

FOR LEASE

# CYPRESS CREEK BUSINESS PARK

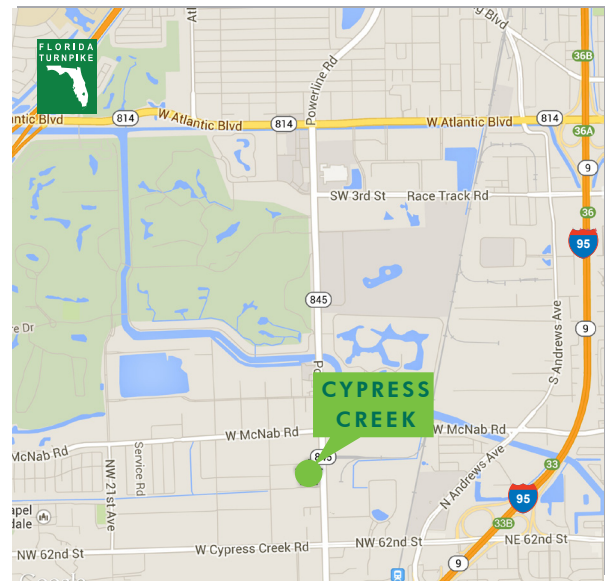
6555

N. POWERLINE ROAD  
Fort Lauderdale, FL 33309



## PROPERTY FEATURES

- + Available: Suite 107 - 1,875 SF
- + 2-building office/flex project built in 1985 totaling 55,825 sq. ft.
- + 24/7 access, tenant controls A/C,  $\pm 16'$  Clear Ceiling height
- + Close proximity to Fort Lauderdale International and Executive airports, hotels, retail shops, and many restaurants
- + 4/1,000 Total parking ratio - 2/1,000 Reserved parking
- + Powerline Road frontage available
- + Easy access to Sawgrass Expressway and within  $\frac{1}{2}$  mile of I-95
- + Located between Cypress Creek and Atlantic Avenue
- + Lease Rate: \$11.50 NNN plus \$4.63 OpEx



OWNED/MANAGED BY:  
**EASTGROUP**  
PROPERTIES

[www.cbre.com/bocaraton](http://www.cbre.com/bocaraton)

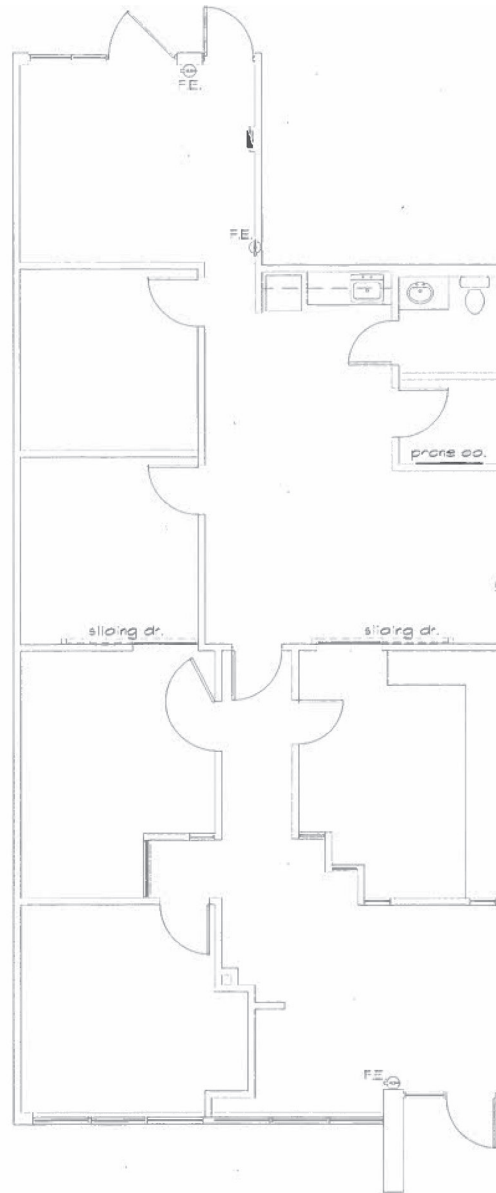
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Floor Plan



## CONTACT

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