



CUSHMAN &  
WAKEFIELD

# CYPRESS EXECUTIVE CENTER



COMPLETE A LEASE IN THE NEXT 3 MONTHS TO  
**SECURE YOUR SPOT**  
FOR THE 2020 BREAKERS EVENT



**±6:1,000**  
ABOVE AVERAGE  
**PARKING**

**NEWLY RENOVATED**  
BUILDING WITH AMENITY CENTER

# CE CYPRESS EXECUTIVE CENTER

1901 West Cypress Creek Road, Fort Lauderdale, Florida 33309



## BUILDING FEATURES

<b>TOTAL SQUARE FEET</b>		140,635 SF
<b>AVAILABILITY</b>	5th Floor	Suite A - 9,906 SF
	5th Floor	Suite B - 6,166 SF
	Suite A&B Contiguous	16,072 SF
<b>FLOOR SIZE</b>		24,407 SF
<b>ASKING RATE</b>		\$15.50 NNN
<b>OPEX</b>		\$10.23 plus electric
<b>PARKING</b>		±6:1,000 surface parking Limited covered parking available

## RENOVATIONS COMPLETED

- Full Lobby, Full Restroom and Common Area Renovations
- New Tenant Lounge & Conference Facility Center
- Micro-Market serving breakfast & lunch



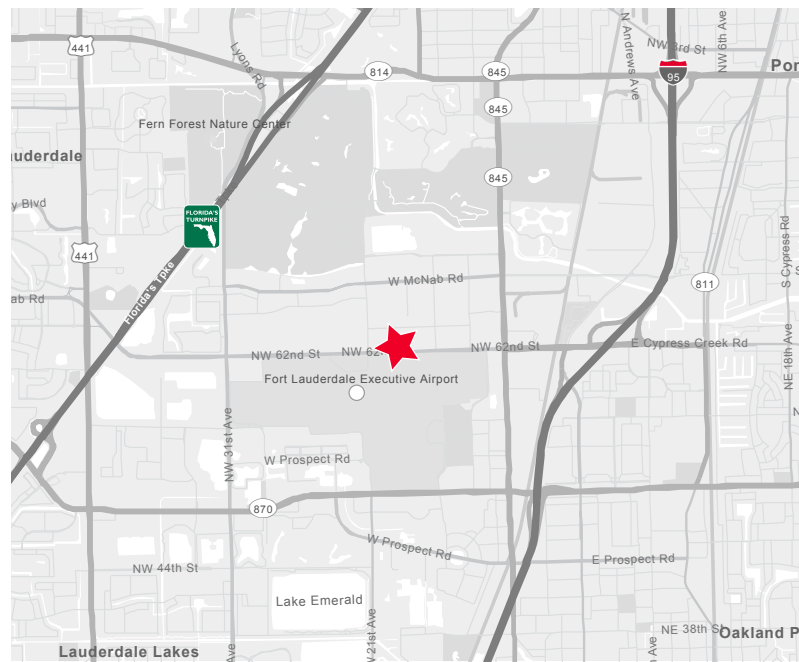
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## PROPERTY FEATURES

- 6 story Class “A” office building located in the heart of Cypress Creek
- Convenient access to I-95 & the Florida Turnpike
- Above average parking ratio at 5.9/1,000
- Located on the bus TriRail line adjacent to Fort Lauderdale Executive Airport
- Large efficient floor plates
- On-site, dedicated management office.



For leasing information, please contact:

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Owned by

**ICM**  
Realty Group, LLC

**CUSHMAN & WAKEFIELD**

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