



CYPRESS POINT

OFFICE SPACE AVAILABLE FOR LEASE
IN FORT LAUDERDALE

2001 NW 64TH STREET

ENVISION REALTY GROUP

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CYPRESS POINT





A CORPORATE ADDRESS IN UPTOWN FORT LAUDERDALE

Cypress Point sits at the center of the Cypress Creek corridor, where Citrix, Citi, Walgreens and Broward Health anchor roughly eight million square feet of office within a mile and a half of the site.

Suites A and B were previously built out as laboratory space. Every suite has its own covered entry, and surface parking wraps the building at roughly five spaces per 1,000 RSF, well above the suburban norm.

±46,822

RSF total building

2001

Year built

±17,910

RSF available now

±5:1,000

Parking ratio

4

Demisable units

FOUR DEMISABLE UNITS

LEASE ONE, COMBINE ANY, OR TAKE THE ENTIRE BLOCK

SUITE A	±5,588 RSF
SUITE B	±5,729 RSF
SUITE C	±2,192 RSF
SUITE 130	±4,401 RSF
ALL FOUR, CONTIGUOUS	±17,910 RSF

TERMS

ASKING RENT

\$20.00 PSF NNN

OPERATING EXPENSES

±\$8.63 PSF

ALL-IN

±\$28.63 PSF

PARKING

±5 per 1,000 RSF

TERM

5–10 years

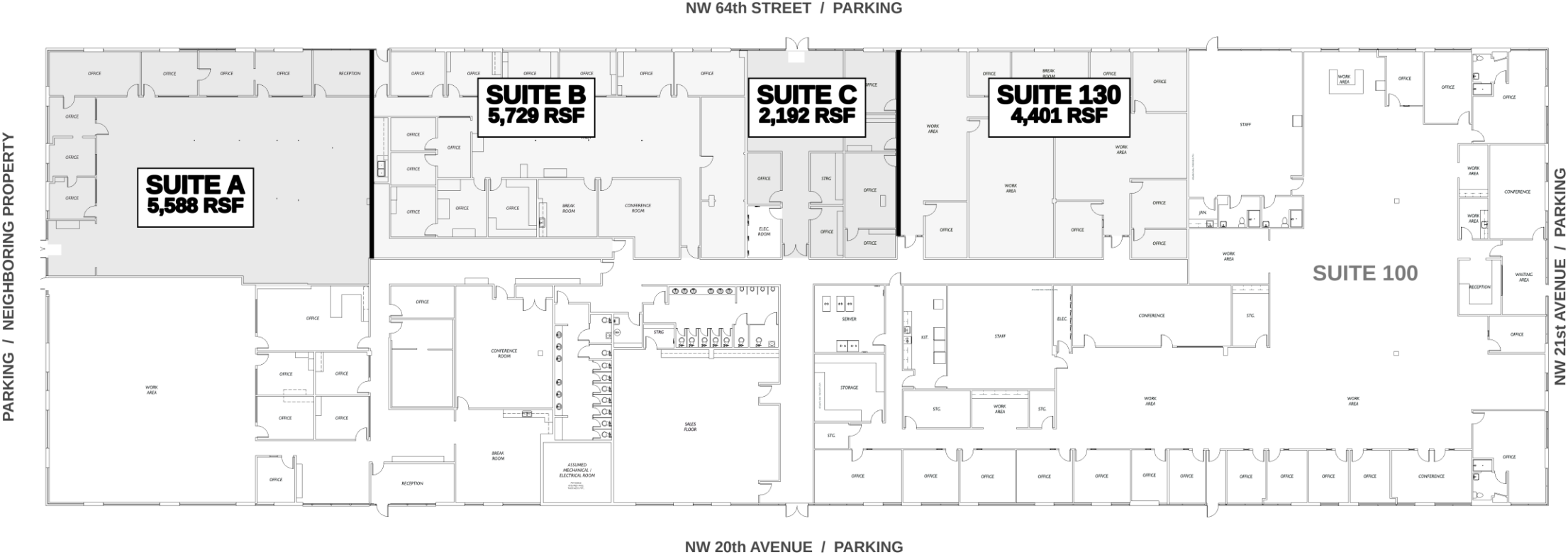
OCCUPANCY

Immediate

Rentable areas include the building's pro-rata common area load. Tenant improvement allowance and free rent negotiable on term and credit.

SHADED AREAS AVAILABLE

±17,910 RSF



Areas per 2-D As-Built initial site measure dated 5/28/2026, ANSI/BOMA Z65.1-2024 Method A. Rentable areas apply the building load factor to occupant area. Demising locations are indicative and subject to final construction documents.

EVERY UNIT HAS ITS OWN FRONT DOOR



WEST ENTRY · SUITE 100



NORTH ENTRY · SUITE C

Arched, covered entrances with full-height storefront glazing, each opening directly onto the parking field.

WHO ELSE IS HERE

MAJOR EMPLOYERS WITHIN 1.5 MILES

±8 MILLION SF

OF OFFICE WITHIN 1.5 MILES

TECHNOLOGY & CORPORATE

CITRIX

Cloud Software Group · 1.0 mi

CITI

Latin America offices · 1.3 mi

WALGREENS

Regional office · 1.1 mi

HEALTHCARE & EDUCATION

BROWARD HEALTH

Corporate offices · 1.5 mi

BROWARD COLLEGE

North Campus · 1.2 mi

KEISER UNIVERSITY

Three campuses · 1.3 mi

LOGISTICS & AVIATION

AMAZON

DFH1 delivery station · 0.7 mi

SHELTAIR AVIATION

Headquarters at FXE · 1.0 mi

Distances measured from 2001 NW 64th Street. Occupancy shown for context only; no affiliation or endorsement is implied.

CYPRESS CREEK UPTOWN FORT LAUDERDALE

The site sits inside the City of Fort Lauderdale's 353-acre Uptown Urban Village planning area, a long-range rezoning of the Cypress Creek corridor toward walkable, mixed-use, transit-oriented development anchored by a redesigned Tri-Rail station.

Fort Lauderdale Executive Airport	±3 min
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I-95 / Commercial Blvd	±5 min
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Cypress Creek Tri-Rail Station	±5 min
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Downtown Fort Lauderdale	±15 min
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Fort Lauderdale-Hollywood Int'l (FLL)	±20 min
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Boca Raton	±20 min
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Drive times approximate.



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COMMERCIAL LEASING | SOUTH FLORIDA

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