

# 2950 BUILDING CYPRESS CREEK OFFICES

2950 W CYPRESS CREEK RD  
FORT LAUDERDALE, FL 33309



**FOR LEASE**

Presented By,

**EVAN FRIFT**

Senior Vice President

713.252.4226

[efript@lee-associates.com](mailto:efript@lee-associates.com)

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | [leesouthflorida.com](http://leesouthflorida.com)

 @leesouthflorida

# PROPERTY SUMMARY

## 2950 BUILDING | CYPRESS CREEK OFFICES

Lee & Associates presents office spaces for lease within a three-story, elevator-served building in Fort Lauderdale's highly desirable Cypress Creek submarket. Originally constructed in 1986 and renovated in 2022, the property features efficient 13,235 SF typical floor plates, a strong parking ratio of 3.73 spaces per 1,000 SF, 148 surface parking spaces, covered parking availability, B-1 zoning, and a 1.90-acre site well-positioned for professional office and medical users.

Located along W Cypress Creek Road, the property offers convenient access to I-95, Florida's Turnpike, and Commercial Boulevard, providing strong regional connectivity throughout Broward County. The building is minutes from the Cypress Creek Tri-Rail Station, approximately 22 minutes from Fort Lauderdale-Hollywood International Airport, and surrounded by major employers, hotels, retail amenities, and established business services.



For more information, please contact one of the following individuals:

### MARKET ADVISORS

#### EVAN FRIPT

Senior Vice President  
954.654.1517  
efript@lee-associates.com

## PROPERTY HIGHLIGHTS



#### • 2950 Building:

Three-story, elevator-served property  
Renovated in 2022  
3.73 spaces per 1,000 SF parking ratio  
148 surface spaces with covered parking available



#### Prime Location:

The property offers convenient access to I-95, Florida's Turnpike, and Commercial Boulevard, minutes from the Cypress Creek Tri-Rail Station, approximately 22 minutes from Fort Lauderdale-Hollywood International Airport.



#### Immediate Road Access:

W Cypress Creek Road (SR 816)

#### Highway & Major Road Access: I-95

Distance: ~0.8-1.2 miles East  
Drive time: ~2-4 minutes

#### Florida Turnpike

Distance: ~5-6 miles West  
Drive time: ~10-15 minutes

#### I-595

Distance: ~6-7 miles South  
Drive time: ~10-15 minutes

# COMPLETE HIGHLIGHTS



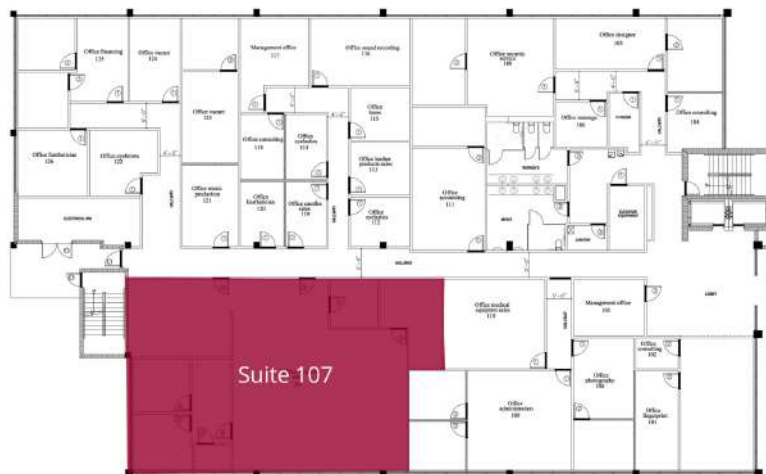
## LOCATION INFORMATION

<b>BUILDING NAME</b>	Cypress Creek Office Investment
<b>STREET ADDRESS</b>	2950 W Cypress Creek Rd
<b>CITY, STATE, ZIP</b>	Fort Lauderdale, FL 33309
<b>COUNTY</b>	Broward
<b>MARKET</b>	South Florida
<b>SUB-MARKET</b>	Fort Lauderdale
<b>NEAREST AIRPORT</b>	Fort Lauderdale Int'l Airport (13.7 mi)

## BUILDING INFORMATION

<b>BUILDING CLASS</b>	B
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	3
<b>AVERAGE FLOOR SIZE</b>	13,235 SF
<b>AVAILABLE SPACES</b>	3
<b>SUITE 107</b>	3,415 SF
<b>SUITE 301</b>	3,042 SF
<b>SUITE 331</b>	1,561 SF

# FLOOR PLAN | AVAILABLE SPACES



AS-BUILT FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

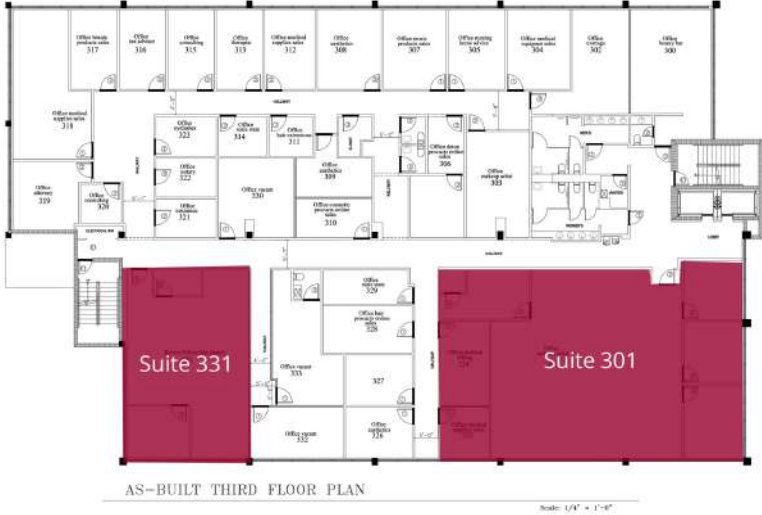
## LEGEND

Available

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 107	Available	3,415 SF	Full Service	\$9,345 per month	Utilities included

# FLOOR PLAN | AVAILABLE SPACES



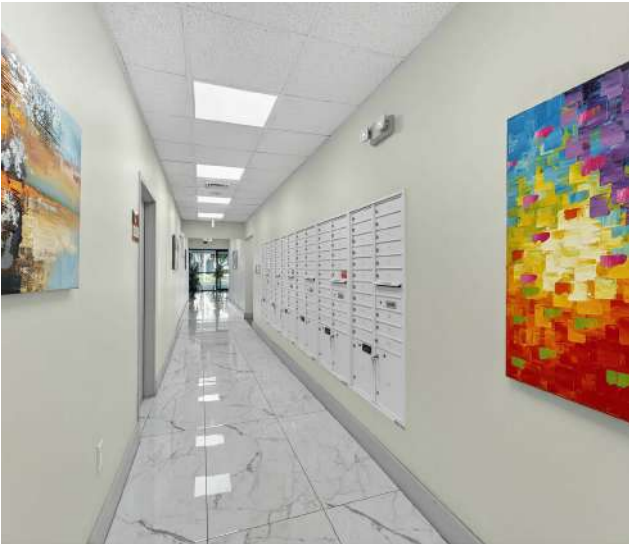
**LEGEND**

Available

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 301	Available	3,042 SF	Full Service	\$8,740 per month	Utilities included
Suite 331	Available	1,561 SF	Full Service	\$4,600 per month	Utilities included

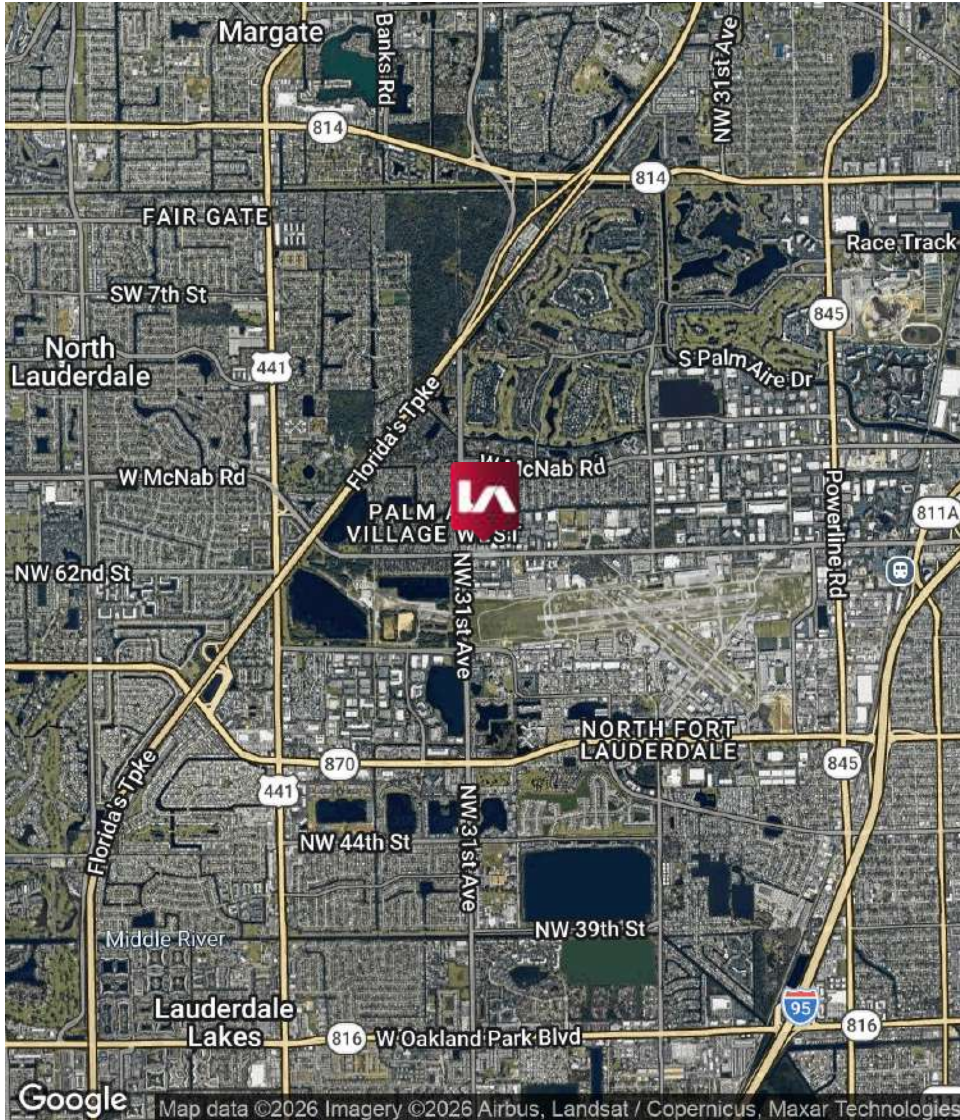
# 2950 BUILDING



# AVAILABLE SUITES



# REGIONAL MAP



## LOCATION OVERVIEW

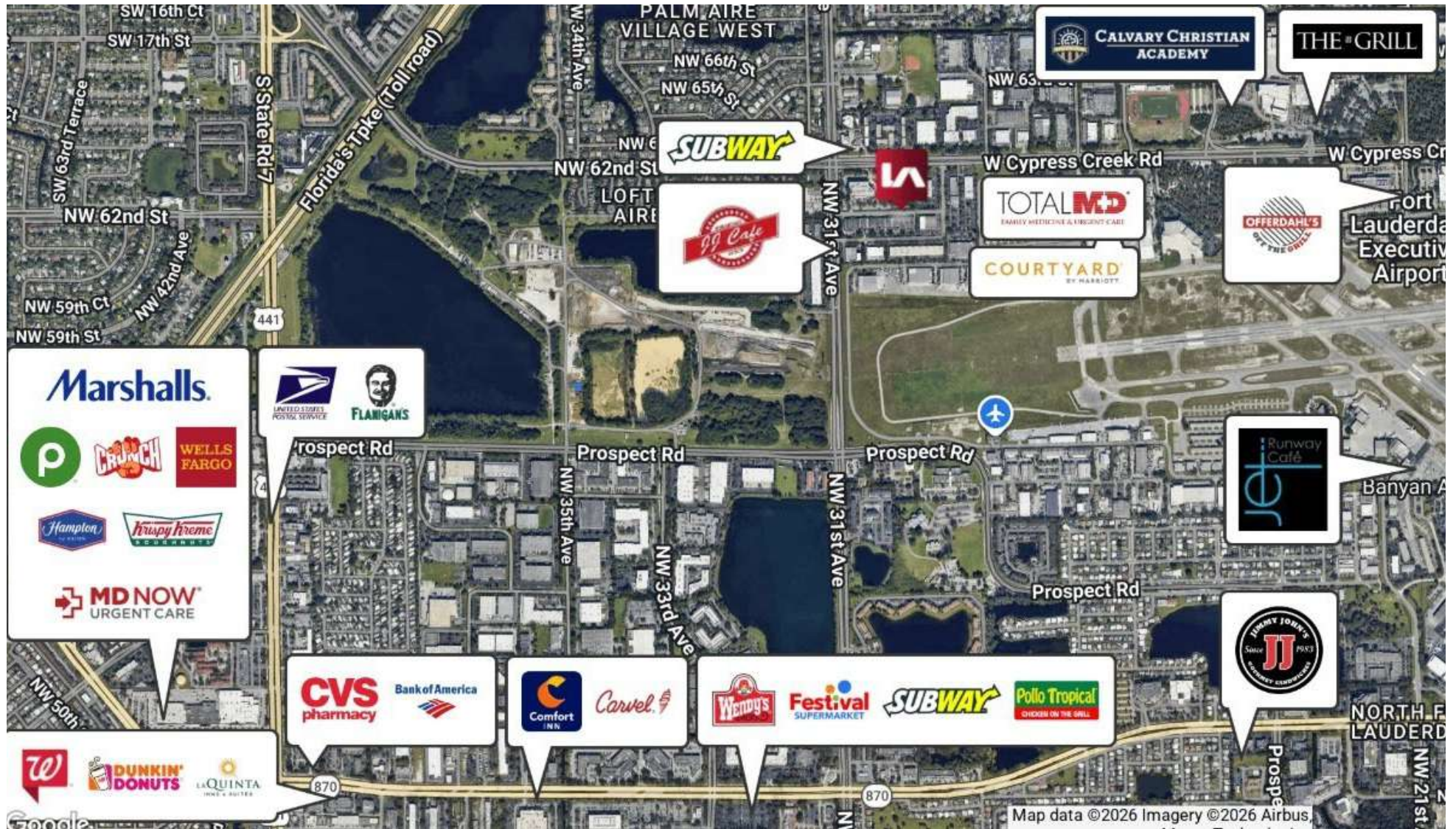
Centrally located in Fort Lauderdale's Cypress Creek office corridor with immediate access to I-95 and major east-west thoroughfares. The property is near Tri-Rail, regional airports, and a dense concentration of business services, supporting long-term tenant demand and investment stability.

## CITY INFORMATION

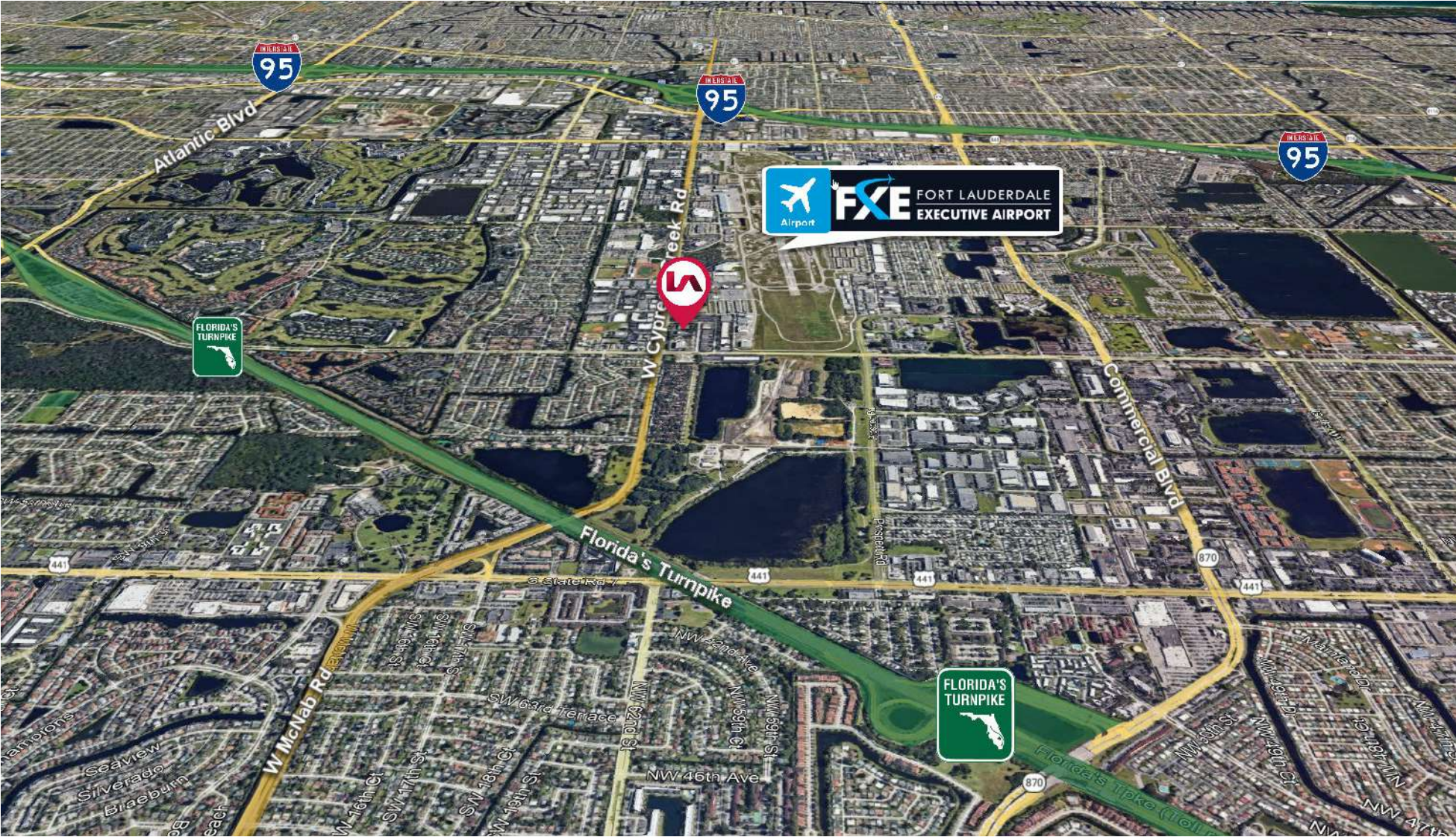
CITY:	Fort Lauderdale
MARKET:	South Florida
SUBMARKET:	Fort Lauderdale
NEAREST AIRPORT:	Fort Lauderdale Int'l Airport (13.7 mi)



# NEARBY AMENITIES & POINTS OF INTEREST



# PREMIER LOCATION NEAR FXE AND MAJOR TRANSPORTATION ARTERIES



# DEMOGRAPHIC PROFILE

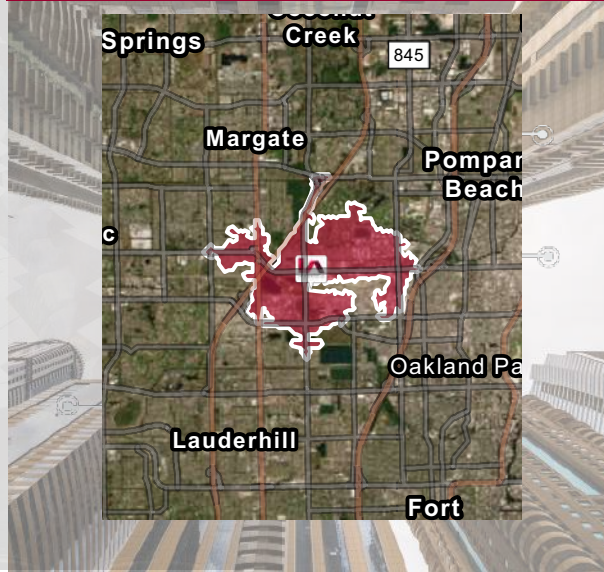
## KEY FACTS

- 24,679**  
Total Population
- \$93,899**  
Average Household Income
- 38.1**  
Median Age
- 2.6**  
Average Household Size

## EDUCATION

- 12%**  
No High School Diploma
- 29%**  
High School Graduate
- 26%**  
Some College
- 32%**  
Bachelor's/Grad/Prof Degree

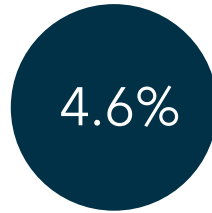
## Drive time of 5 minutes



## EMPLOYMENT TRENDS



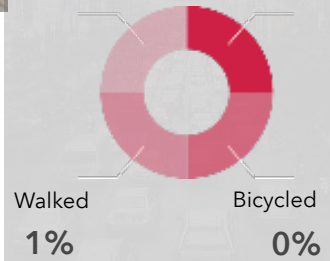
- 60%**  
White Collar
- 26%**  
Blue Collar
- 14%**  
Services



Unemployment Rate

## COMMUTING TRENDS

- 4%**  
Took Public Transportation
- 12%**  
Carpooled



## NEARBY AMENITIES



**107**  
Number of Restaurants

**438**  
Retail Businesses



## DAYTIME POPULATION

- Total Daytime Population **43,259**
- Daytime Population: Workers **31,402**
- Daytime Population: Residents **11,857**

## BUSINESSES

- 3,134**  
Total Businesses
- 36,038**  
Total Employees
- 7,989,418,625**  
Total Sales

# DEMOGRAPHIC PROFILE

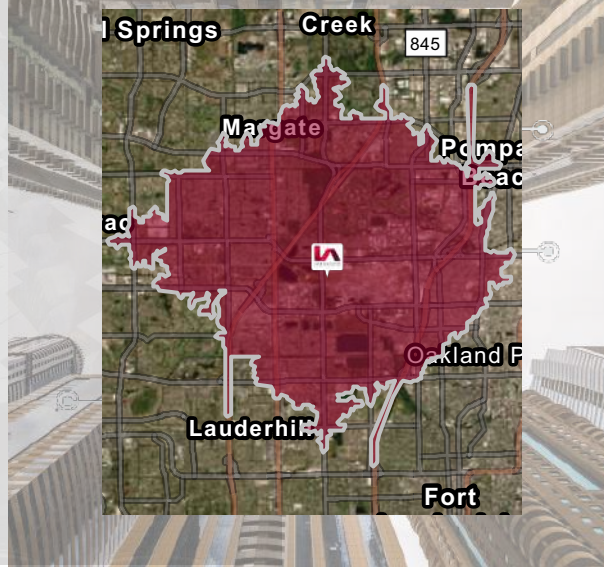
## KEY FACTS

- 194,607** Total Population
- \$85,888** Average Household Income
- 40.4** Median Age
- 2.6** Average Household Size

## EDUCATION

- 13% No High School Diploma
- 32% High School Graduate
- 28% Some College
- 27% Bachelor's/Grad/Prof Degree

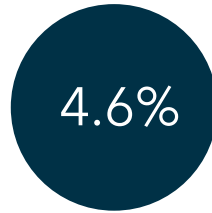
Drive time of 10 minutes



## EMPLOYMENT TRENDS



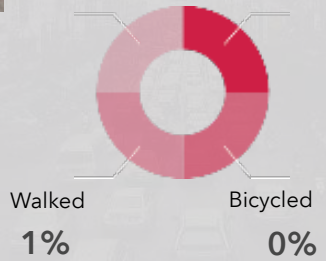
- 58% White Collar
- 24% Blue Collar
- 18% Services



Unemployment Rate

## COMMUTING TRENDS

- 3% Took Public Transportation
- 12% Carpooled



## NEARBY AMENITIES



504

Number of Restaurants

2,096

Retail Businesses



## DAYTIME POPULATION

- Total Daytime Population: **198,755**
- Daytime Population: Workers: **106,839**
- Daytime Population: Residents: **91,916**

## BUSINESSES

- 12,354** Total Businesses
- 111,459** Total Employees
- 22,287,332,600** Total Sales

# DEMOGRAPHIC PROFILE

## KEY FACTS

**541,603**  
Total Population

**\$89,303**  
Average Household Income

**41.7**  
Median Age

**2.5**  
Average Household Size

## EDUCATION

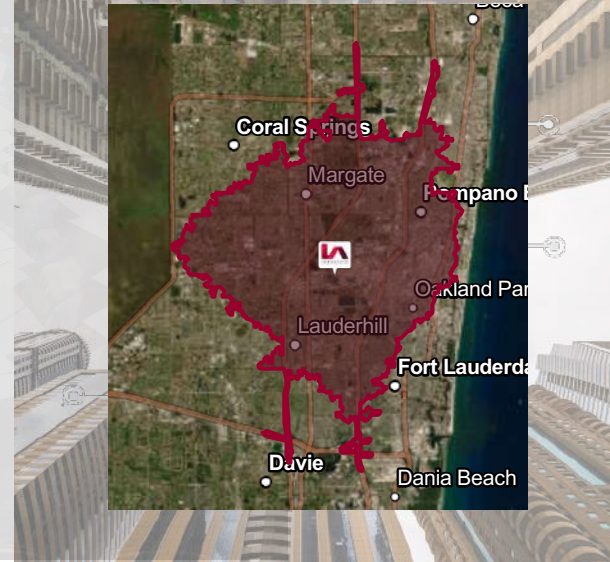
**12%**  
No High School Diploma

**31%**  
High School Graduate

**28%**  
Some College

**29%**  
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



## EMPLOYMENT TRENDS



**60%**  
White Collar

**23%**  
Blue Collar

**17%**  
Services

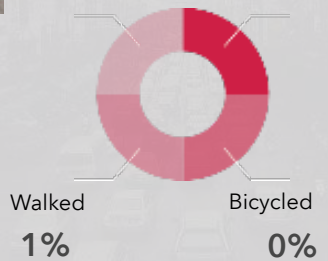
**4.5%**

Unemployment Rate

## COMMUTING TRENDS

**3%**  
Took Public Transportation

**11%**  
Carpooled



## NEARBY AMENITIES



**1,345**  
Number of Restaurants

**5,530**  
Retail Businesses



## DAYTIME POPULATION

Total Daytime Population  
**512,517**

Daytime Population: Workers  
**251,628**

Daytime Population: Residents  
**260,889**

## BUSINESSES



**30,700**  
Total Businesses



**250,818**  
Total Employees



**49,511,928,326**  
Total Sales