

# This Contemporary ±2,010 SF Space is Ready for Occupancy



## CROWN CENTER

1451 W Cypress Creek Blvd, Fort Lauderdale, FL 33309



**Sal Bonsignore, SIOR, CCIM**  
Senior Vice President  
+1 954 652 4608  
sal.bonsignore@colliers.com

**Ronald Schagrin**  
Vice President  
+1 954 214 2279  
ronald.schagrin@colliers.com

Property Managed By:



# Crown Center

Crown Center is an uptown, low-rise green office campus situated on 24 acres fronting Cypress Creek Road in Fort Lauderdale, Florida. The campus consists of six buildings and is home to several notable corporate tenants. Strategically located just west of Interstate-95, Crown Center is surrounded by restaurants, hotels, and across from the Fort Lauderdale Executive Airport, which is one of the busiest General Aviation airports in the United States.

The Campus offers numerous amenities such as on campus banking, tenant amenity hub, abundant parking, electric vehicle charging stations and a professional on-site property management team that ensures all tenants and the Property receive the utmost attention.



## Property Overview

### Features

- New tenant amenity hub with tenant lounge, conference rooms, training room and yoga studio
- Class A tenant finishes
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- LEED certified (Existing Building: Operation & Maintenance)
- Key card (24/7) access
- On-site Property Management
- Impact resistant glass

Availability	Suite 201 - 2,010 SF <i>(Page 4)</i>
Year Built	1986; Renovated 2001
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	11.05%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$13.42 + electric

# Lounge Rendering



Opening Q1 2026



# Yoga Studio Rendering

Images are a representation of the proposed design and are subject to change.

Atlantic Blvd

### Residential Legend

- 1  Cypress Dev.  
978 Proposed Apts.
- 2  Treo Apartments  
295 Existing Apts.
- 3  Mayla Cypress Creek  
312 Apts. - Under Construction
- 4  Avery Cypress Crk  
200 Apts. - Under Construction
- 5  Cypress Crossing  
286 Proposed Apts.
- 6  WP Aspire Cypress Crk  
345 Planned Apts.

1 Mile

DOLLAR TREE CVS pharmacy McDonald's DUNKIN' Rainbow T Chevron

SUBWAY Walmart SUPERCENTER golden CORRAL KFC BURGER KING Pollo tropical

Powerline Rd

TOPGOLF

Harrah's POMPANO BEACH

DOLLAR GENERAL Walgreens

IHOP

DUNKIN' Checkers

Mobil

Exxon 7 ELEVEN planet fitness Little Caesars

extended STAY AMERICA

SW 36th Ave

McNab Rd

NW 21st Ave

Avery Cypress Crk 200 Apts. - Under Construction

W Cypress Creek Rd



SUBWAY McDonald's LA QUINTA BY WYNDHAM

LA FITNESS FIVE GUYS Hooters AT&T tropical CAFE LONGHORN Office DEPOT OfficeMax

Marriott

BURGER KING SUSHI POTTS Jersey Mike's BLAZE PIZZA

Wawa SHERATON

Arbys

extended STAY AMERICA FUZZY'S TACO SHOP Starbucks

extended STAY AMERICA 7 ELEVEN

COURTYARD BY MARRIOTT

fxe FORT LAUDERDALE EXECUTIVE AIRPORT

CHASE STADIUM

DOLLAR GENERAL MOE's SOUTHWEST GRILL AT&T

Exxon

Commercial Blvd

Mobil Advance Auto Parts 7 ELEVEN

BJ's

goodwill

Holiday Inn Express

DUNKIN'

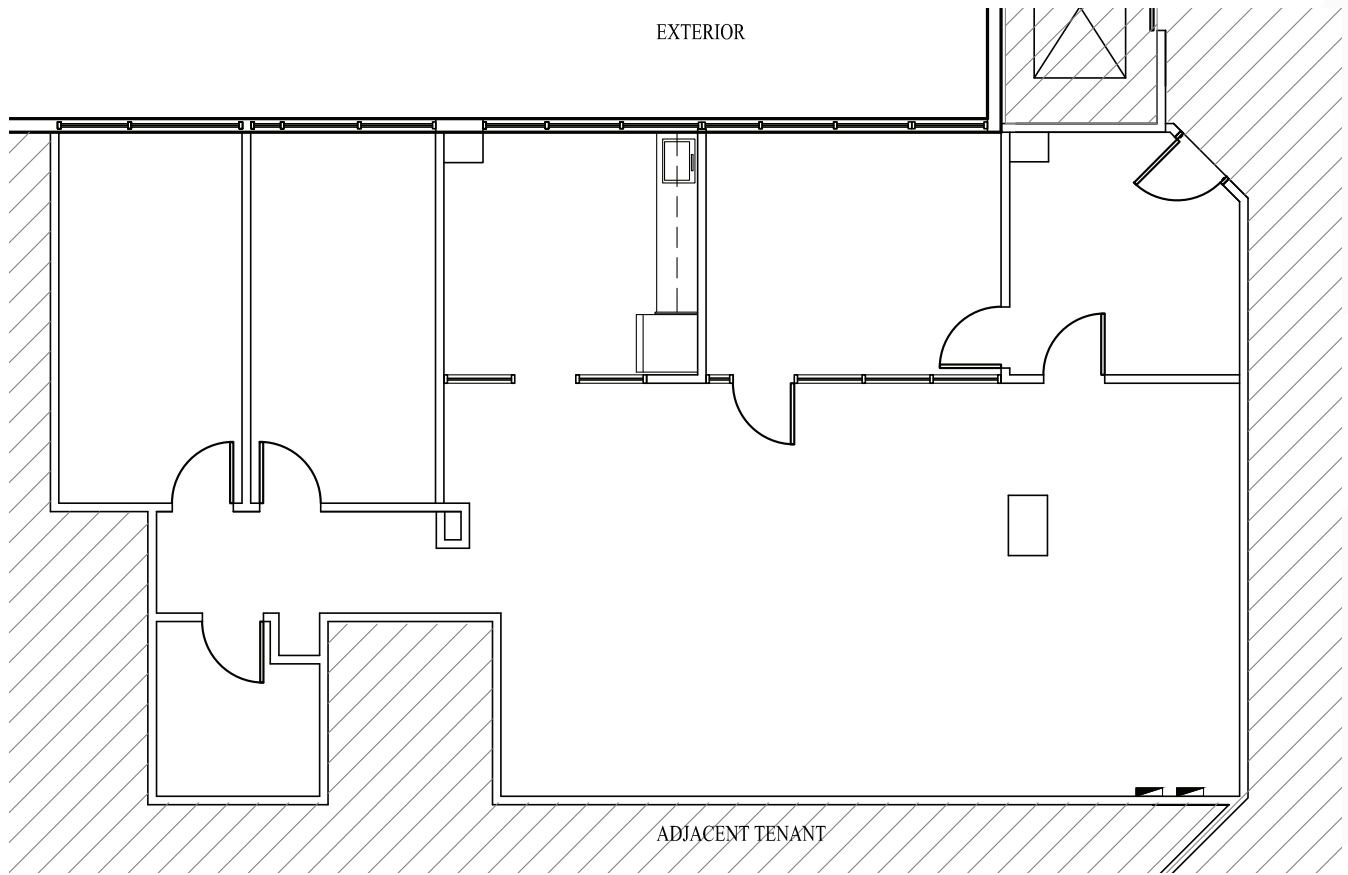
Chevron KFC McDonald's

INTERSTATE 95

SUBWAY

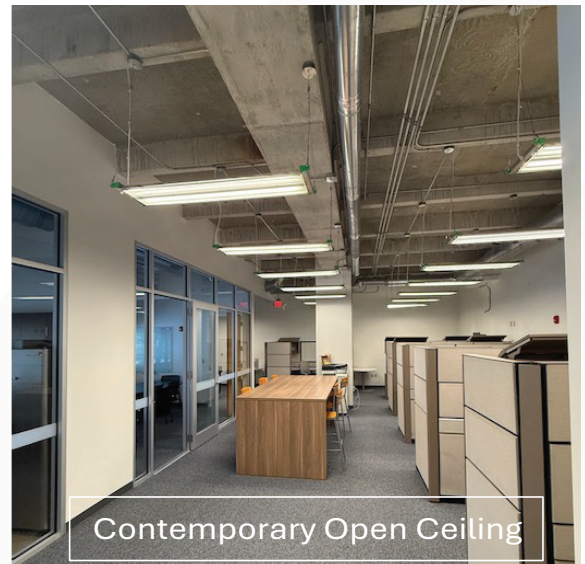
# Floor Plan

Suite #201 | 2,010 SF



# Suite Photos

## Suite #201



### Suite Features

- Reception Area
- 2 Windowed Offices
- Conference Room
- Break/Lunchroom
- 6 Workstations
- Freestanding "Guest" Workstation with 6 Chairs
- Copy Machine & Desktop Printer not included



# Additional Suite Photos

## Suite #201





[VIEW WEBSITE](#)



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Colliers International Florida, LLC, 200 E Broward Blvd, Suite 120, Fort Lauderdale, FL 33301

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