

2950 BUILDING CYPRESS CREEK OFFICES

2950 W CYPRESS CREEK RD
FORT LAUDERDALE, FL 33309



FOR LEASE

Presented By,

C. TODD EVERETT, SIOR

Principal

561.414.8567

cteverett@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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    @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

C. TODD EVERETT, SIOR

Principal
561.414.8567
cteverett@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

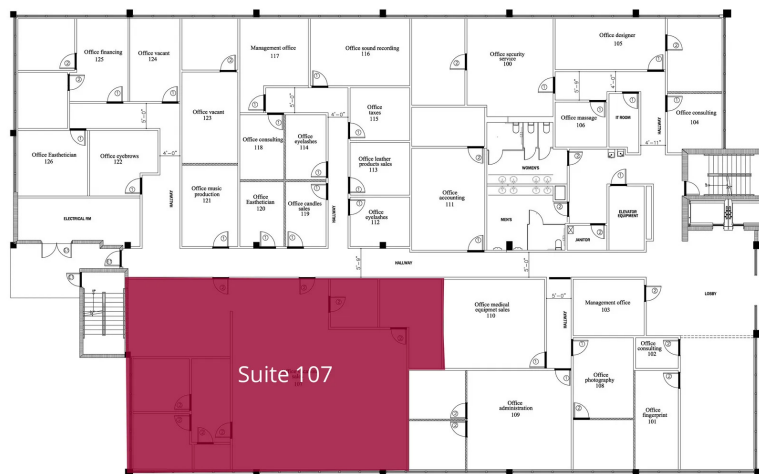
Distance: ~6-7 miles South
Drive time: ~10-15 minutes

COMPLETE HIGHLIGHTS



LOCATION INFORMATION	
BUILDING NAME	Cypress Creek Office Building
STREET ADDRESS	2950 W Cypress Creek Rd
CITY, STATE, ZIP	Fort Lauderdale, FL 33309
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Fort Lauderdale
NEAREST AIRPORT	Fort Lauderdale Int'l Airport (13.7 mi)
BUILDING INFORMATION	
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	13,235 SF
AVAILABLE SPACES	3
SUITE 107	3,415 SF
SUITE 301	3,042 SF
SUITE 331	1,561 SF

FLOOR PLAN | AVAILABLE SPACES



AS-BUILT FIRST FLOOR PLAN

Scale: $1/4" = 1'-0"$

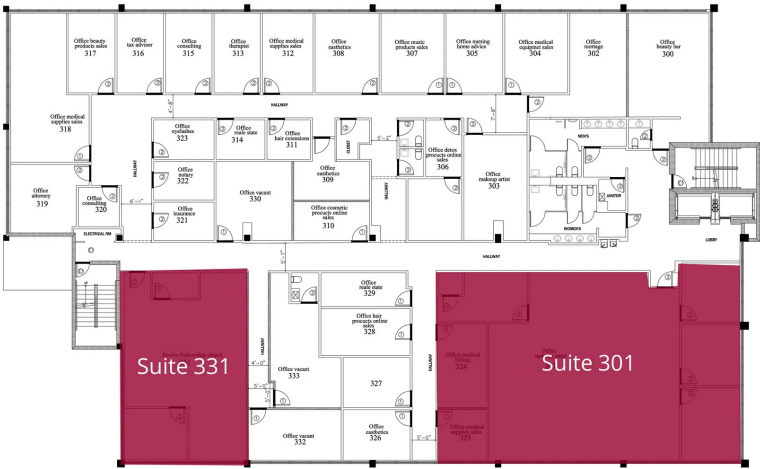
LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 107	Available	3,415 SF	Full Service	\$7,115 per month	Utilities included

FLOOR PLAN | AVAILABLE SPACES



AS-BUILT THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"

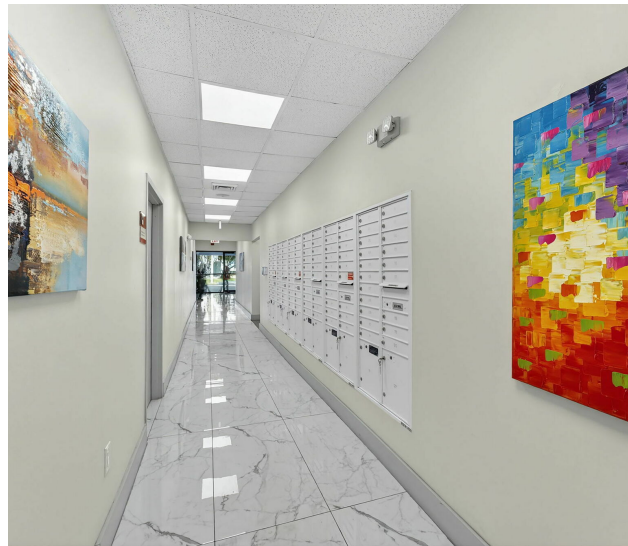
LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 301	Available	3,042 SF	Full Service	\$6,335 per month	Utilities included
Suite 331	Available	1,561 SF	Full Service	\$3,250 per month	Utilities included

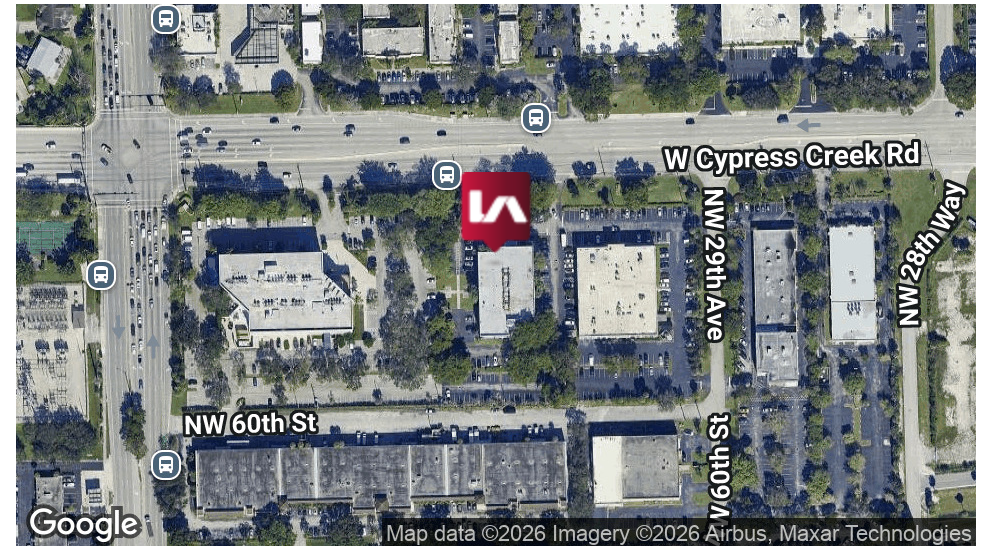
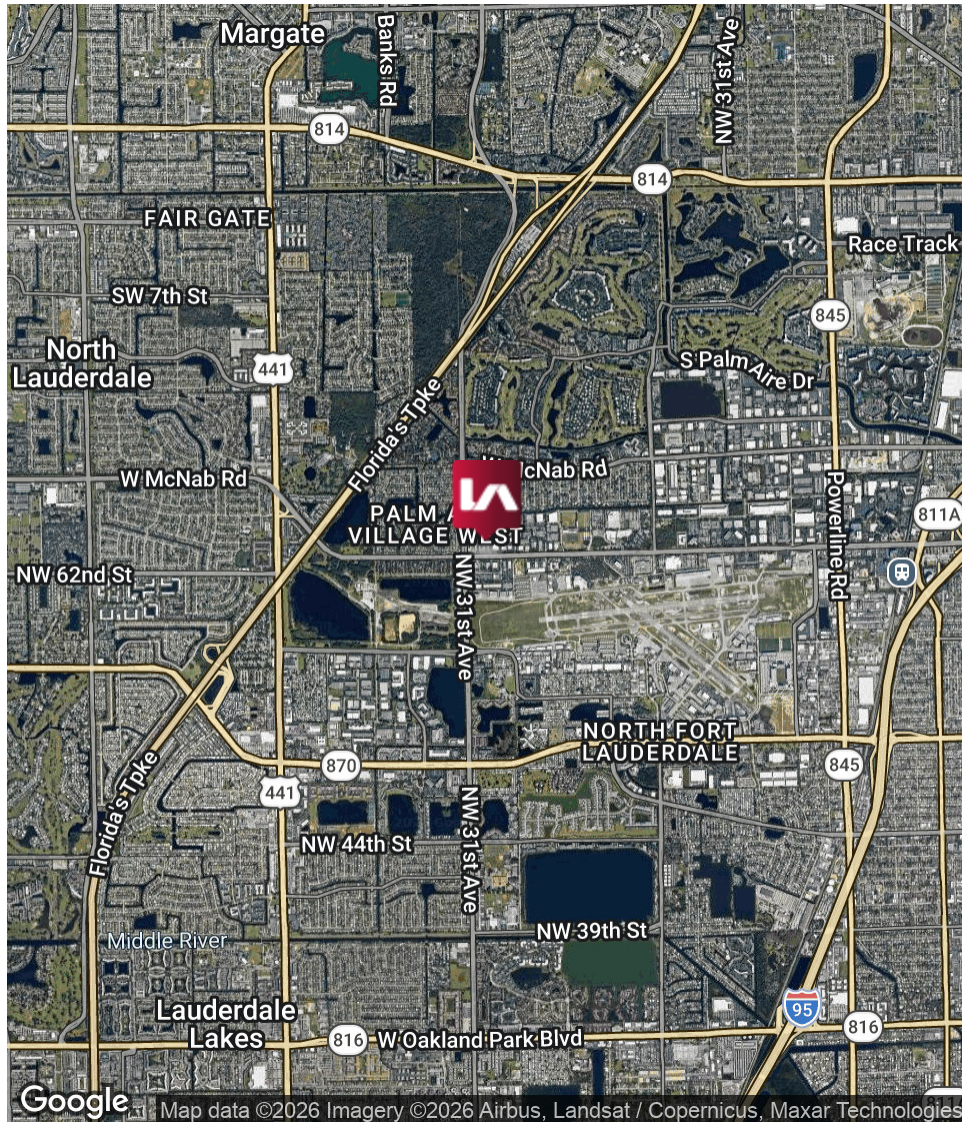
2950 BUILDING



AVAILABLE SUITES



REGIONAL MAP



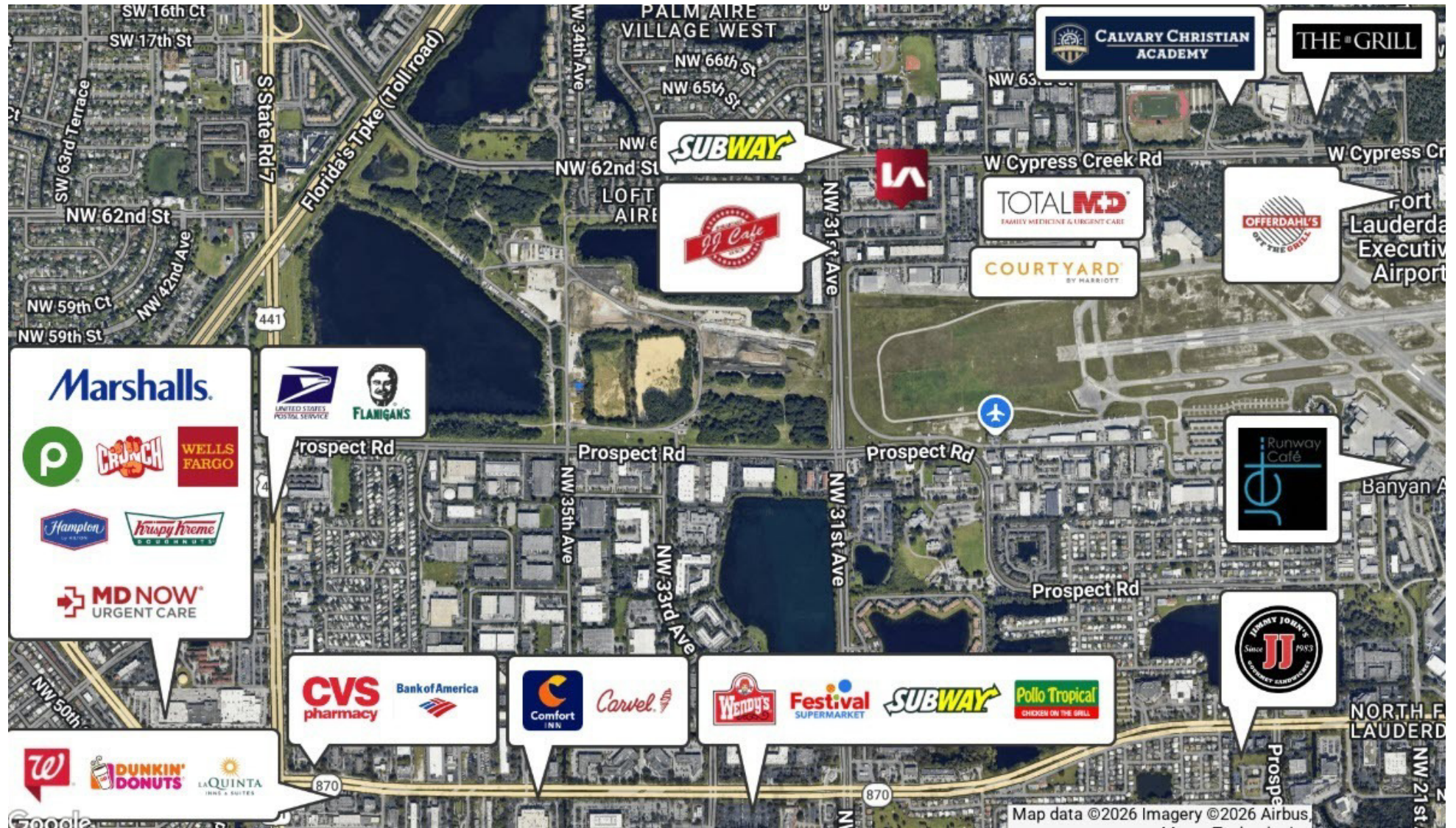
LOCATION OVERVIEW

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.

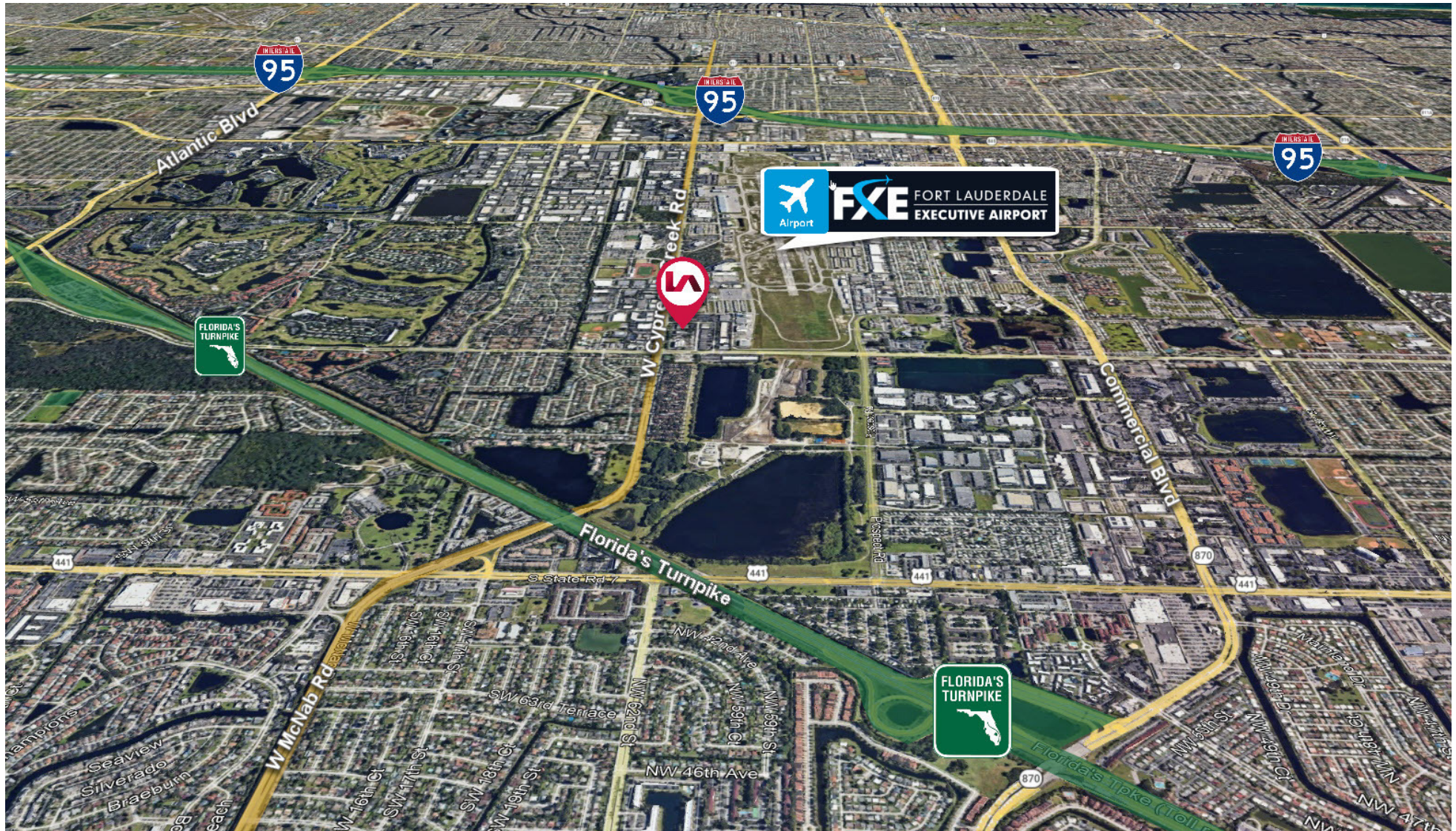
CITY INFORMATION

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

NEARBY AMENITIES & POINTS OF INTEREST

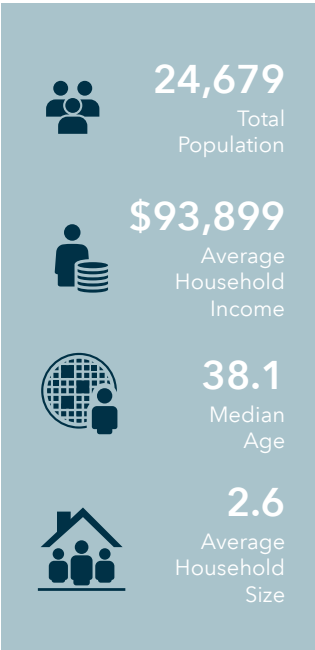


PREMIER LOCATION NEAR FXE AND MAJOR TRANSPORTATION ARTERIES

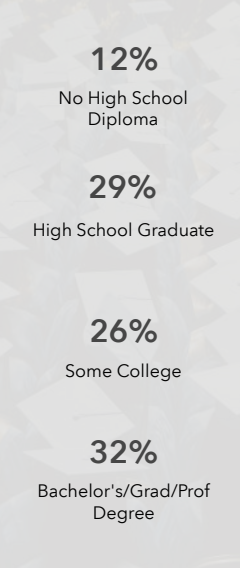


DEMOGRAPHIC PROFILE

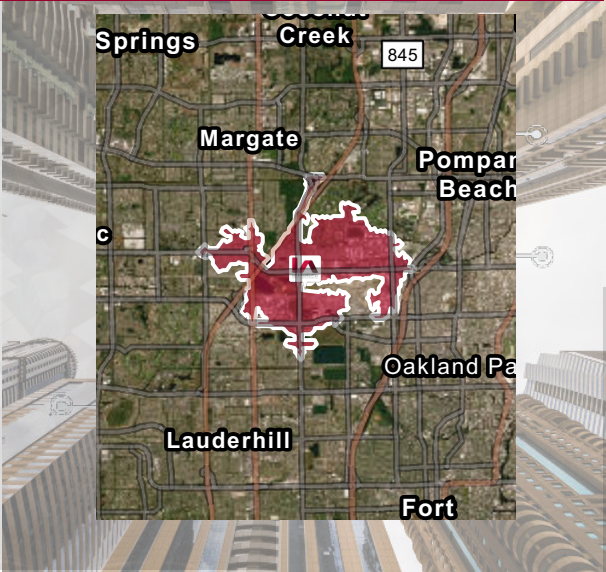
KEY FACTS



EDUCATION



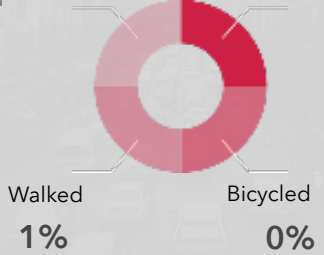
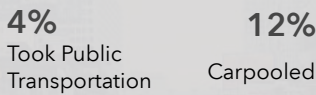
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EMPLOYMENT TRENDS



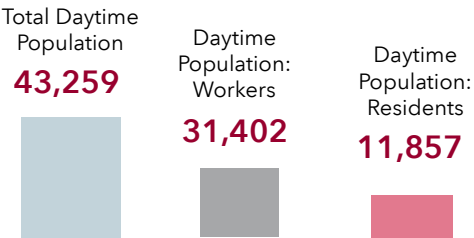
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION

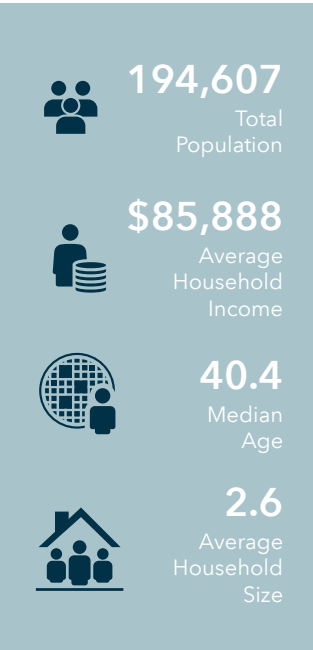


BUSINESSES

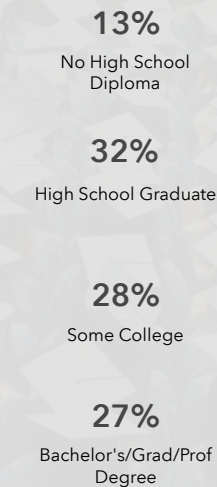


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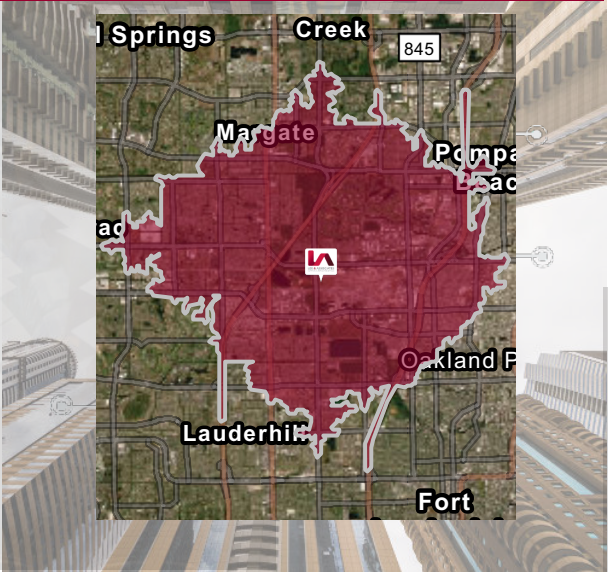
KEY FACTS



EDUCATION



Drive time of 10 minutes

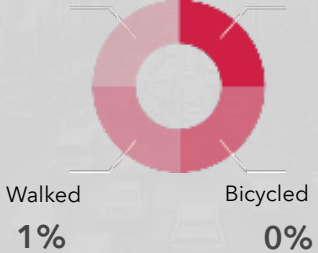
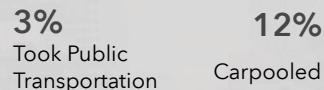


EMPLOYMENT TRENDS



Unemployment Rate

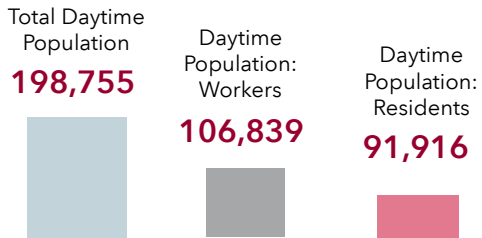
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION

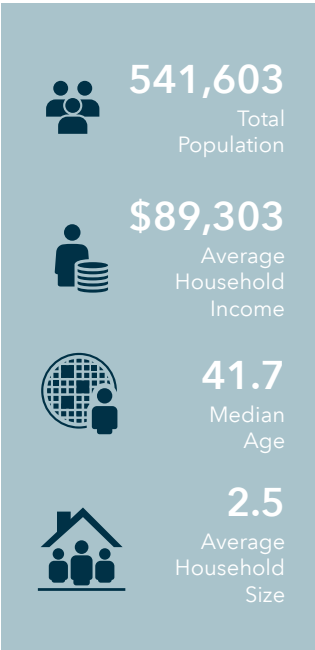


BUSINESSES

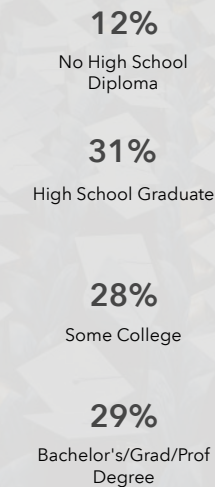


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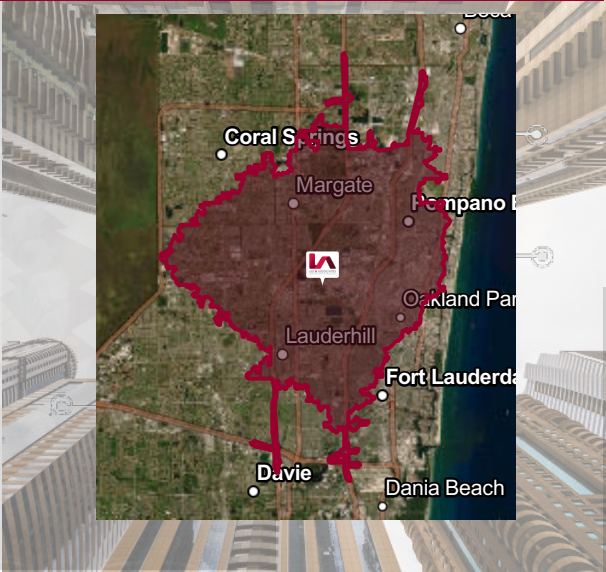
KEY FACTS



EDUCATION



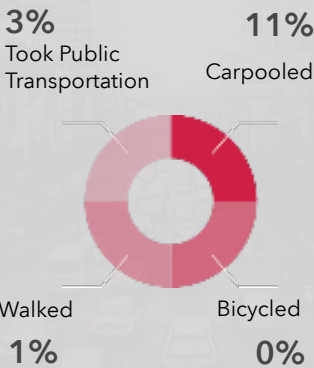
Drive time of 15 minutes



EMPLOYMENT TRENDS



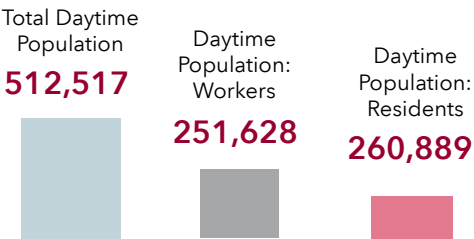
COMMUTING TRENDS



NEARBY AMENITIES

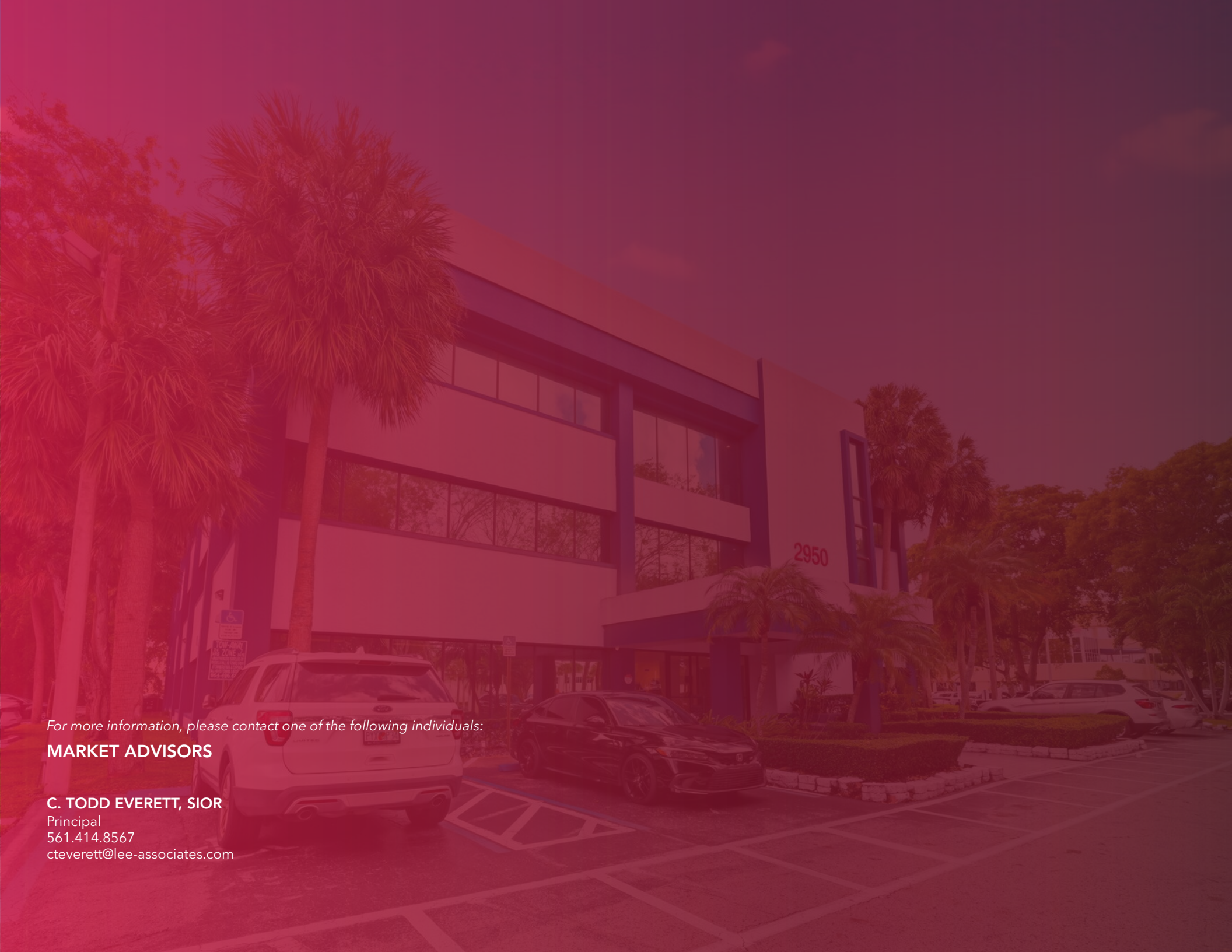


DAYTIME POPULATION



BUSINESSES





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