



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 200 - ±6,919 SF <i>(Page 5)</i> Suite 201 - 2,010 SF <i>(Page 6)</i> Suite 212 - ±5,978 or 7,213 SF <i>(Page 7)</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

TOPGOLF Harrah's POMPANO BEACH

DOLLAR GENERAL Walgreens IHOP DUNKIN' Checkers Mobil

Planet fitness Exxon 7 ELEVEN extended STAY AMERICA Little Caesars

LA FITNESS FIVE GUYS Hooters AT&T tropical CAFE LONGHORN Office DEPOT OfficeMax Burger King BLAZE PIZZA

Arbys Wawa SHERATON Marriott

extended STAY AMERICA FUZZY'S TACO SHOP Starbucks

fxe FORT LAUDERDALE EXECUTIVE AIRPORT

CHASE STADIUM

MOE's EXON

Commercial Blvd

Mobil 7 ELEVEN Advance Auto Parts BJ's

goodwill Holiday Inn Express DUNKIN' Chevron KFC McDonald's SUBWAY



SW 36th Ave

NW 21st Ave

McNab Rd

W Cypress Creek Rd

Powerline Rd

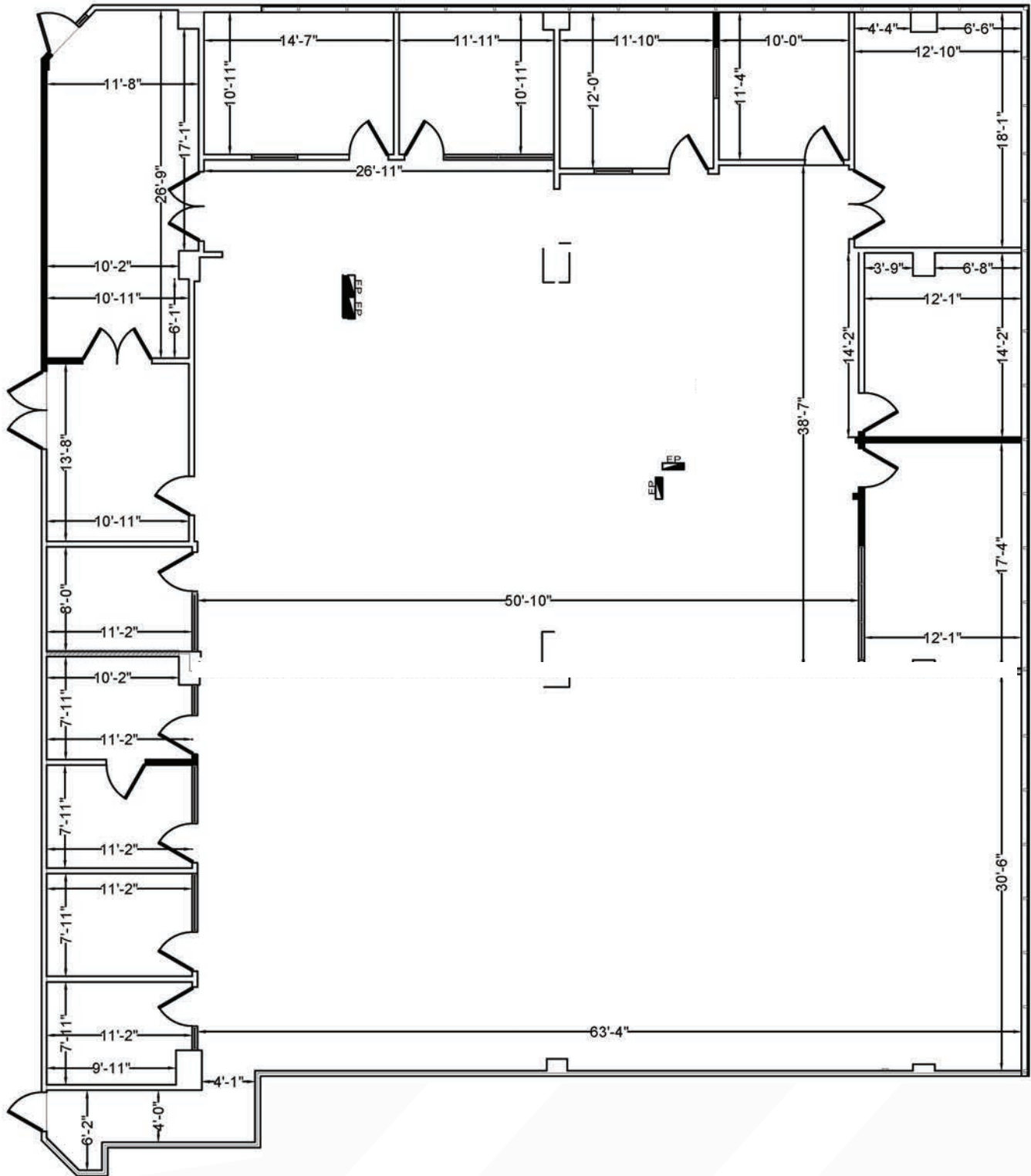


Avery Cypress Crk 200 Apts. - Under Construction

COURTYARD BY MARRIOTT

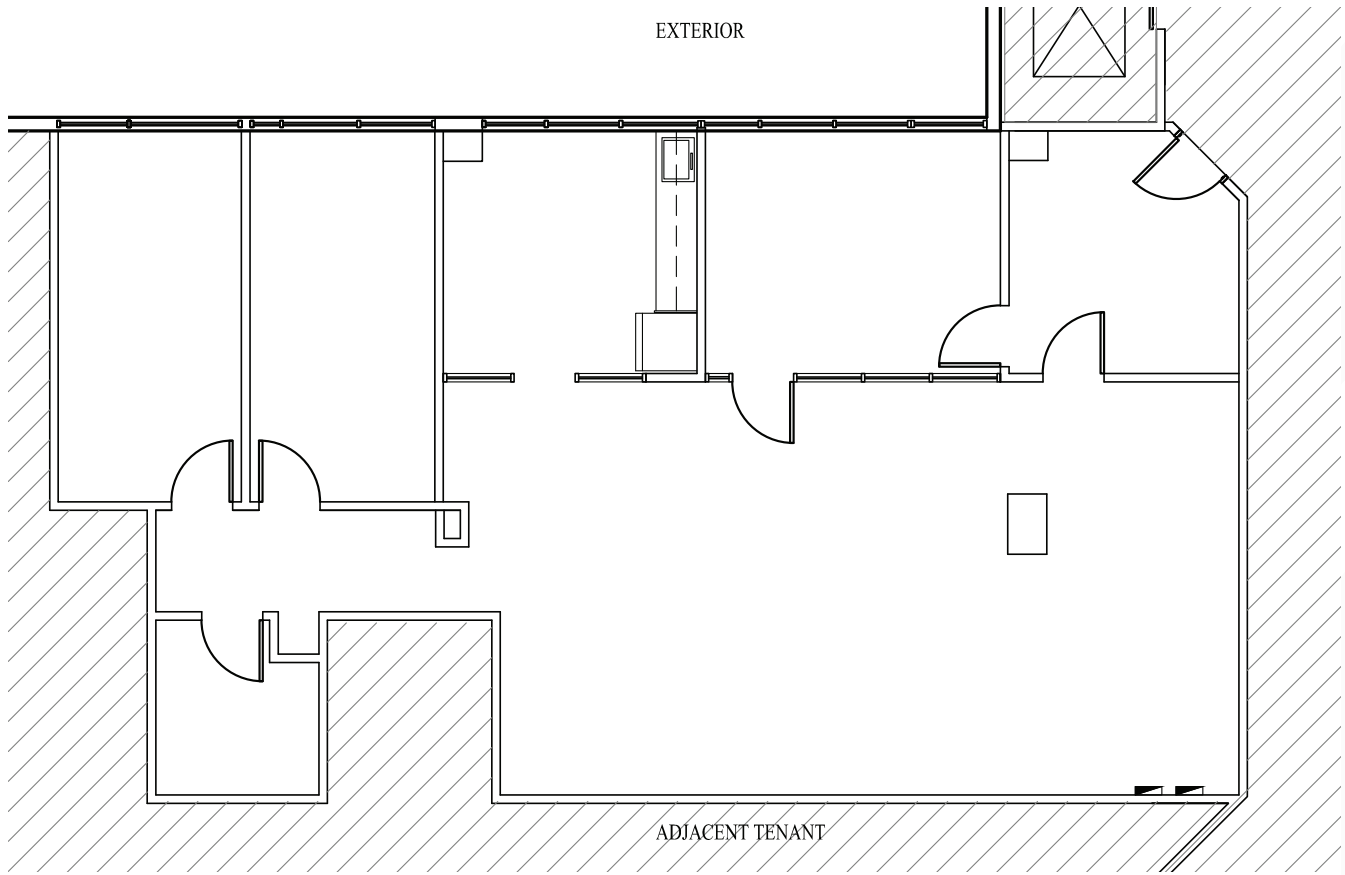
Floor Plan

Suite #200 | ±6,919 SF



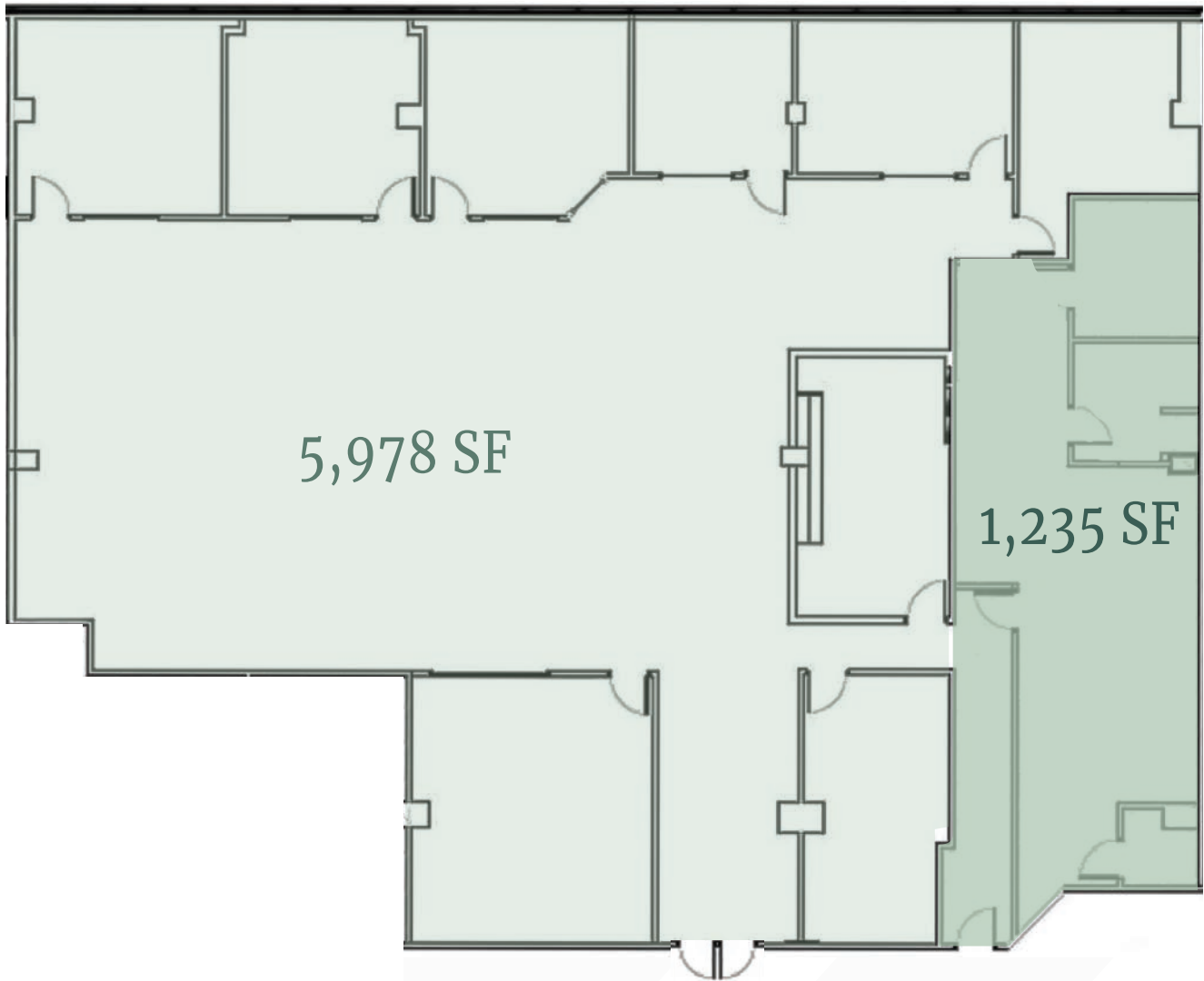
Floor Plan

Suite #201 | 2,010 SF



Floor Plan

Suite #212 | ±5,978 or 7,213 SF





[VIEW WEBSITE](#)



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:



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

Copyright © 2026 Colliers International Florida, LLC. The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

Rev: 01.13.26