



FOR SALE OFFICE BUILDING

6300 NW 5th Way, Fort Lauderdale, FL 33309

SOUTHEAST FLORIDA

- Quality High-Tech Office Building
- Seller Financing for Alpha Units
- High Power 1,600 AMPS
- Ideal for a Data Center / Tech Company
- Backup Generator on Premise
- Extra A/C Units in Computer Lab Rooms
- Great Work Force in Surrounding Areas
- Lot Size 150,000 +/- SQ FT (3.44 +/- Acres)
- Zoning CC (Commerce Center)
- Walk Score: 38 / Transit Score: 43
- Tenant Responsible for Meter Utilities
- Parking: 6.3 for every 1,000 +/- SQ FT
- Improvements done include Cabling & A/C
- Build-out & Power which Exceeds \$1 Million
- Also Available For Lease

ALPHA UNIT
24,106 +/- SQ FT
\$4,340,000



ALPHA UNIT + UNIT A
32,703 +/- SQ FT
\$6,059,400



JOE PELAYO / CCIM, SIOR
✉ trec@joepelayo.com
954.224.8773

TREC
Total Real Estate
Consultants Inc.
www.trecfl.com



GEORGE W. CASEY
✉ georgewileycasey@gmail.com
954.592.1776
VICE PRESIDENT
US VETERAN CHAMBER OF COMMERCE



Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.



- Options are Negotiable Sale or Lease
- Two Story Building
- Year Built: 1982
- Building Renovated in 2019
- Updated Bathrooms/Reception Area
- Multiple Conference Rooms
- Elevated Floors in Labs for Cabling
- Independent Meter for Electric in Labs

CORPORATE PARK AT CYPRESS CREEK

- Parking Ratio: 6.3/1,000 (265+/- Spots)
- Sprinkler System on Premise
- Generator Directly Feeds A/C Units
- Contiguous to Sheraton Suites



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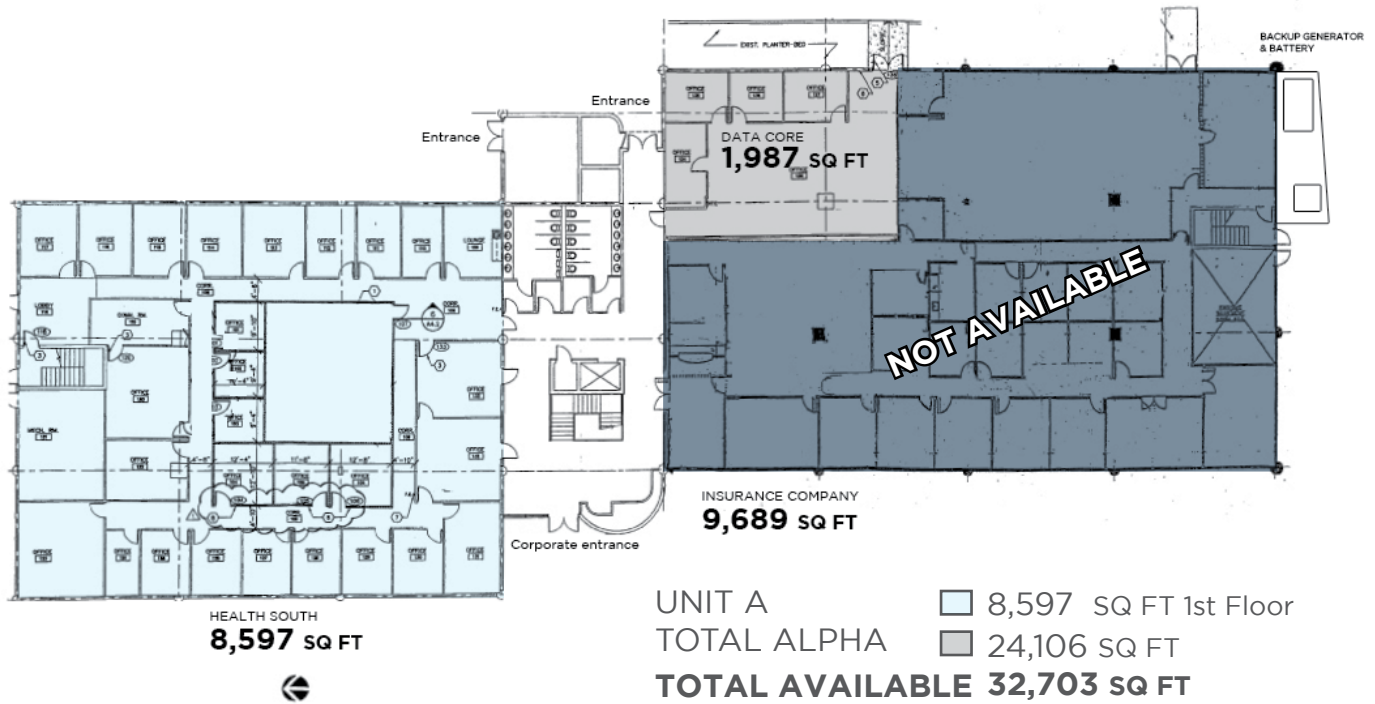


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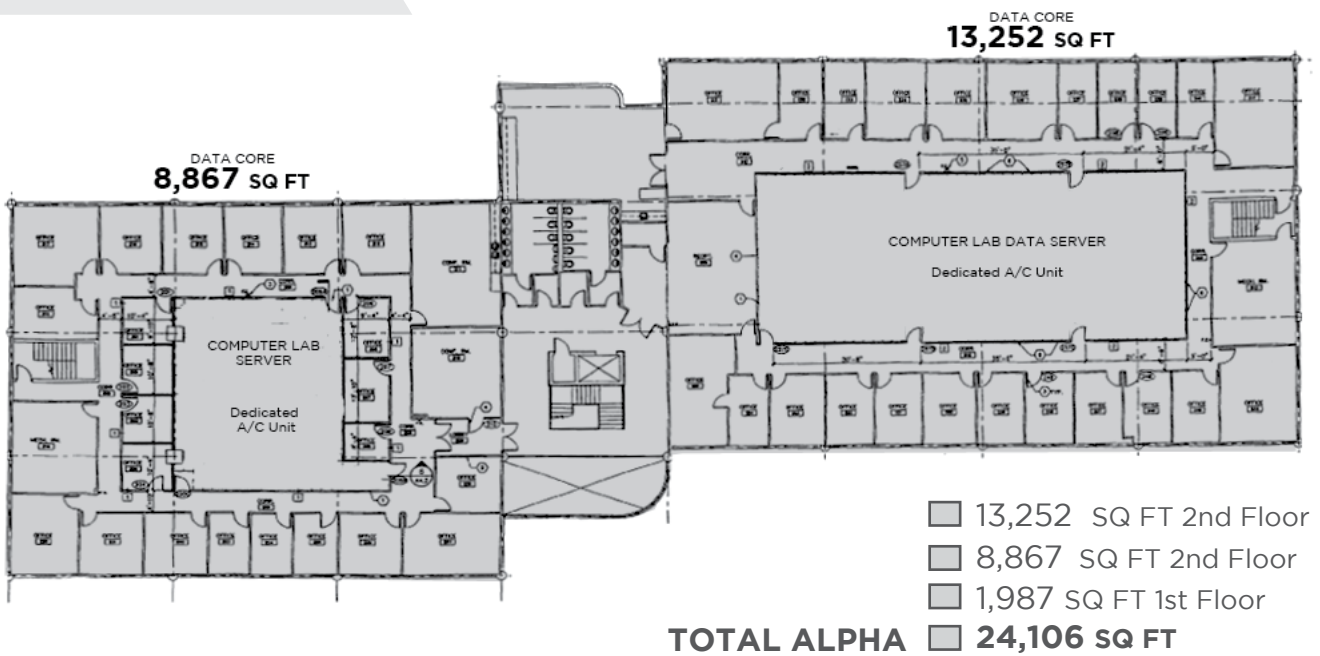


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FIRST FLOOR



SECOND FLOOR



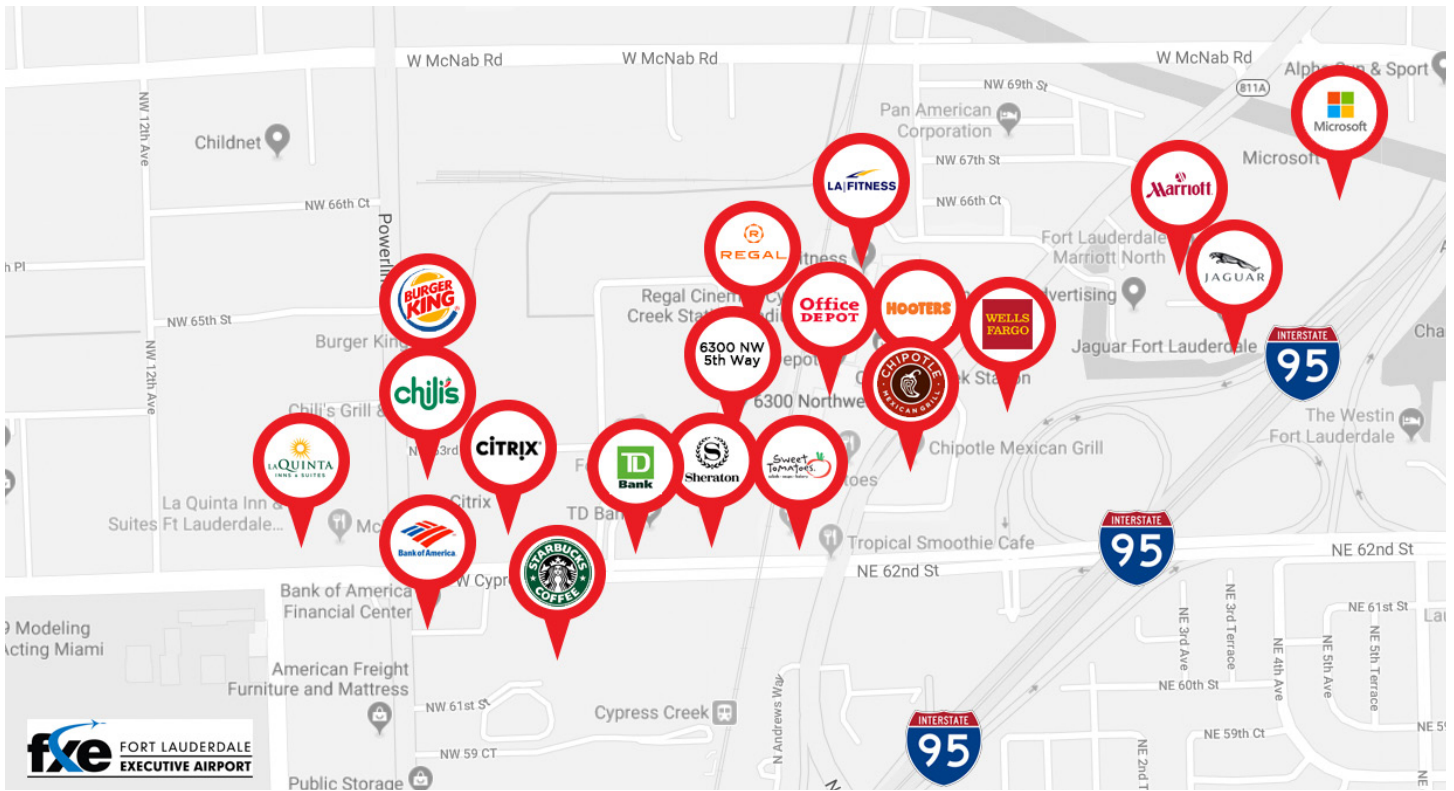
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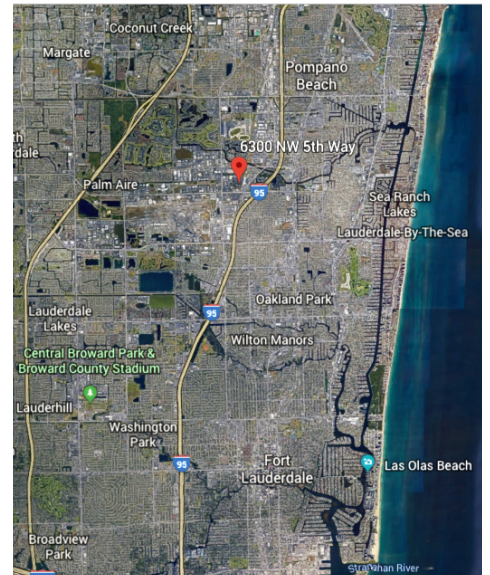


GREAT BUSINESS DISTRICT AREA

Citrix, Microsoft & other leading technology companies in the area

AREA CONVENIENCE

- Multiple diverse cultural restaurant cuisines within minutes
- Lots of shopping within 30 minutes
- Atlantic Ocean Beach: 4 miles / 12 minutes
- I-95 Highway: 3 miles / 6 minutes



Fort Lauderdale Executive Airport

1.5 miles / 4 minutes

Fort Lauderdale Hollywood International Airport

11 miles / 17 minutes

Miami International Airport

33 miles / 39 minutes

Palm Beach International Airport

37 miles / 36 minutes

International Cruise Ship Port Everglades

10 miles / 20 minutes



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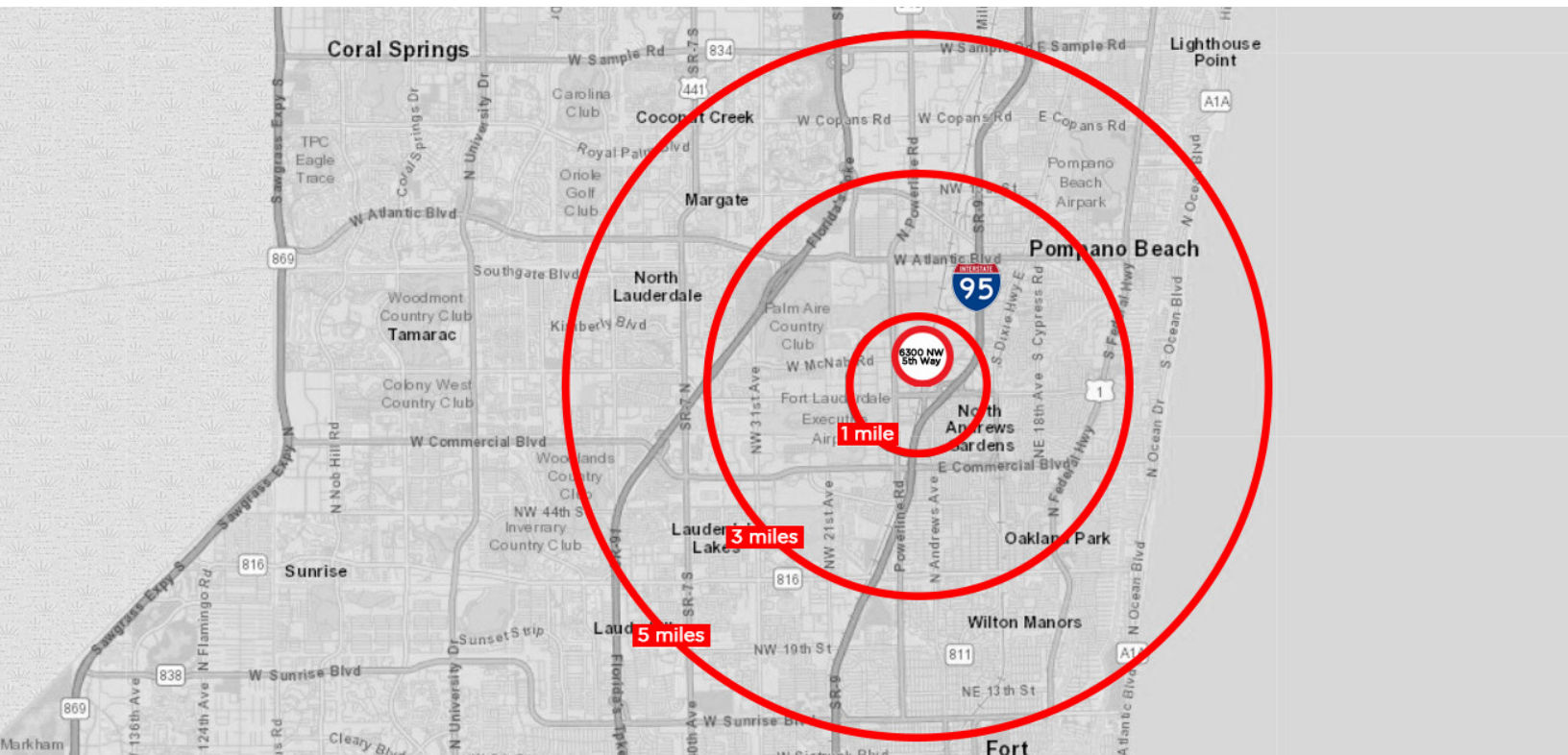
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ADDITIONAL INFORMATION



1 MILE 3 MILES 5 MILES

Recently renovated, 2 story building has lots of glass windows and one of the highest parking ratios in the area. Entire second floor, as well as a separate 1,987 SQ FT suite on the first floor (24,106 SQ FT) is available for sale or lease. Building signage for a large user may be available. Alpha Unit plus Unit A (32,703 SQ FT) could be available for sale or lease to a quality prospect.

Total Businesses:	1,689	10,503	23,341
Tech Businesses:	5.6%	5.8%	6.7%
Population:	7,731	122,551	378,376
Total Households:	2,848	53,212	159,329

TRAFFIC COUNT

W Cypress Road: 52,500 vehicles per day
 Powerline Road: 39,000 vehicles per day

Office condos for sale from \$180-\$185/SQ FT and for lease from \$14-\$17/SQ FT NNN. Estimated pass-through expenses are \$5.25/SQ FT plus electric.

Property is conveniently located close to I-95, just off Cypress Creek Road in a beautifully maintained office park with a tri-rail station behind the property.



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