

+/- 5,000 TO 7,000 R.S.F. FOR SUBLEASE, PLUG & PLAY SPACE!

1401 West Cypress Creek Road, Fort Lauderdale, FL 33309

**Executive Summary****OFFERING SUMMARY**

Lease Rate:	\$17.25 SF/yr (NNN)
Building Size:	76,883 SF
Available SF:	5,000 -7,000 SF
Year Built:	1980
Renovated:	2008
Zoning:	AIP

PROPERTY OVERVIEW

Class A office Sublease available in Cypress Creek, term expires on August 31, 2027

PROPERTY HIGHLIGHTS

- Below-market rental rate: \$17.25/r.s.f. NNN + \$10.28 CAM/Opex + Electric
- +/- 5,000 - 7,000 r.s.f. on the first floor with an elevator lobby entrance
- Approximately 9 offices and 14 oversized 8'x8' workstations
- Hurricane Impact Glass Throughout!
- Parking: 4+/1,000 r.s.f., reserved spaces available
- Class A interior finishes, LEED certified
- Conference room seats 16
- Gym, locker rooms
- Furniture available, space can be plug & play ready for move-in!
- Easy access to I-95, Cypress Creek Road and Florida Turnpike



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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Additional Photos



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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

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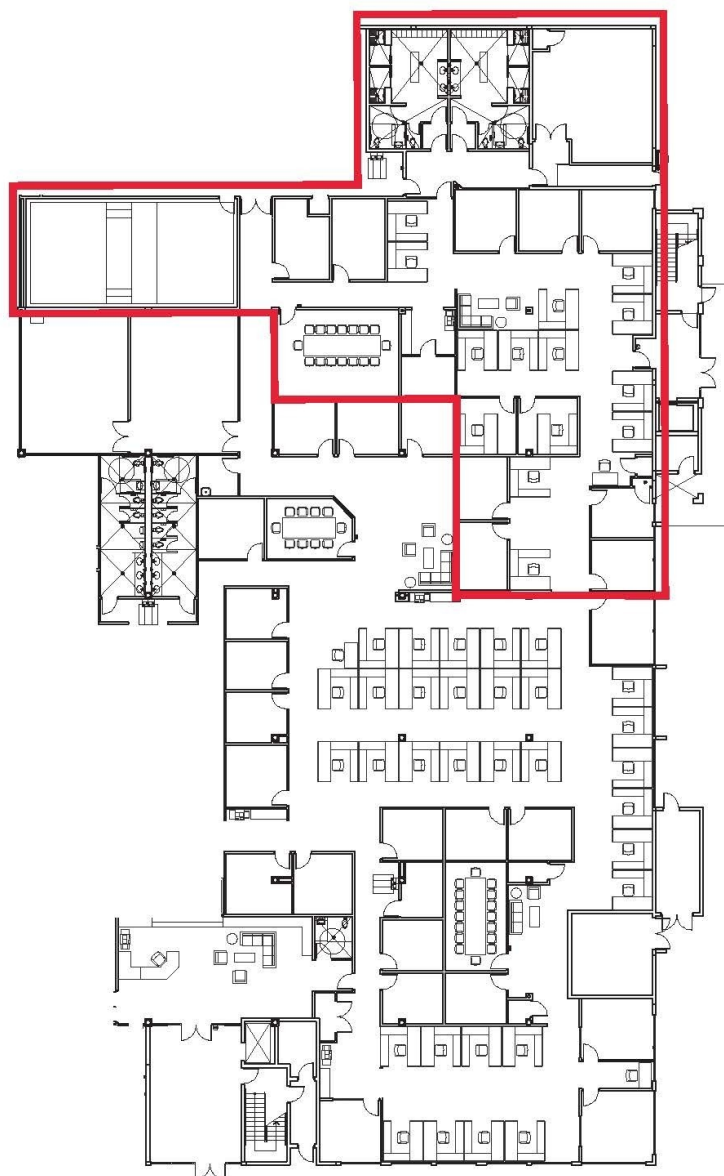
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Floor Plans

Approximate area of available space shown in red border



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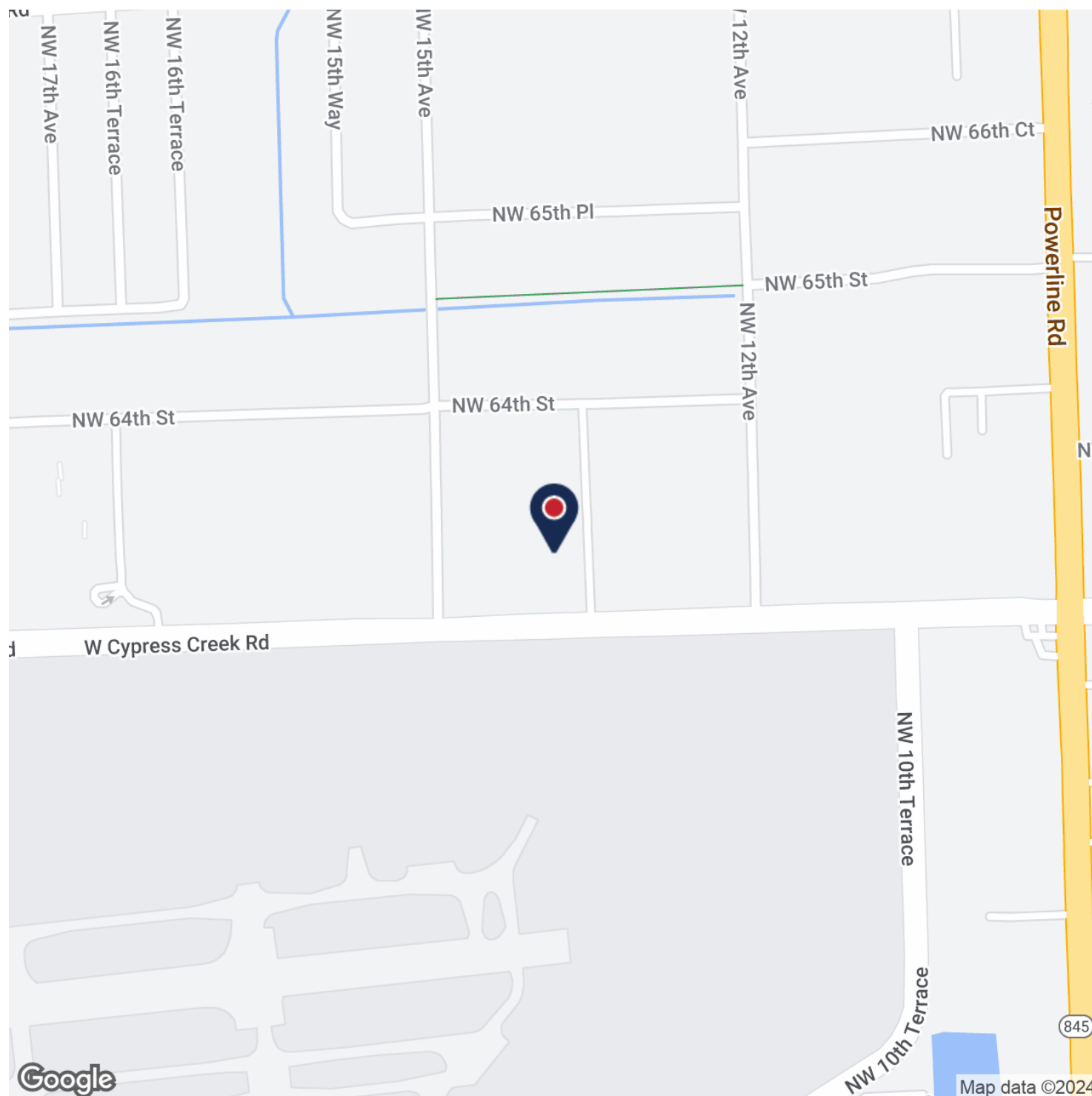
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Location Map



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