

For Sublease

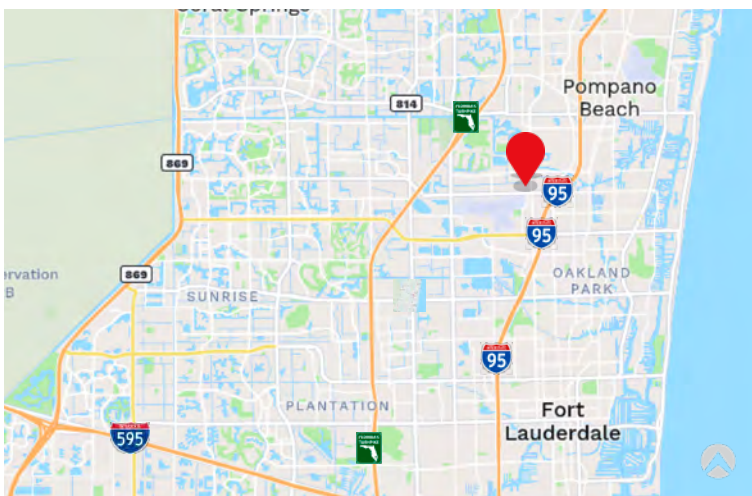
Cypress Creek Business Park

6555 Powerline Rd, Fort Lauderdale, FL 33309



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Location

- Located between McNab Rd. & Cypress Creek Rd.
- Excellent access to I-95 and Florida's Turnpike
- Equidistant to Fort Lauderdale/Hollywood International Airport and Palm Beach Intl' Airport

Space Features

- 8,000 SF total
 - Two (2) bays
 - $\pm$ 4,000 SF each
- Two (2) grade level doors
- 100% air-conditioned
- Recently renovated
- 16' clear height
- Parking ratio: 1.93/1,000 sf
- Available 9/1/2025
- Sublease Expiration 5/31/2028

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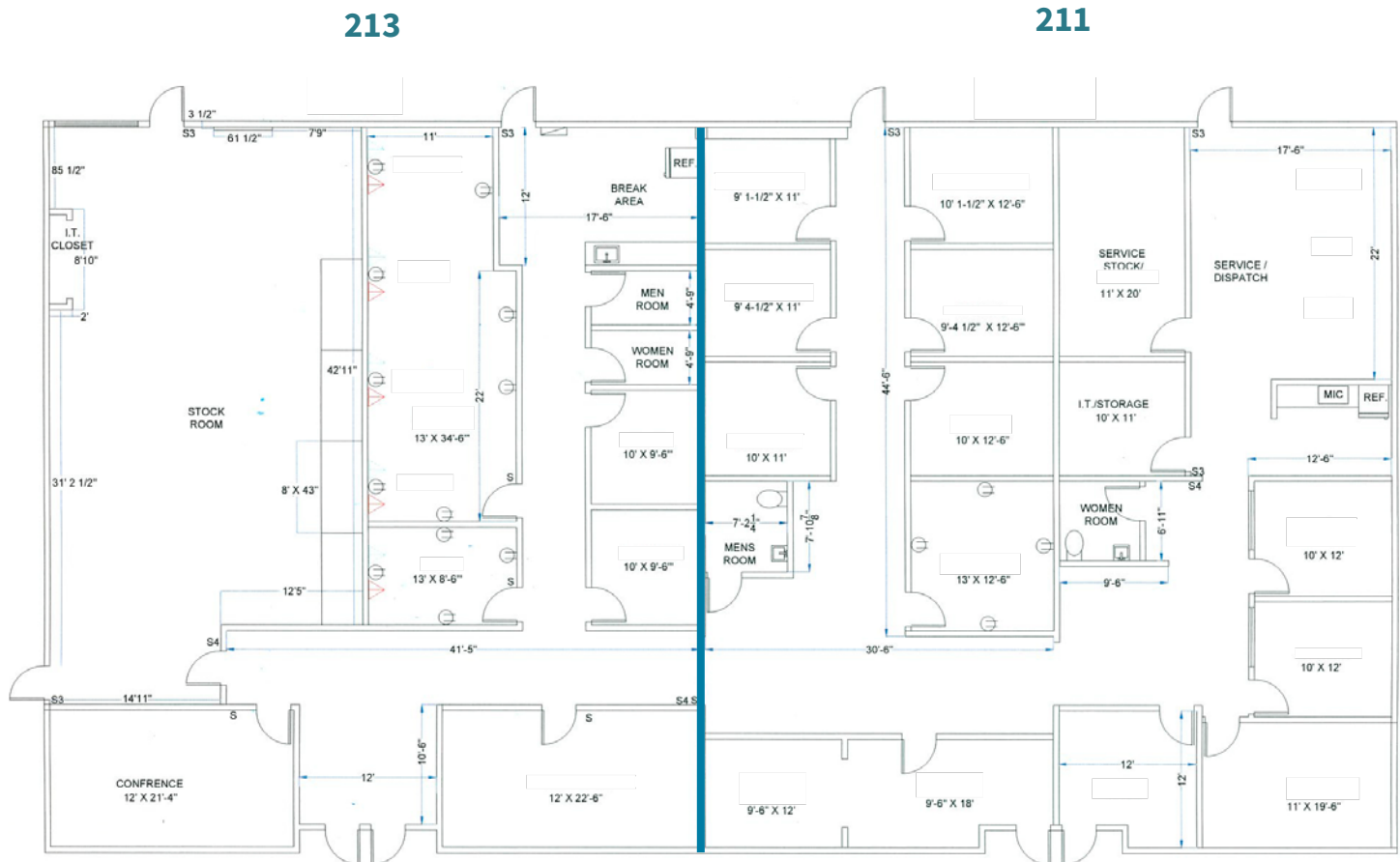
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Space Plan

Suites 211 & 213



Suite	Total (SF)	Loading	Clear Height	Available Date
211	4,000 SF	1 Grade	16'	9/1/2025
213	4,000 SF	1 Grade	16'	9/1/2025

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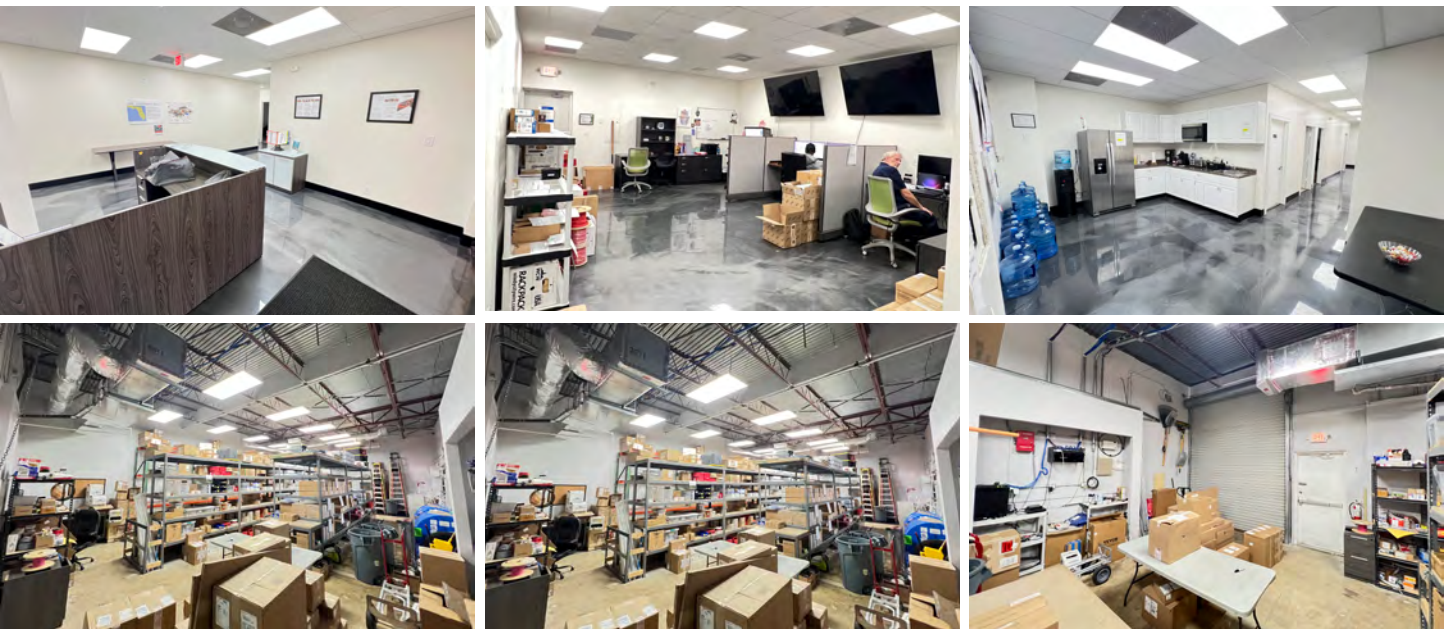
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Exterior Photos



Interior Photos



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