

±65,353 SF

Partial 1st Floor & Entire 2nd Floor Available



CROWN CENTER

1415 W Cypress Creek Blvd, Fort Lauderdale, FL 33309



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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
- Foreign Trade Zone
- On campus banking
- Quick and convenient access to I-95 and Florida's Turnpike
- Separately metered electric
- Electric vehicle charging stations
- Key card (24/7) access
- On-site Ownership/Property Management
- Ability to add dock and/or grade level doors

Suite Number	Suite 175 - First Floor Full Second Floor
SF Available	±19,569 SF (First Floor) (Page 5) ±45,784 SF (Second Floor) (Page 6)
Owner	Fort Lauderdale Crown Center, LLC
Common Area Factor	8.85%
Parking	4.00/1,000 SF
Rental Rate	\$17.50 PSF, NNN
2025 OPEX	\$12.47 +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
 Subway Walmart SUPERCENTER golden Corral
 KFC Burger King Pollo Tropical

Powerline Rd

TOPGOLF

Harrah's POMPANO BEACH

DOLLAR GENERAL
 Walgreens

IHOP

DUNKIN'
 Checkers

Mobil

Planet fitness
 Exxon 7 ELEVEN
 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
 tropical CAFE LONGHORN
 Office DEPOT OfficeMax

Marriott

Burger King
 SUSHI POT
 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 TREE
 MOE's SOUTHWEST GRILL
 AT&T

Exxon

Commercial Blvd

Mobil 7 ELEVEN
 Advance Auto Parts

BJ's

goodwill

Holiday Inn Express

DUNKIN'

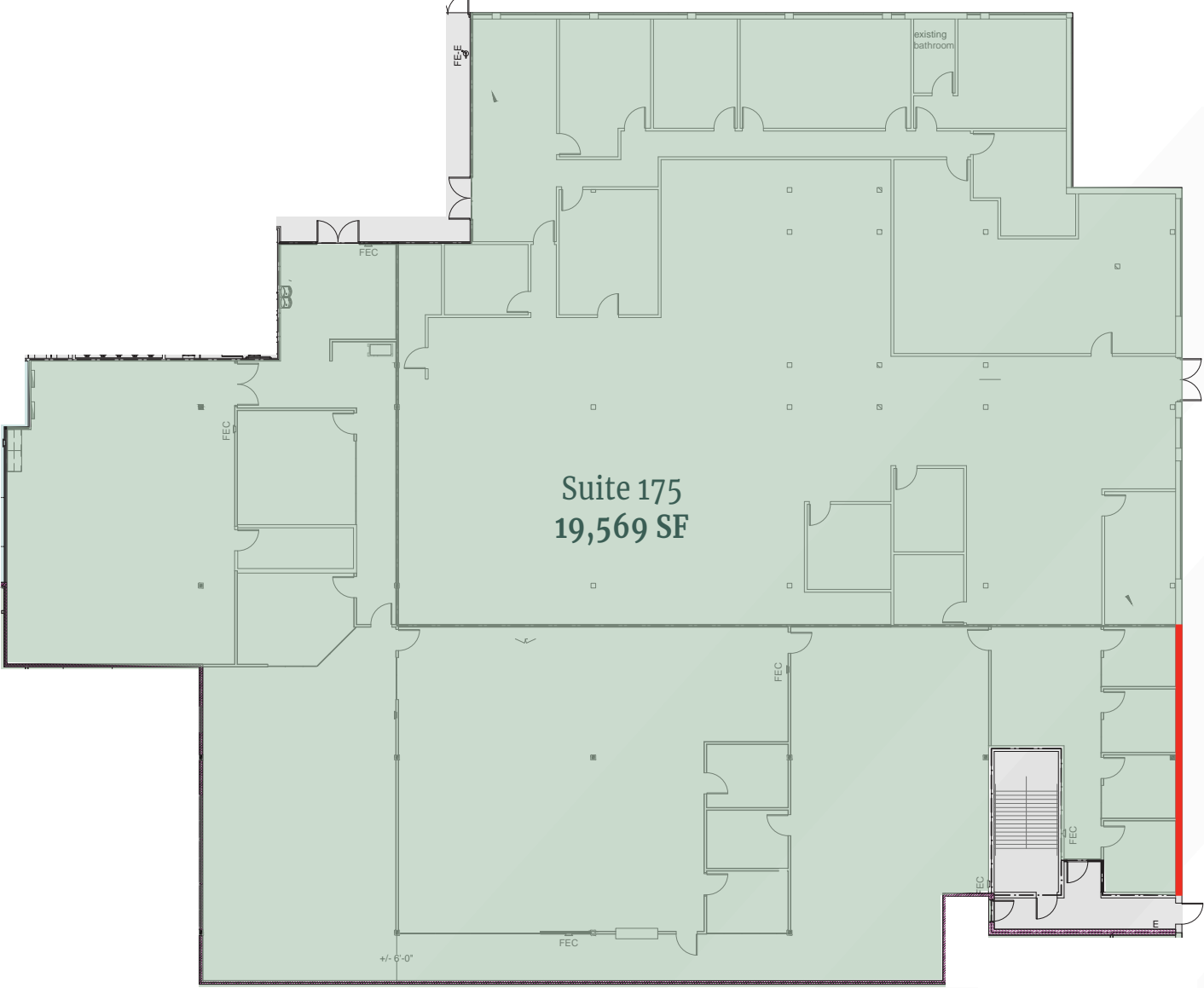
Chevron
 KFC
 McDonald's

INTERSTATE 95

SUBWAY

Floor Plan

Suite 175 | 19,569 SF



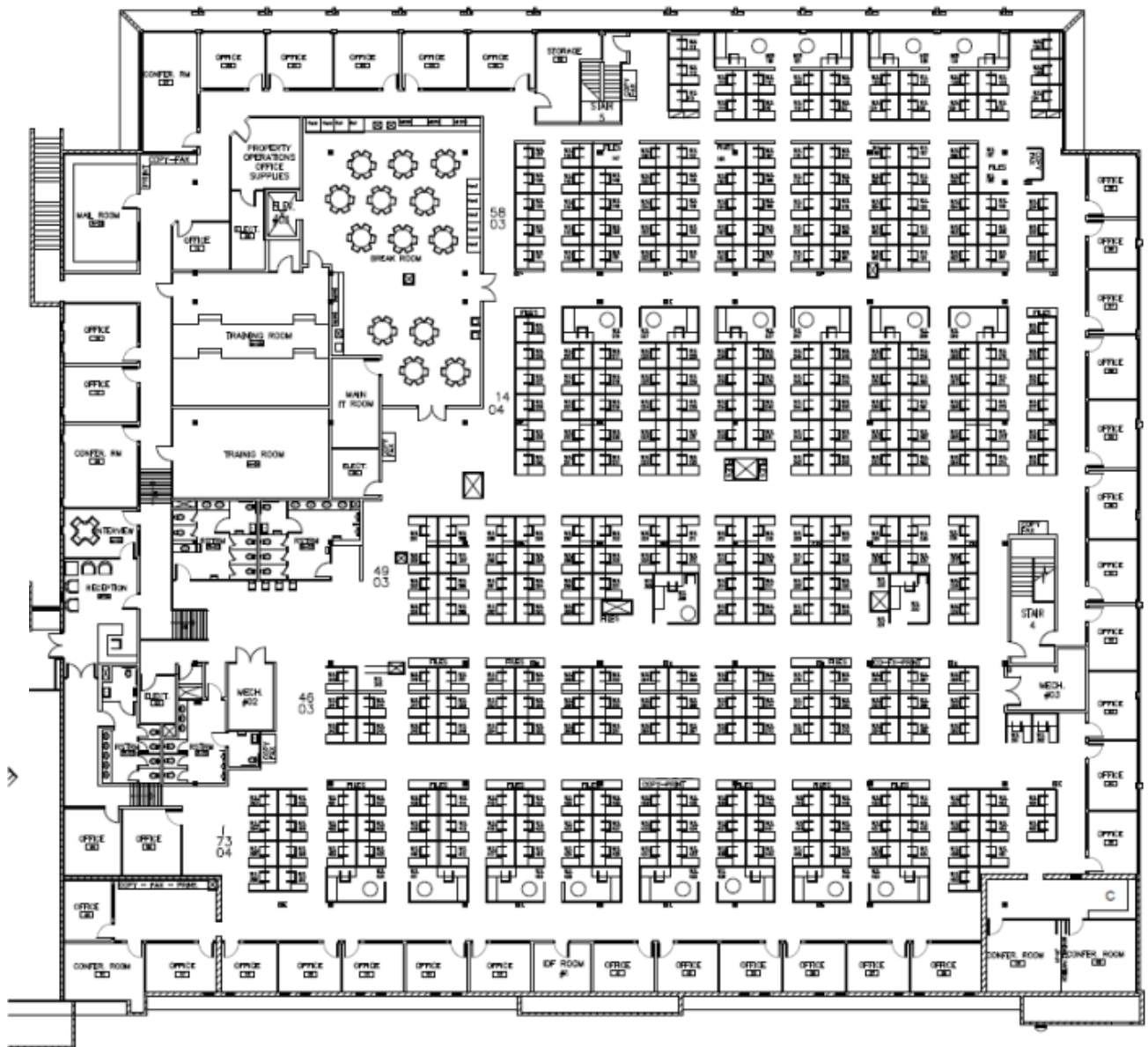
■ - New Windows

Floor Plan

Full Second Floor | 45,784 SF



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Matterport Video





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