



 THE
6400
BUILDING

F O R T L A U D E R D A L E , F L



Executive Summary

The Investment OPPORTUNITY

As exclusive advisor, Jones Lang LaSalle (“JLL”) is pleased to present the opportunity to acquire The 6400 Building (the “Property”), a 92.2% occupied boutique office building in the heart of the rapidly growing Cypress Creek submarket of Fort Lauderdale. Situated on a 2.6-acre site, the 5-story Property offers 55,585 square feet of office and medical space with exceptional visibility and accessibility to I-95. With convenient access to key transportation arteries such as I-95, Florida’s Turnpike, and the Cypress Creek Tri-Rail station, The 6400 Building is well positioned to capitalize on South Florida’s dynamic office market.

The tenancy at the Property reflects the durability of its tenant base with a 4.1-year Weighted Average Lease Term (WALT) and a 92.2% occupancy rate. 27.2% of the RSF is medical tenancy including the two largest tenants at the property. This stability provides investors with a secure cash flow while the Property also presents an opportunity for value enhancement, with 20% in-place mark-to-market potential on existing leases, as well as 3 gross leases that can be re-leased at NNN rates. At 6400 N Andrews Ave, investors can acquire a sought-after investment opportunity in one of South Florida’s most rapidly urbanizing enclaves.

PROPERTY SUMMARY

Address	6400 N Andrews, Fort Lauderdale, FL 33309
Submarket	Cypress Creek
Rentable Area	55,585 Square Feet
Year Built / Renovated	1985 / 2018 / 2026
Stories	5
Parking Ratio	4.3 / 1,000 SF (240 Spaces)

55,585
SQUARE FEET

92.2%
OCCUPANCY

4.1-Year
WALT

20%
MARK-TO-MARKET

27.2%
MEDICAL TENANCY

4.3 / 1,000
Parking Ratio

2.6
ACRES

UNMATCHED ACCESSIBILITY TO BOTH I-95 AND AN ABUNDANCE OF DINING OPTIONS



Downtown Fort Lauderdale

1 Min Walk

DAILLAND PARK SHOPPING CENTRE



2 Min Walk

CYPRESS CREEK STATION (KIMCO OWNED)



(~250,000 VPD)
NE 62ND STREET



N. ANDREWS AVENUE

Investment HIGHLIGHTS



Stable, Diversified Income – The 6400 Building is 92.2% leased with a 4.1-year WALT across medical, technology, and professional services tenants.



Built-In Rent Upside – Market rent underwritten at \$26.00 NNN for office and \$28.00 NNN for Medical, with 20% mark-to-market on in-place leases and 4,320 SF of available space to lease up.



Excellent Visibility – Building signage faces I-95 at the Cypress Creek interchange, with ~250k vehicles passing daily.



Superior Accessibility – Immediate access to I-95 allowing tenants to draw employees from markets like Boca Raton, Downtown Fort Lauderdale and beyond.



Abundant Parking – Ample parking with 240 spaces, a 4.3 per 1,000 SF parking ratio. Leaves room for additional healthcare users. There are 10 covered executive parking spaces with the ability to add more.



Significant 2026 Renovations - Over \$750K in capex was spent on the asset in 2026 including complete elevator replacements, lobby and common area refurbishments, and parking lot enhancements.



Uptown Urbanization – The 6400 Building sits in the heart of the Cypress Creek Uptown urbanization project, where groups like Related Group, Kimco, and more are rapidly developing this urban node with more than 3,000 residential units in the pipeline.



Regional Connectivity – Less than a mile from the Cypress Creek Tri-Rail station, with direct access to I-95 and Florida's Turnpike allowing tenants to serve the entire South Florida region from this central location.



Highly Amenityzed Micromarket – A plethora of retail and dining options including adjacent Chipotle, Jersey Mike's, Beehive Kitchen, and Lucky Cat Eatery. Directly across the street from Kimco's Cypress Creek station, which features a LongHorn Steakhouse, Juicy Crab, Hooters, Twin Peaks, Five Guys, Adam & Joe's Sandwiches, The Bread Shop, Cabana 28, and the Moonlite Diner.



No New Office Supply – No new product in 20 years and none in the pipeline, with Class A submarket occupancy at 88.5%, its highest mark since 2020.



Discount to Core Markets – Cypress Creek Class A office rents average \$24.76 NNN compared to \$55+ NNN in downtown Fort Lauderdale and \$45+ NNN in Boca Raton.



Contractual Ancillary Income – Wells Fargo ATM and the Saferwatch signage generate almost \$60k in revenue per annum, with the ability to add additional revenue via a west facing sign.



3,000+ RESIDENTIAL UNITS & 300,000+ SF OF RETAIL IN THE DEVELOPMENT PIPELINE

Galt Ocean Mile

Fort Lauderdale Beach

Manor Cypress Creek
Proposed
422 Units

Treo Apartments
Built 2024
295 Units

Avery Cypress Creek
Under Construction
200 Units

 **THE 6400 BUILDING**

Cypress Creek Station Super Target
Under Construction
260K+ SF of Retail

Gables Cypress Creek
Under Construction
973 Units

Pinnacle at Cypress
Under Construction
196 Units

Downtown Fort Lauderdale
15 Minutes



Cypress Crossing
Proposed
345 Units



Marlowe Cypress Creek
Proposed
310 Units



Mayla Cypress
Under Construction
312 Units

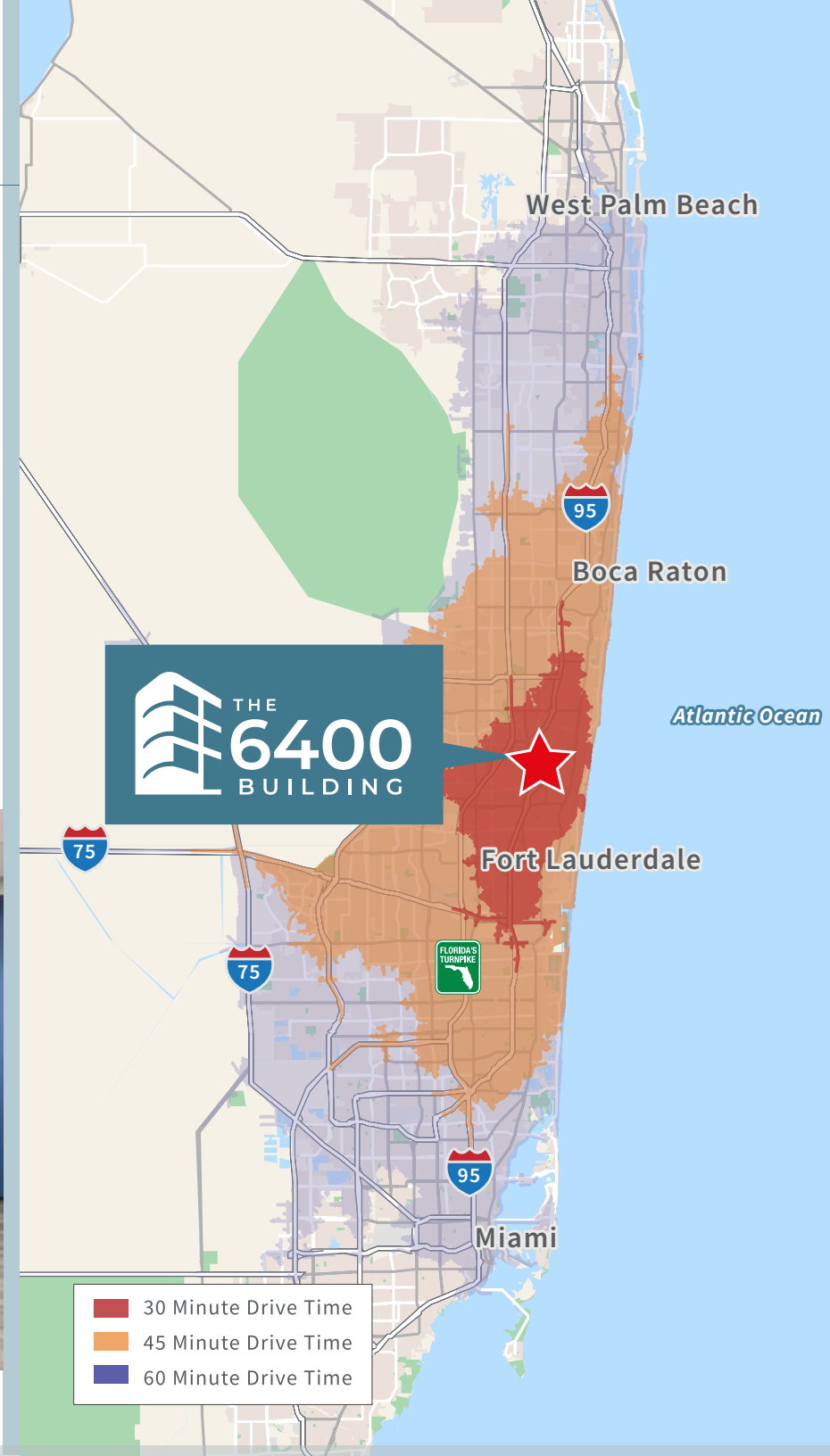


IN THE HEART OF THE CYPRESS CREEK UPTOWN URBANIZATION PROJECT

Cypress Creek: A Premier Central Location With SUPERIOR DEMOGRAPHICS

DEMOGRAPHICS

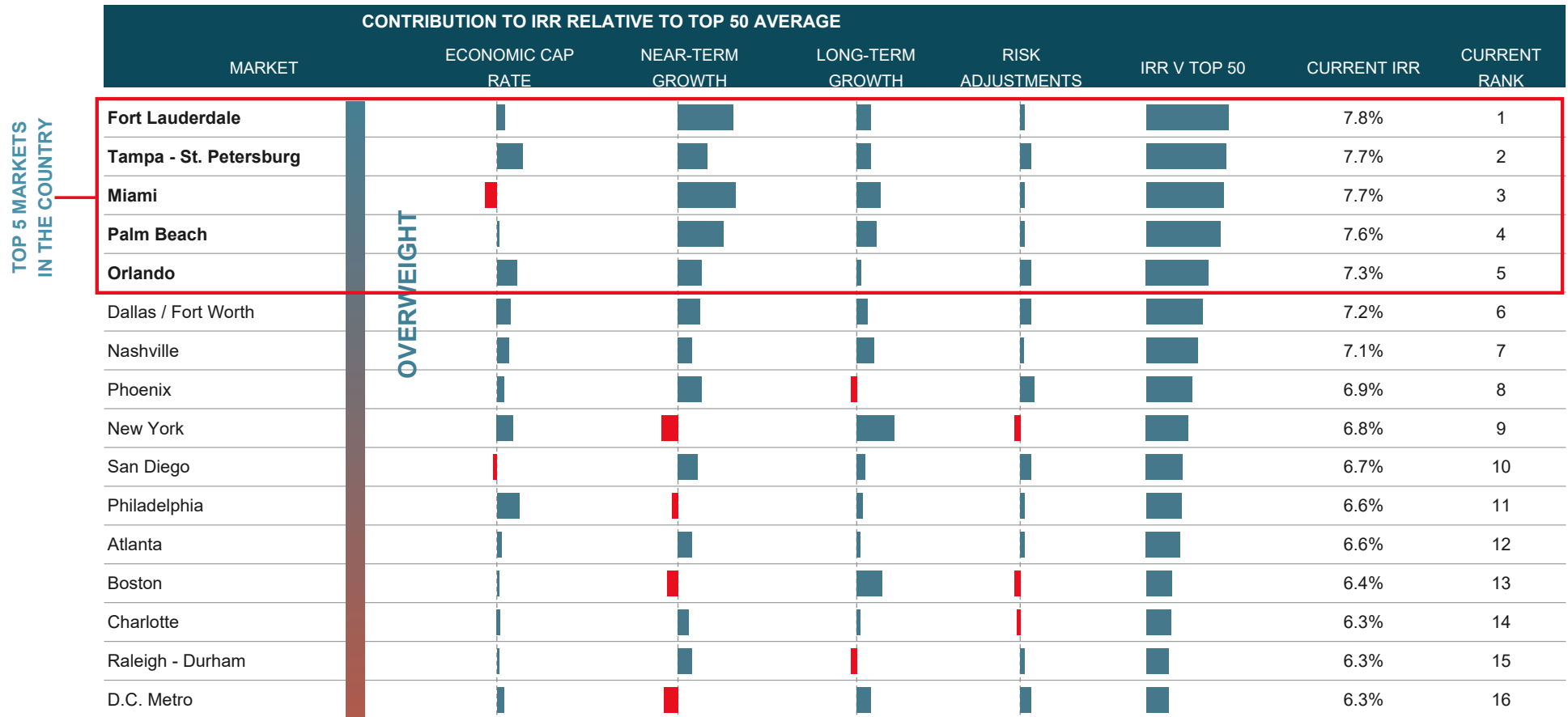
6400 N Andrews Demographics	1-Mile	3-Mile	5-Mile
2026 Population	12,037	135,184	374,498
Population Growth Since 2010	28.8%	17.3%	12.6%
2026 Daytime Population	27,762	170,504	405,180
Daytime Population vs. Residents	2.3x	1.26x	1.08x
Daytime Workers	22,337	105,999	221,848
2026 Average Household Income	\$104,442	\$117,590	\$117,349
Projected Median HHI Growth, 2026 to 2031	26.0%	22.9%	21.1%
HHs Earning \$100K+	37.8%	41.0%	39.6%
Bachelor's Degree or Better	24.9%	37.3%	34.9%
White Collar Employment	37.5%	59.5%	58.0%



Fort Lauderdale is Green Street's Strongest OFFICE MARKET IN THE COUNTRY



GREEN STREET'S TOP 5 OFFICE MARKETS NATIONALLY ARE ALL IN FLORIDA



Forbes

"Wall Street Is Going South And Taking \$1 Trillion In Assets With It"
- August 23, 2023

Bloomberg

"A \$100 Billion Wealth Migration Tilts US Economy's Center of Gravity South"
- June 29, 2023

CRE Daily

"South Florida office relocations surge as corporate HQs and billionaires move to for tax benefits and luxury real estate."
- March 12, 2026

Value Enhancement Opportunities
BUSINESS PLAN OPTIONALITY

20%
Mark-to-Market

Lease-Up
Move-In Ready
Space

Increase
Medical Tenancy

Additional
Signage
Opportunities

Convert Gross
Leases to NNN



ADDITIONAL
SIGNAGE
OPPORTUNITY

THE
6400
BUILDING

FUTURE TENANT

FUTURE TENANT

SAFERWATCH
SAFERWATCH

THE
6400
BUILDING

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