



2880 W CYPRESS CREEK RD

FT LAUDERDALE, FL 33309

FOR SALE | LEASE



APEX
CAPITAL REALTY

FOR SALE / LEASE

Exceptional opportunity to acquire or lease a Flex Office stand alone building located in FT Lauderdale’s Uptown Business District. The property was recently renovated and upgraded and features modern touches and systems.

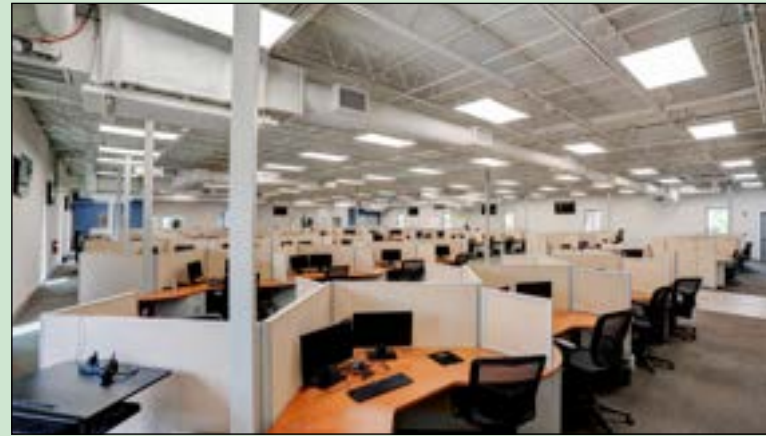
Located next to the Fort Lauderdale Executive Airport which is one of the busiest general aviation airports in the country, serving over 160,000 aircraft operations per year. Uptown is located just west of I-95 and is well served by major north/south and east/west arterials including Andrews Avenue and Cypress Creek Road.



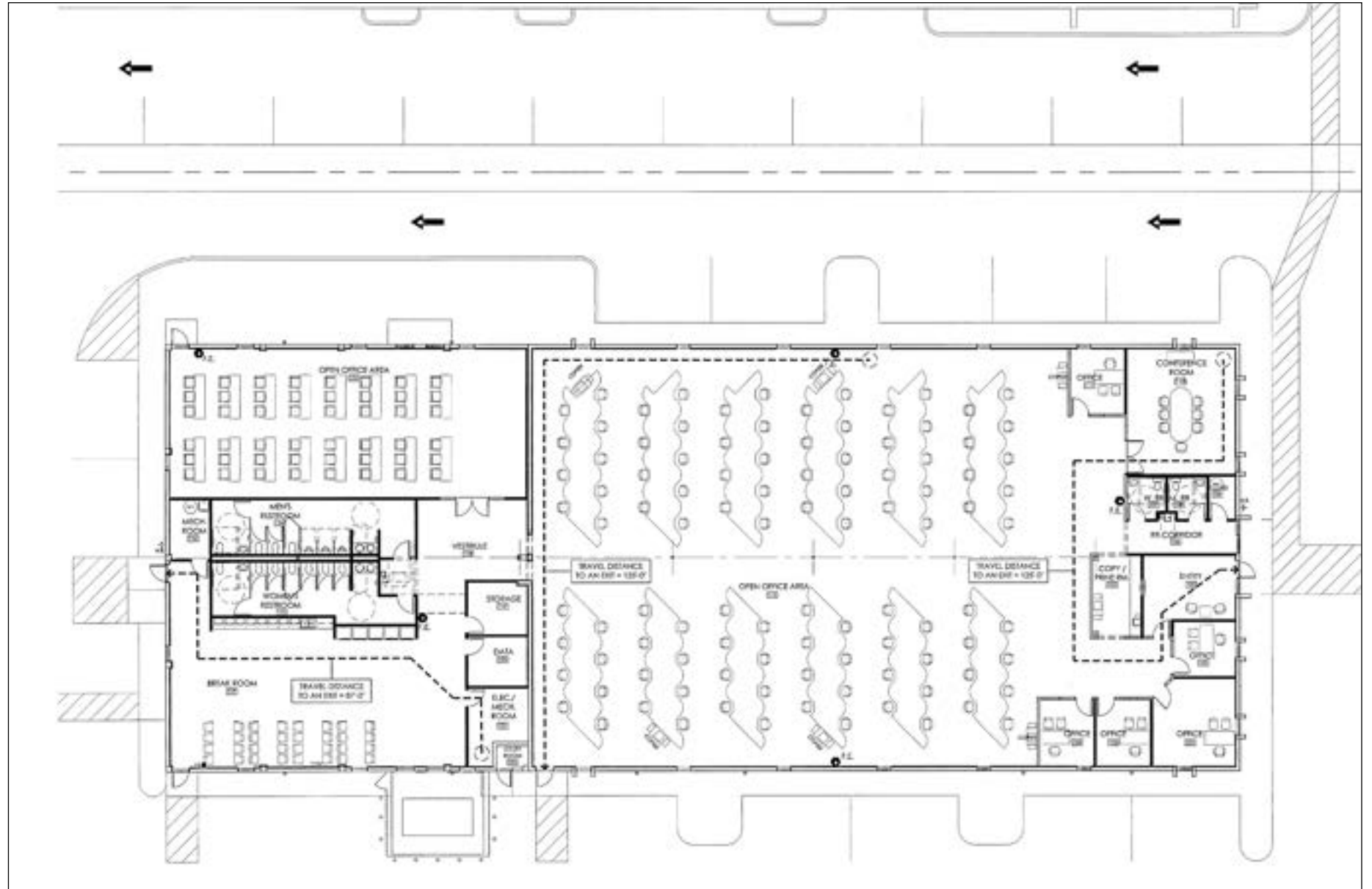
RSF	15,683 SF
Lot Size	2 Acres +/-
Property Type	Office Flex Showroom
Zoning	AIP - Airport Industrial Park District
Uses Allowed	Professional Office, Medical Office, Research Facility, Manufacturing, Wholesale Operations
Lease Price	\$22/PSF NNN
Sale Price	\$5,555,000

BUILDING HIGHLIGHTS

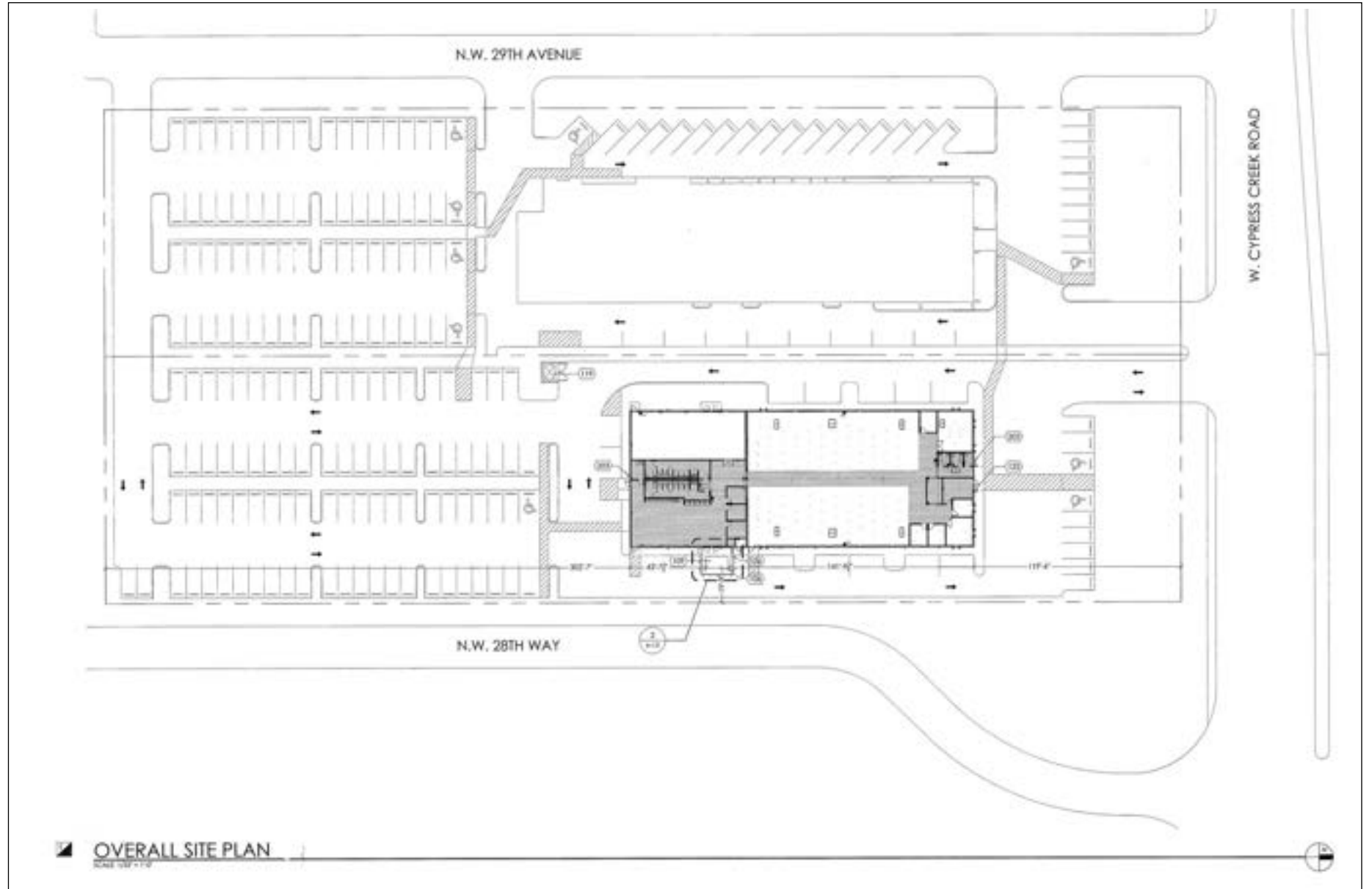
- +/-112 Parking Spaces
- Natural Light throughout the Space
- Recently Updated Energy Efficient Mechanical System
- Recently Updated Electrical Service and Energy Efficient LED Lighting System
- Exterior block foam filled in hollow cells for energy efficiency
- New Roof
- Recently updated interior Buildout – cabinetry, carpet, vinyl/wood flooring, lighting, etc
- All New Data Lines and Systems throughout
- Recently Installed Fiber Optic System
- Recently Updated Fire Systems
- 12" Clear Ceilings
- 130 kW, 350 gallon, diesel generator installed to run major building functions for operations in the event of power loss



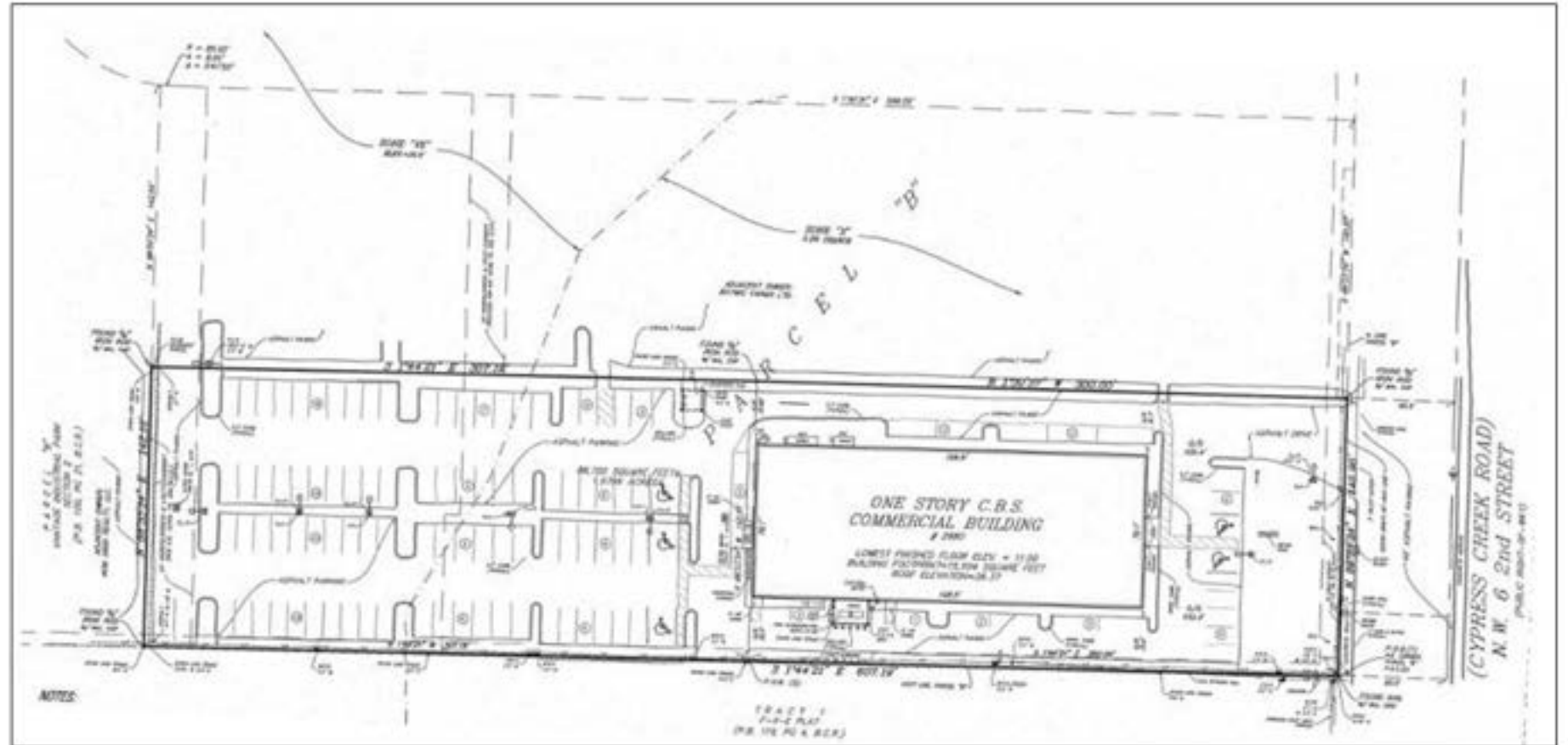
FLOOR PLAN



SITE PLAN



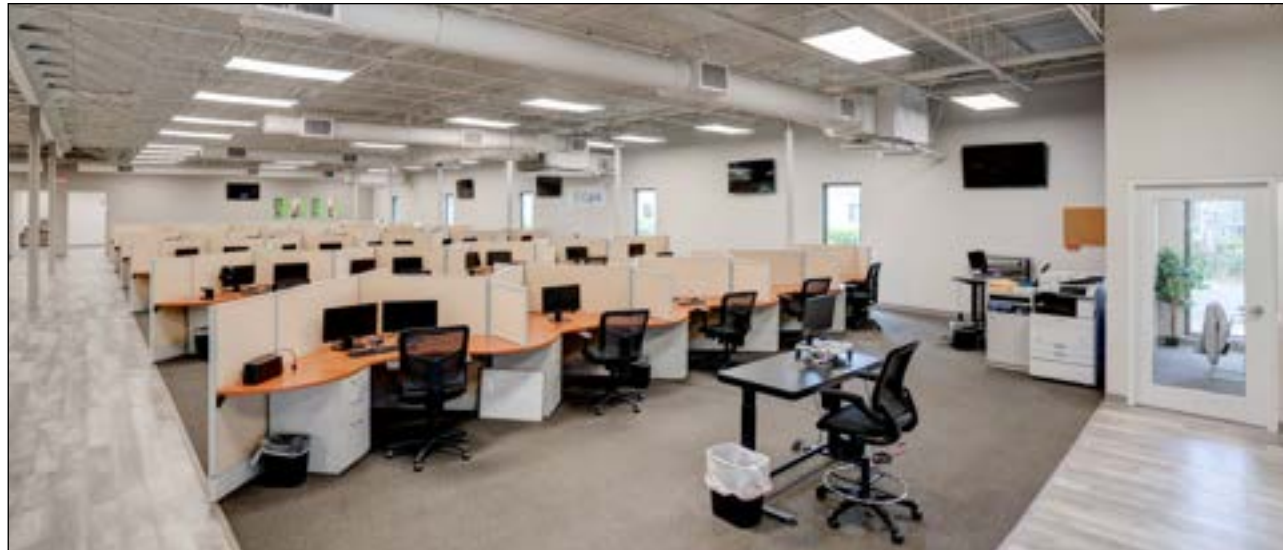
SURVEY



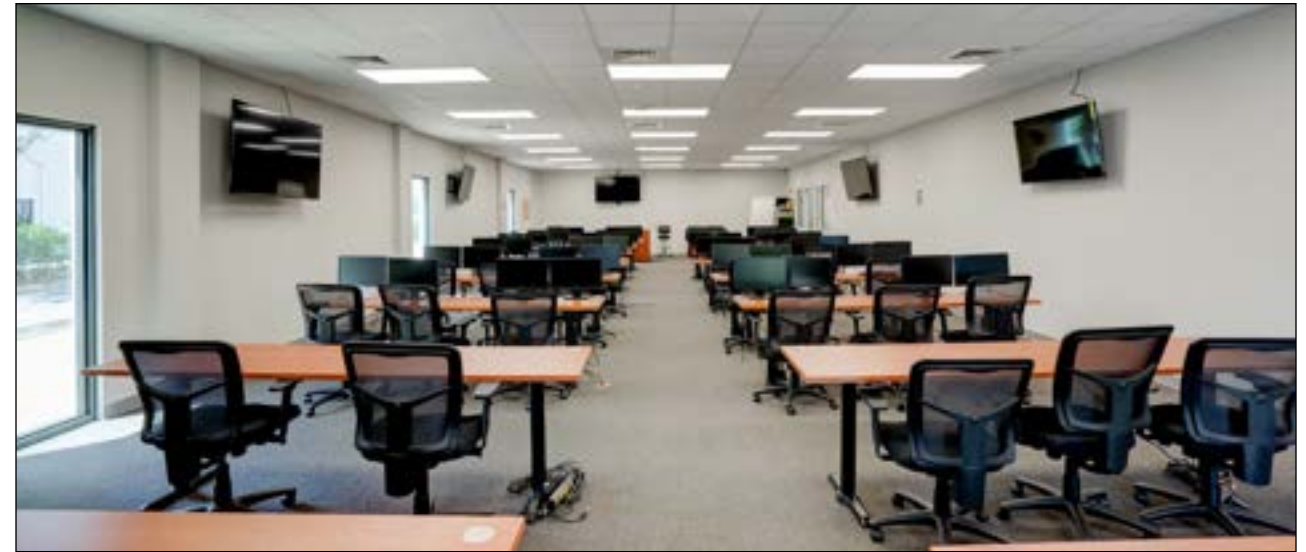
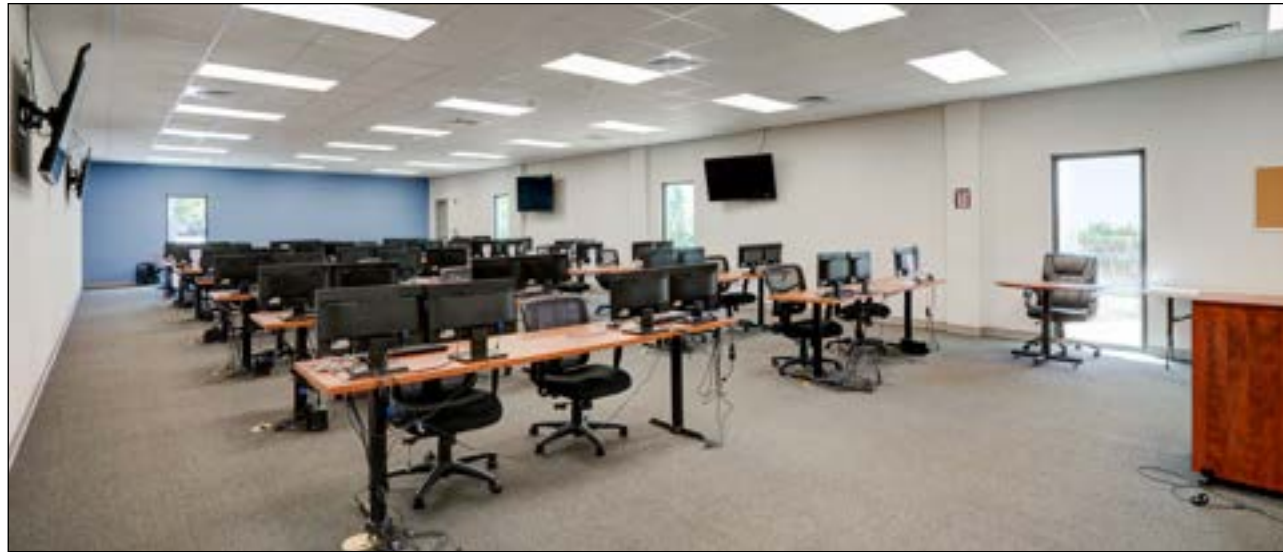
INTERIOR PHOTOS



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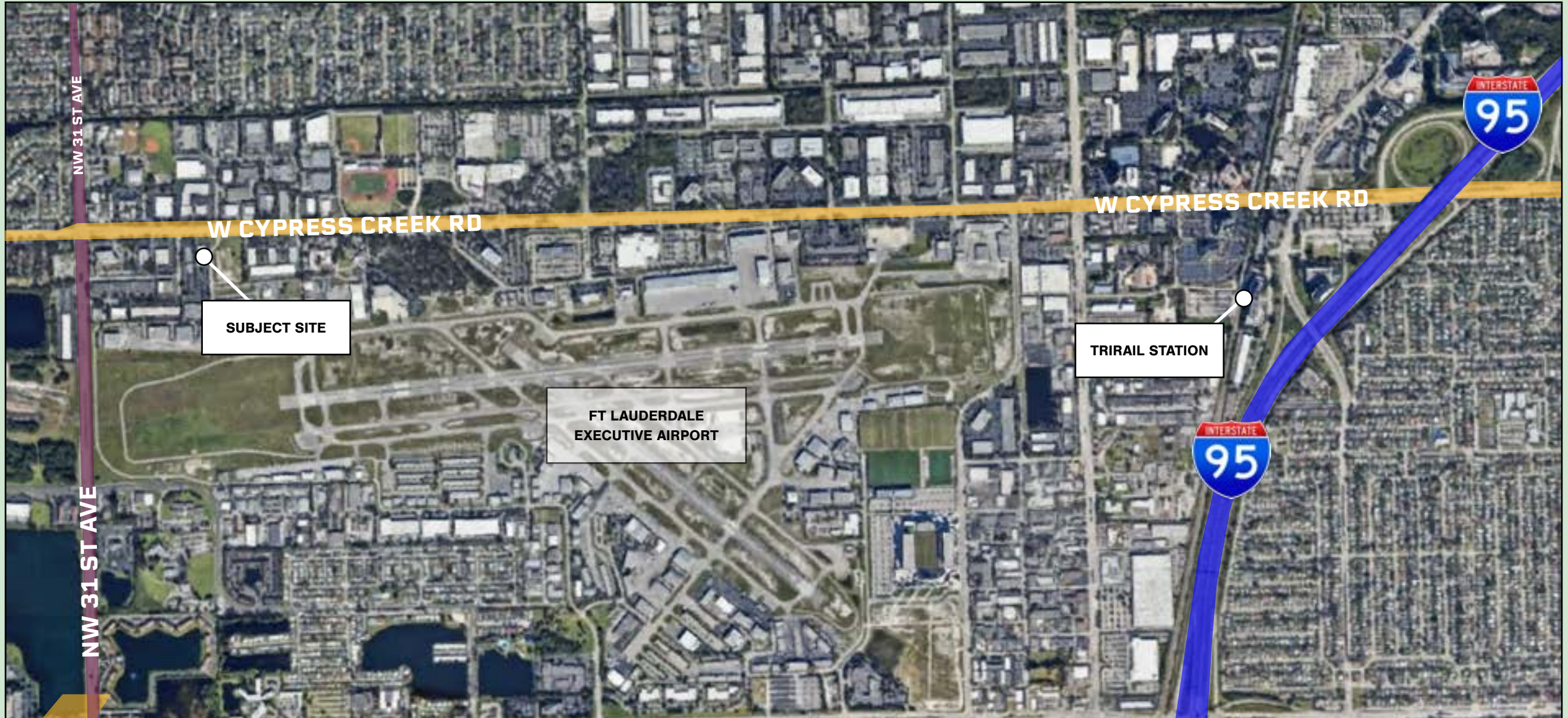
INTERIOR PHOTOS



AERIAL VIEW

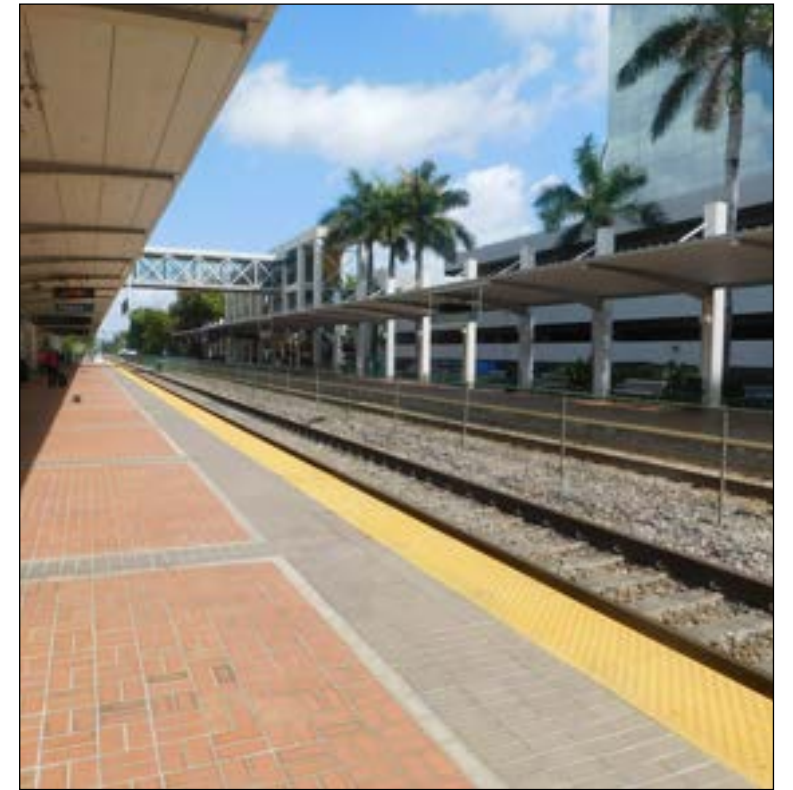


AERIAL VIEW



LOCATION HIGHLIGHTS

- Ease of access to building due to its convenient location near Florida's Turnpike, I-95, N State Road 7 and Commercial Blvd
- Also close to the Cypress Creek Tri Rail Station
- Walking distance from FXE (Fort Lauderdale Executive Airport), and near the Chase Soccer Stadium.
- Minutes away from restaurants and Grocery Stores including Publix.





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