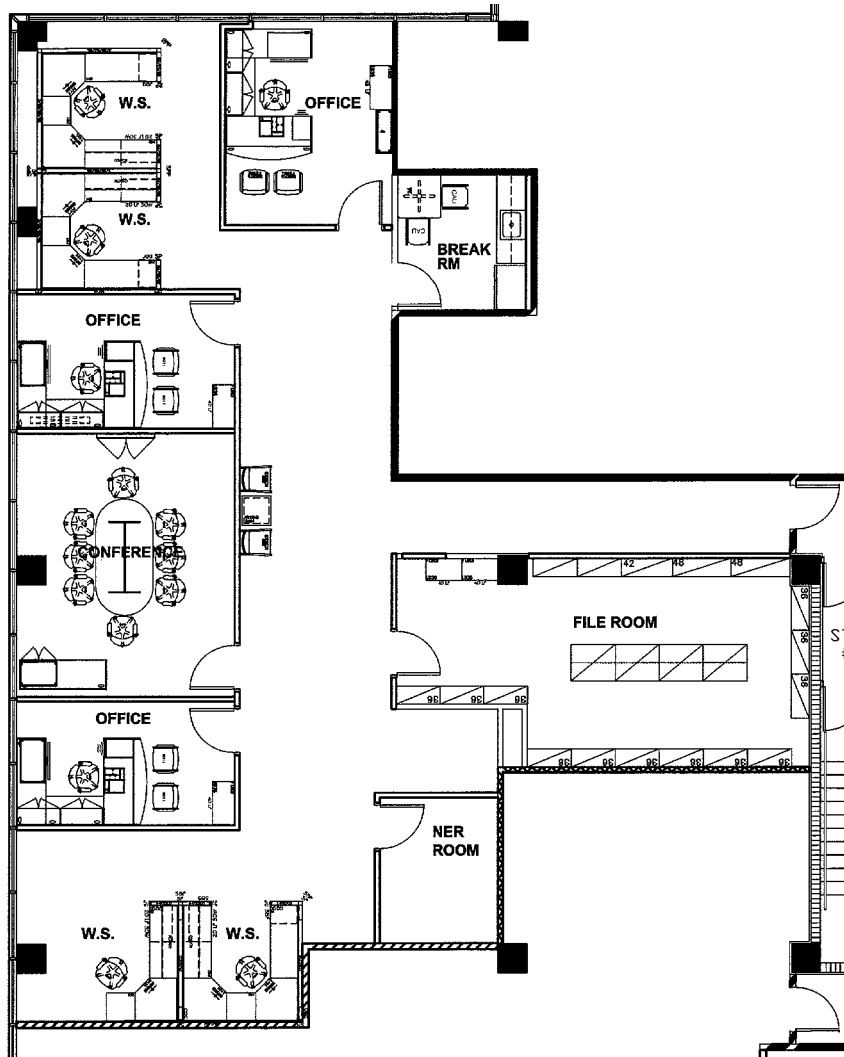
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Suite 380 - 2,970 sf
Building 550



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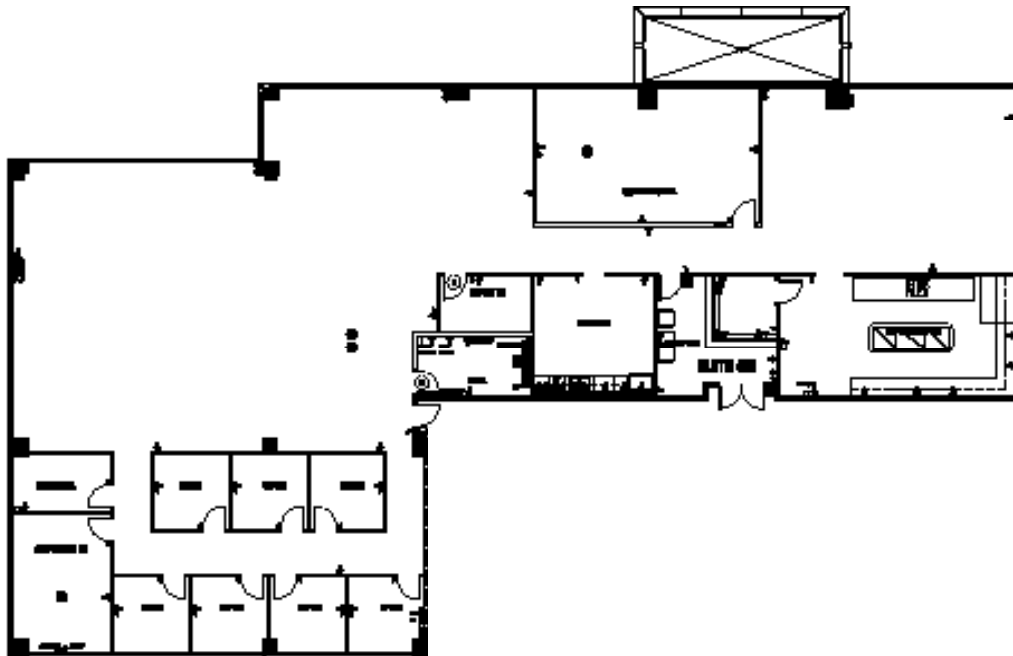
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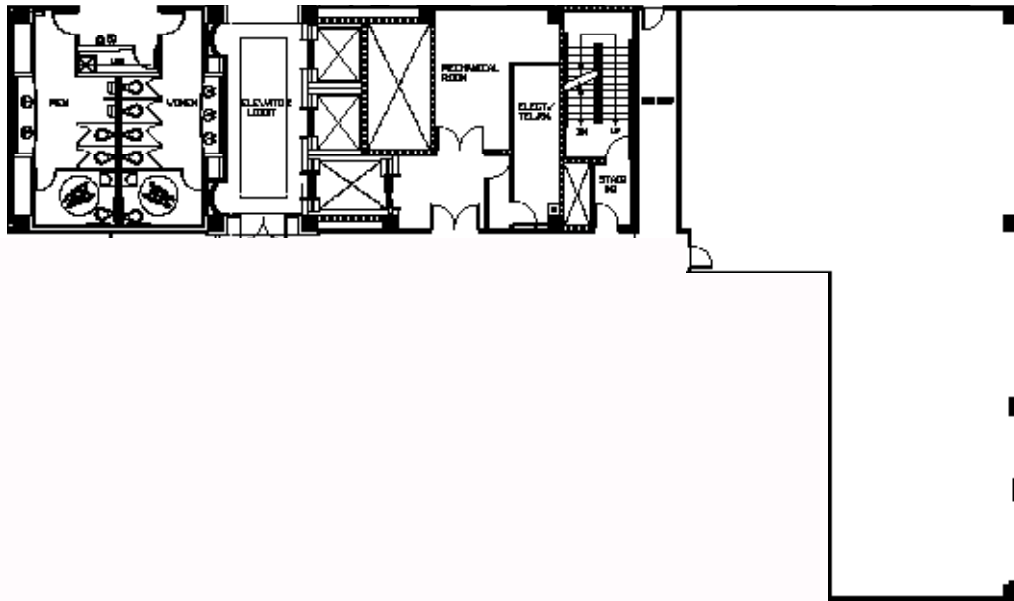
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First Generation Space



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PINNACLE

C O R P O R A T E P A R K



RESTAURANTS

- 1 Chili's Grill & Bar
- 2 Gyroville
- 3 Chipotle
- 4 LongHorn Steakhouse
- 5 SUBWAY®
- 6 Jersey Mike's Subs

HOTELS

- 1 Extended Stay America Hotel
- 2 La Quinta Inn & Suites
- 3 Marriott
- 4 Sheraton Suites

FINANCIAL

- 1 Bank of America
- 2 Citibank
- 3 SunTrust Bank
- 4 TD Bank

SERVICES

- 1 AT&T
- 2 LA Fitness
- 3 Office Depot

From beautiful landscaping to attractive main lobbies with granite floors, Pinnacle Corporate Park is the best in class Cypress Creek business address. Conveniently located one block from I-95 and just steps away from the Tri-Rail station, Pinnacle Corporate Park provides ease of access for multiple forms of transportation. With immediate access to upscale area amenities, Pinnacle Corporate Park is where business success meets ultimate location.



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