



BUILDING 500
500 West Cypress Creek Road
Fort Lauderdale, FL 33309

BUILDING 550
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Fort Lauderdale, FL 33309

CONTACT
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BANYAN STREET
CAPITAL

AVISON
YOUNG

Direct access to I-95

Adjacent to Cypress Creek's Tri-Rail Station

Minutes from the Florida Turnpike and Ft. Lauderdale Executive and International Airport

Walking distance to hotels, restaurants, retail and banking

Gourmet deli and on-site roving security guard until 10:00PM nightly

On-site property management

Abundant 4:1000 parking

Efficient space planning

On-site mail and overnight carrier drop boxes



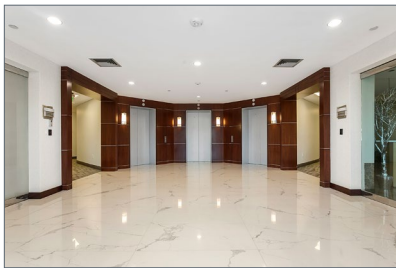
Pinnacle Corporate Park

500/550 W. CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309

PROPERTY HIGHLIGHTS

- Two Class A Buildings Totaling 262,434 s.f.
- 4 per 1,000 s.f. Parking Ratio
- High Speed Elevators
- Property Management and Café On-site
- Close Proximity to I-95 interchange, Adjacent to Tri-Rail Station

RENTAL RATE: \$20.00 NNN
OPERATING EXPENSES: \$11.50



AVAILABLE SUITES

500 Building

- Suite 100: 8,183 SF
 - Suite 120: 1,200 SF
 - Suite 210: 1,200 SF
 - Suite 220: 3,050 SF
 - Suite 290: 1,626 SF
 - Suite 390: 2,400 SF (Training Rooms)
 - Suite 550: 1,500 SF
 - Suite 560: 2,192 SF
 - Suite 570: 7,644 SF
 - Suite 755: 1,077 SF
*Available 2/1/19
- } *Contiguous
Up to 11,336 sf*

550 Building

- Suite 120: 4,625 SF (13 offices)
 - Suite 200: 23,434 SF
*Available 12/1/18
 - Suite 320: 3,480 SF
 - Suite 410: 3,995 SF
 - Suite 420: 2,405 SF
 - Suite 450: 3,650 SF
 - Suite 500: 2,900 SF
- } *Contiguous
Up to 10,050 sf*

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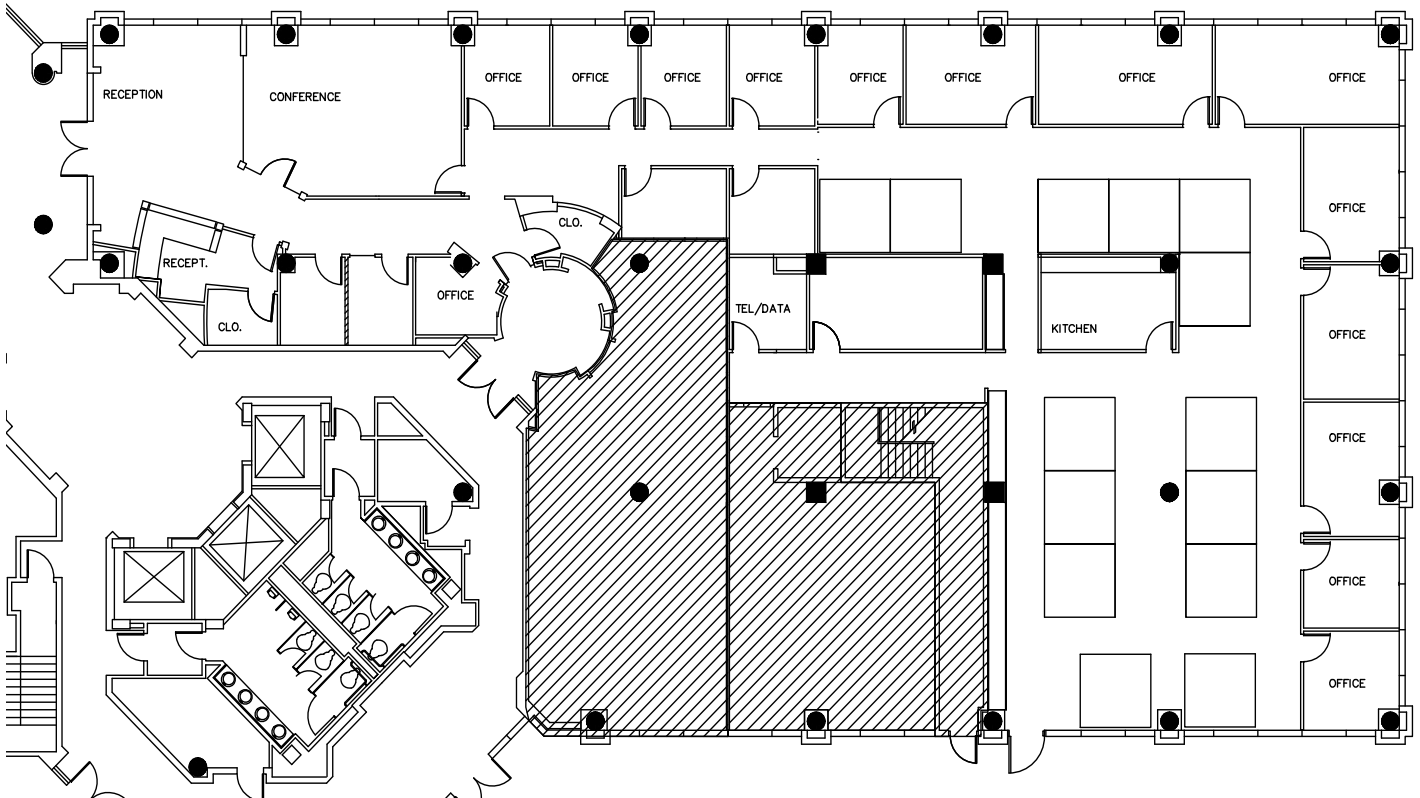
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PINNACLE
CORPORATE PARK
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500 W. CYPRESS CREEK ROAD
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SUITE 100 - 8,183 SF



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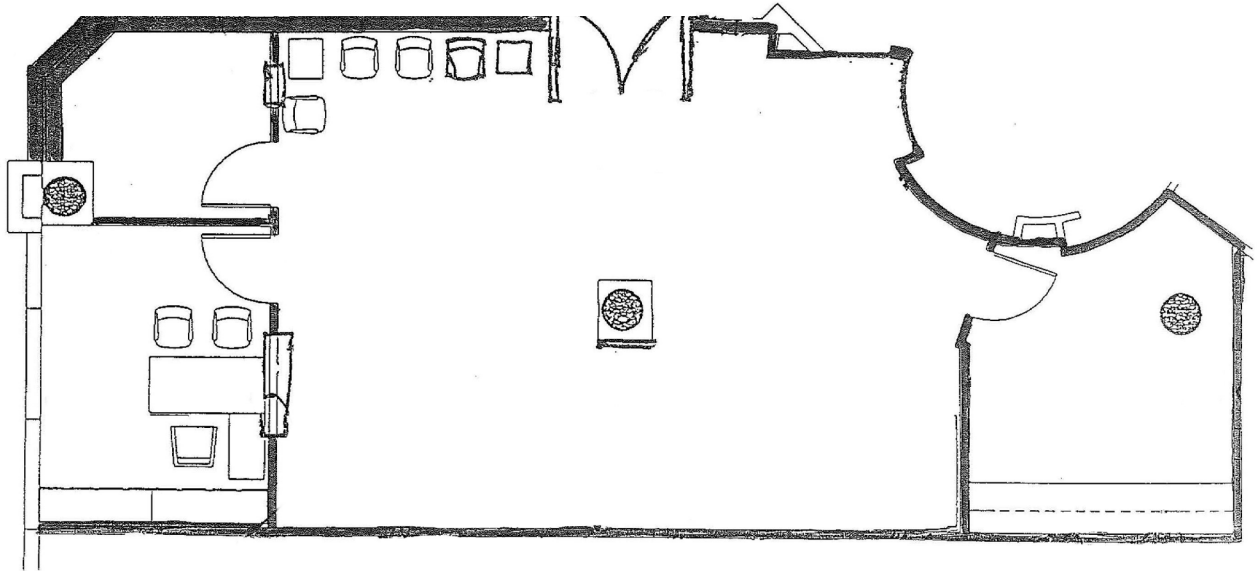
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PINNACLE
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500 W. CYPRESS CREEK ROAD
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SUITE 120 - 1,200 SF



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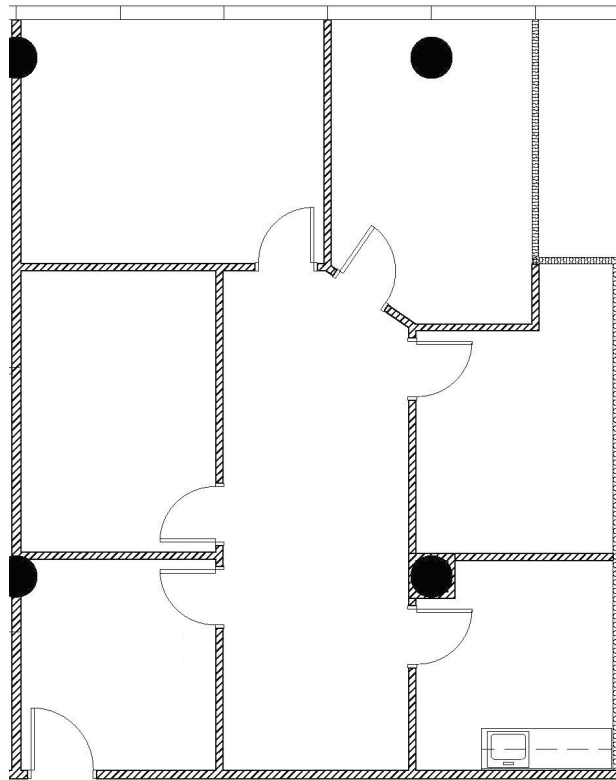
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PINNACLE
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500 W. CYPRESS CREEK ROAD
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SUITE 210 - 1,200 SF



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500 W. CYPRESS CREEK ROAD
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SUITE 220 - 3,050 SF



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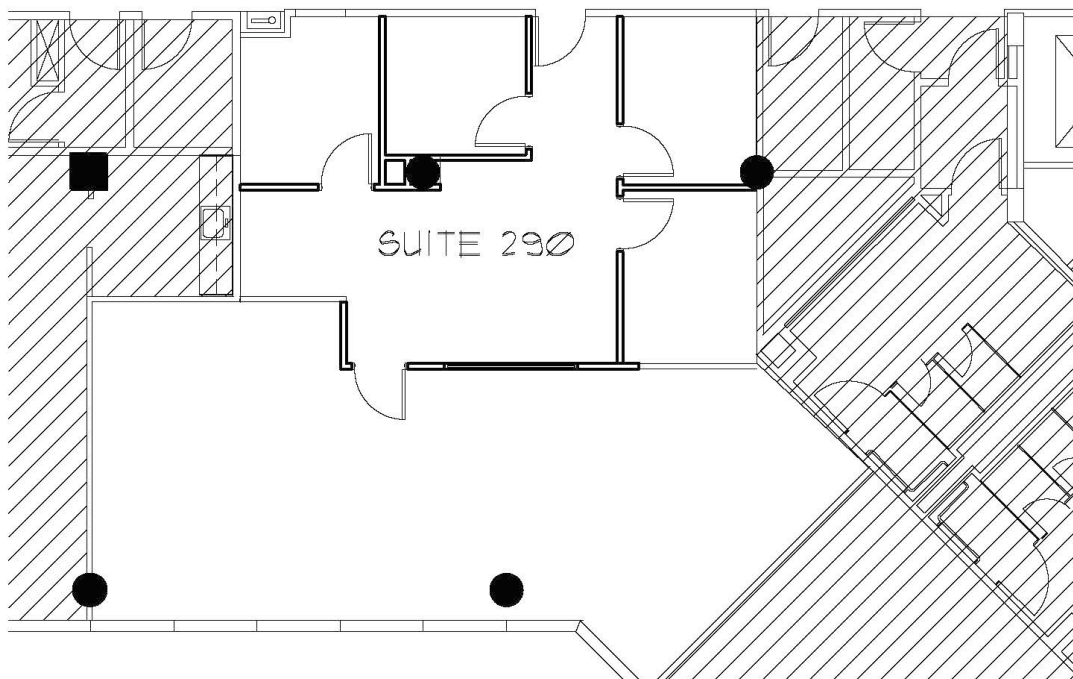
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500 W. CYPRESS CREEK ROAD
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SUITE 290 - 1,626 SF



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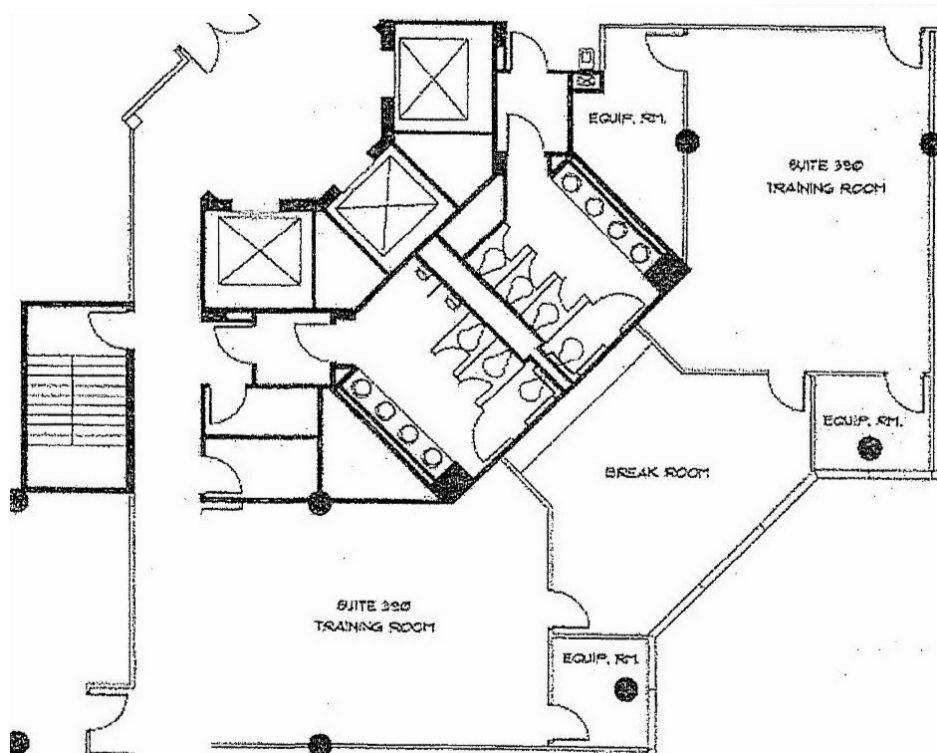
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500 W. CYPRESS CREEK ROAD
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SUITE 390 - 2,400 SF



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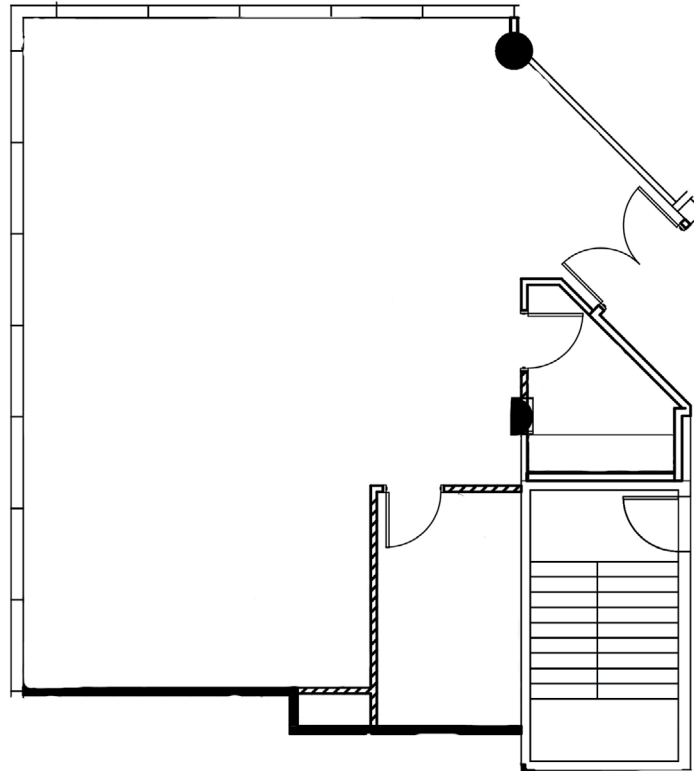
PINNACLE
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500 W. CYPRESS CREEK ROAD
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SUITE 550 - 1,500 SF

Contiguous up to 11,336 sf



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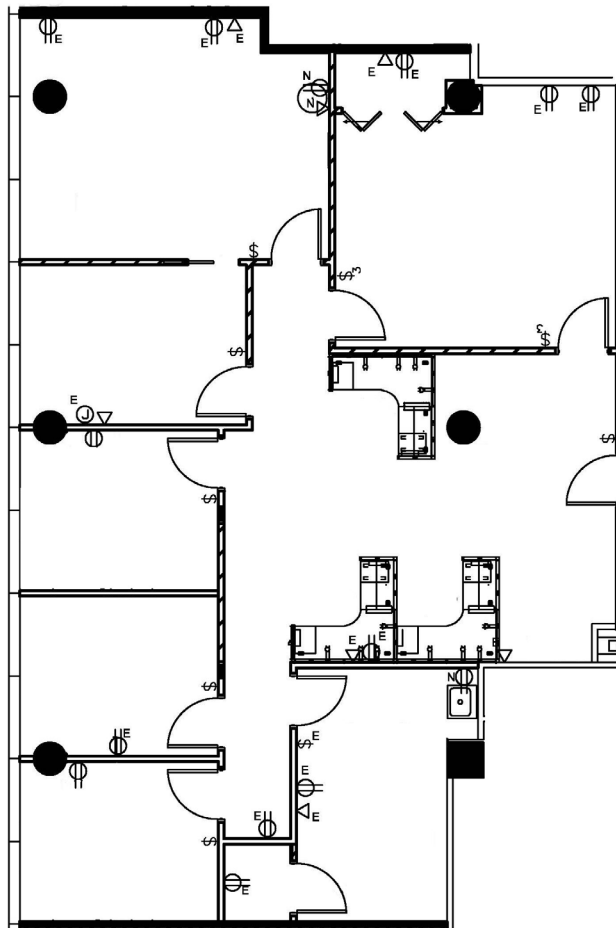
Pinnacle Corporate Park

500 W. CYPRESS CREEK ROAD
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SUITE 560 - 2,192 SF

Move-in Ready

Contiguous up to 11,336 sf



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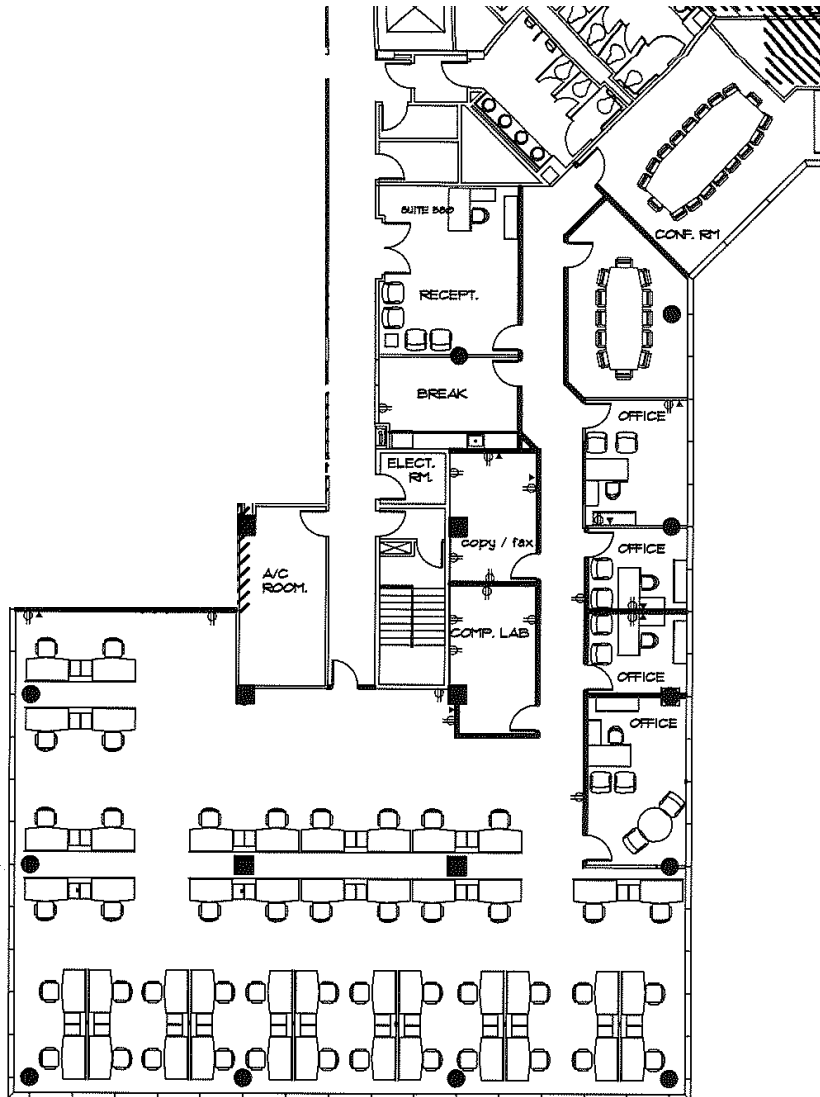
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500 W. CYPRESS CREEK ROAD
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SUITE 570 - 7,644 SF

Contiguous up to 11,336 sf



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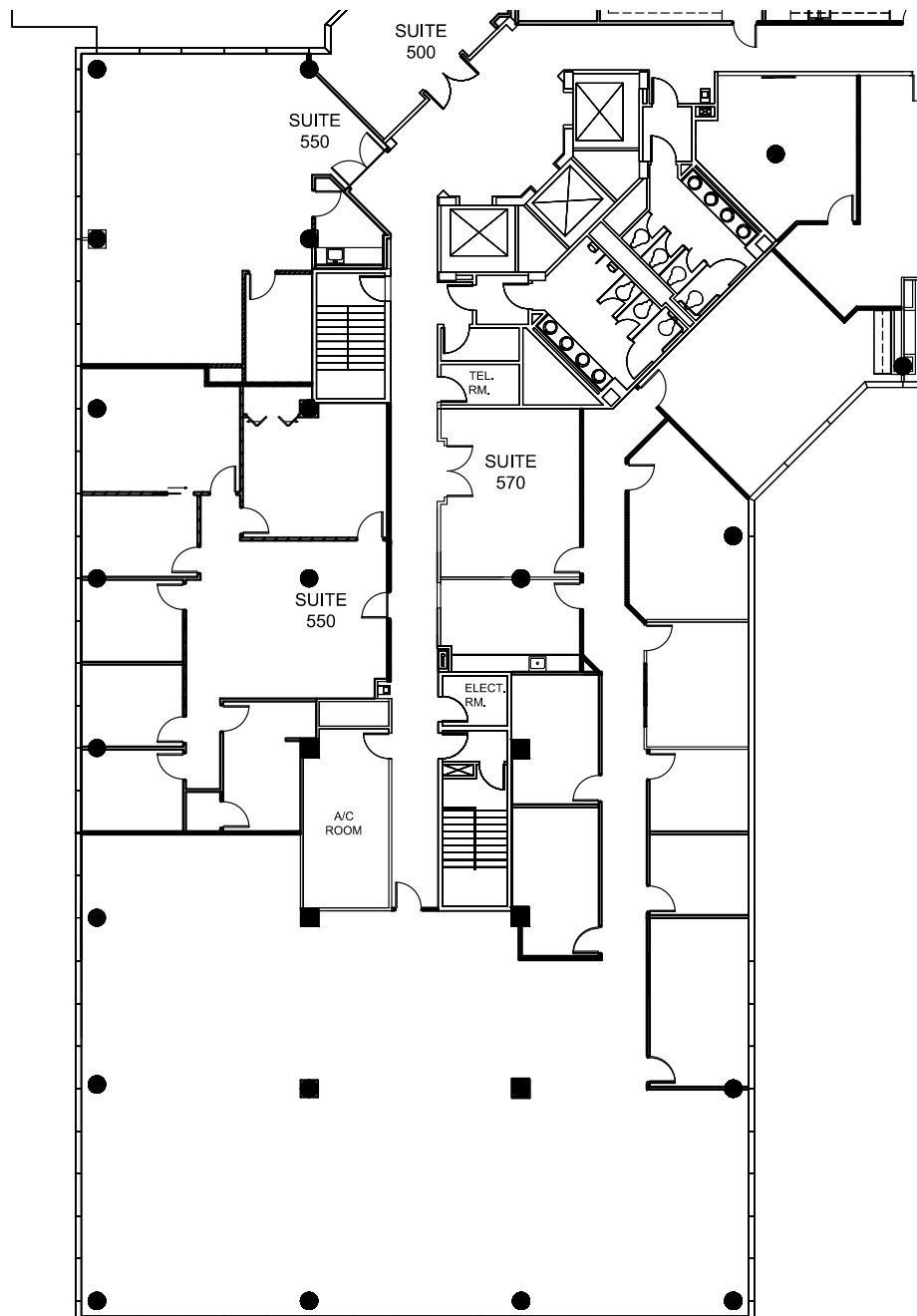
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500 W. CYPRESS CREEK ROAD
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SUITE 550/560/570 - 11,336 SF



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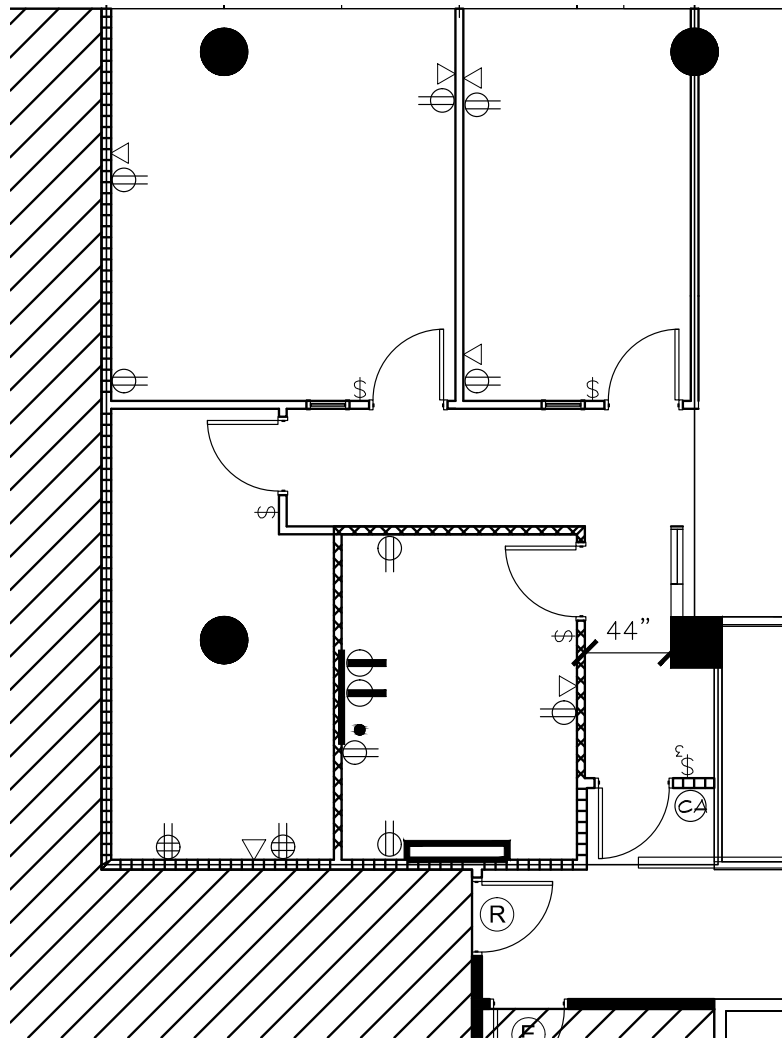
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500 W. CYPRESS CREEK ROAD
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SUITE 755 - 1,077 SF



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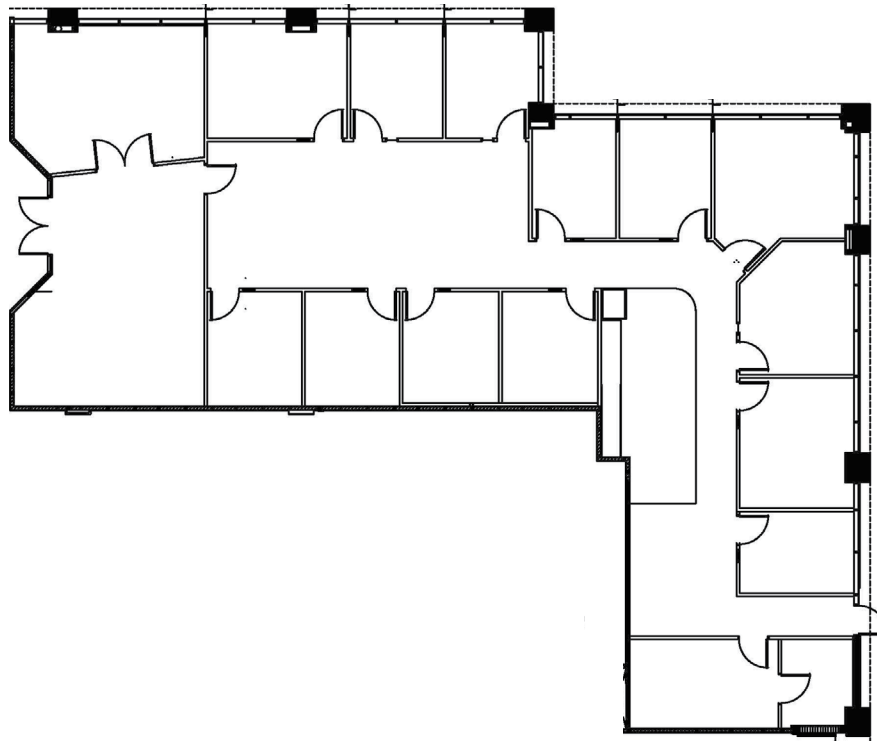
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550 W. CYPRESS CREEK ROAD
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SUITE 120 - 4,625 SF



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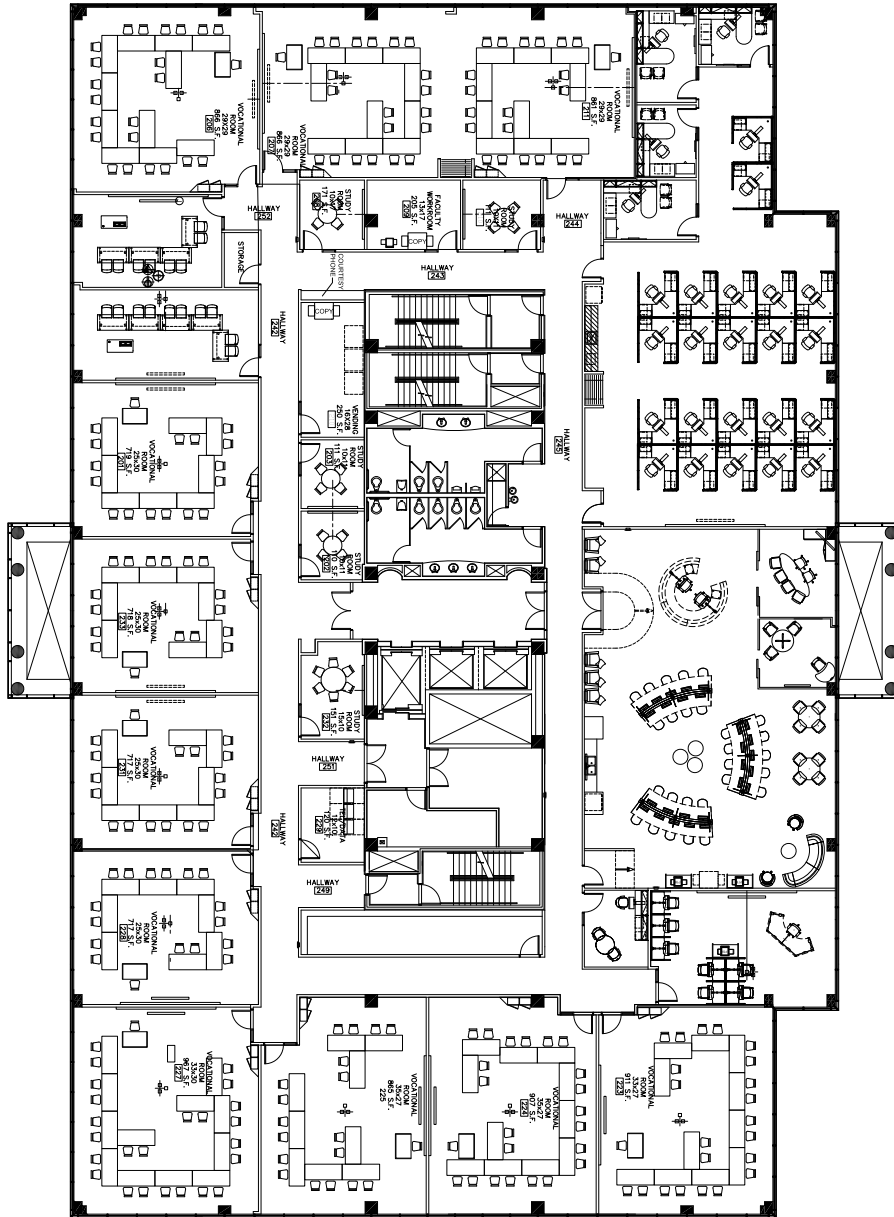
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SUITE 200 - 23,434 SF



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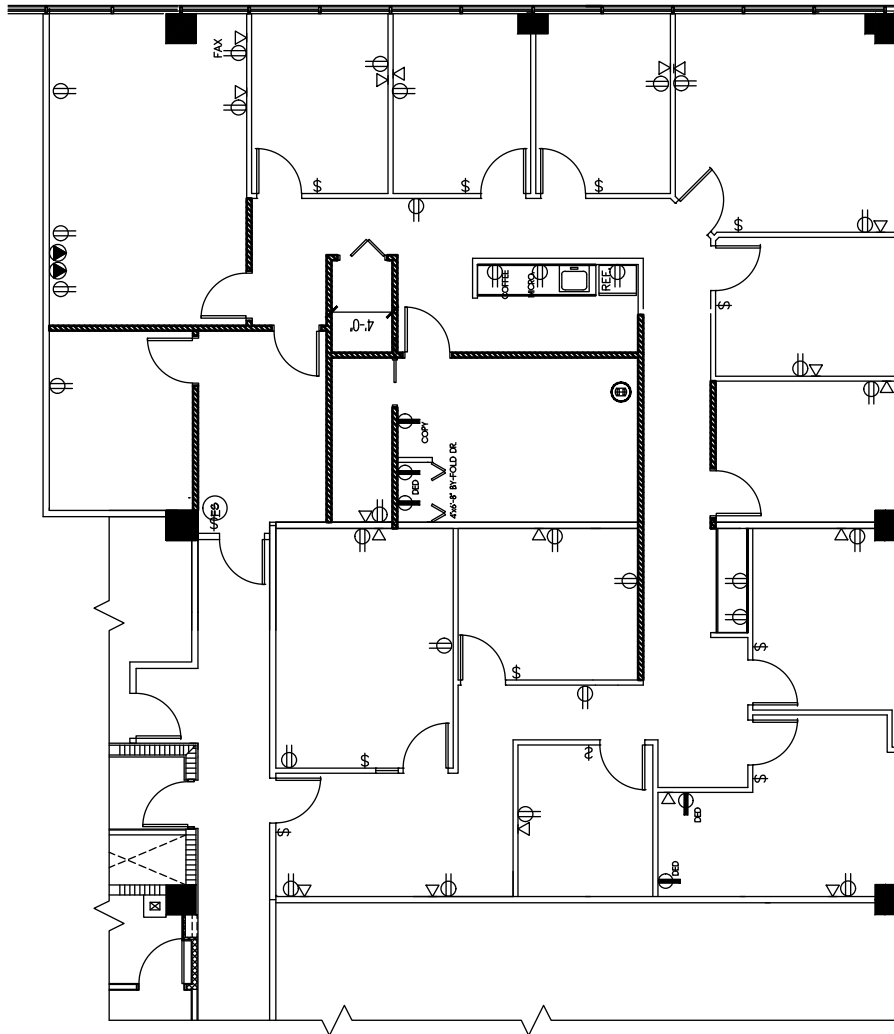
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SUITE 320 - 3,480 SF



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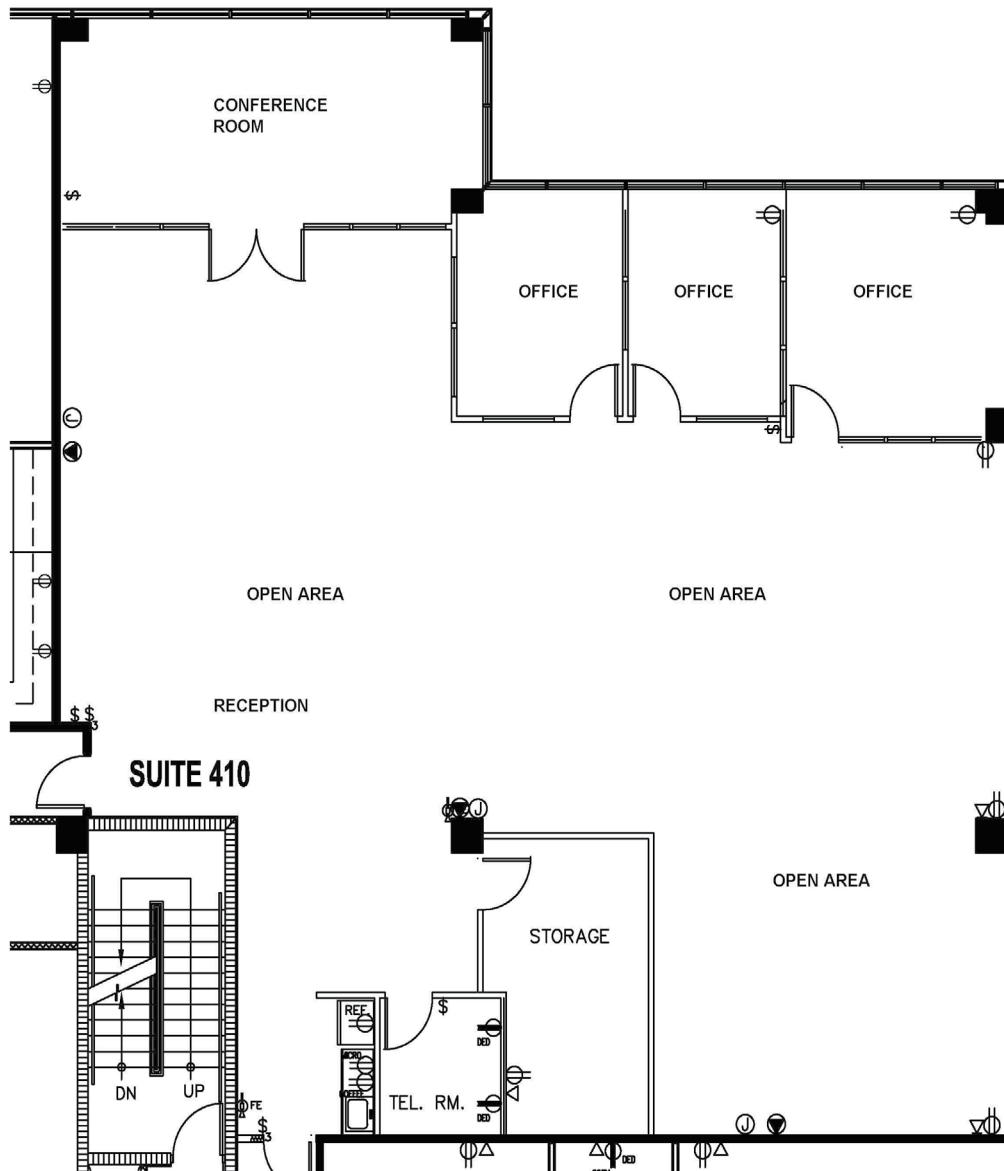
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SUITE 410 - 3,995 SF

Contiguous up to 10,050 sf



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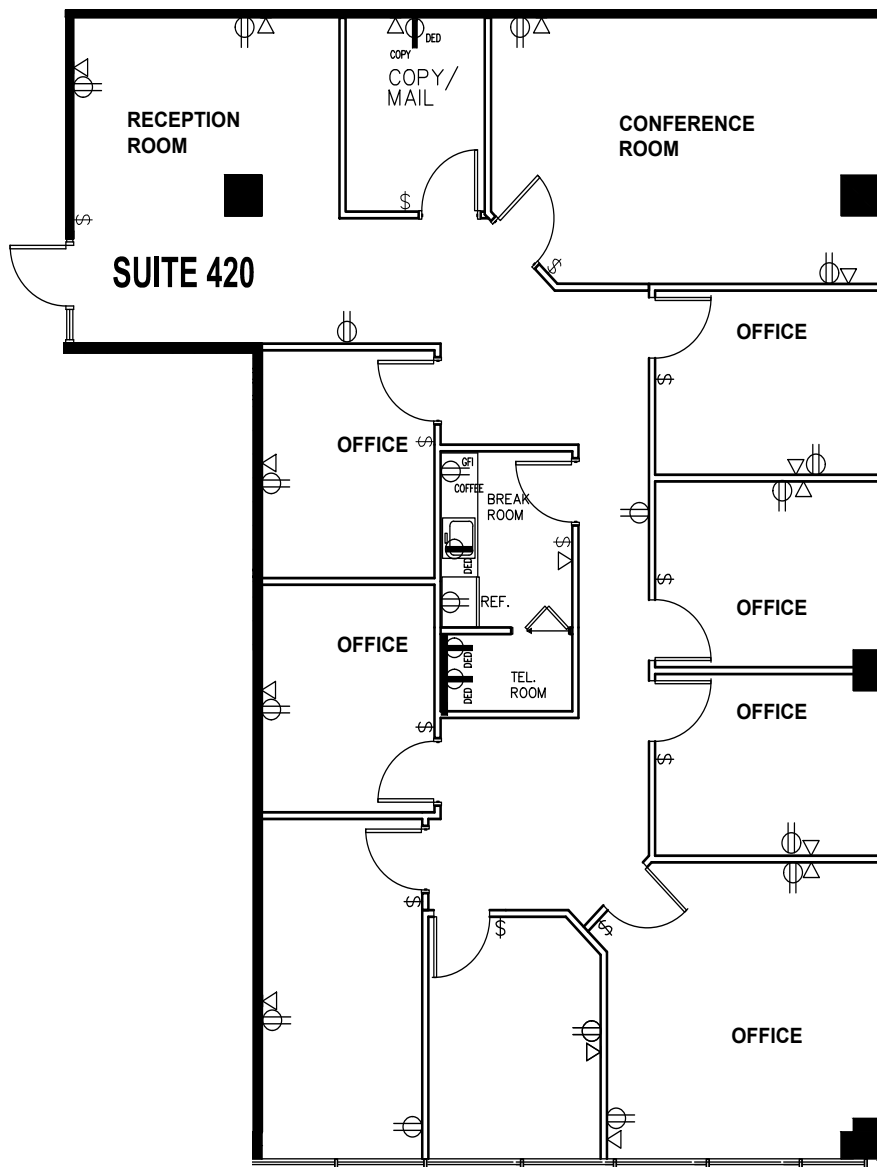
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SUITE 420 - 2,405 SF

Contiguous up to 10,050 sf



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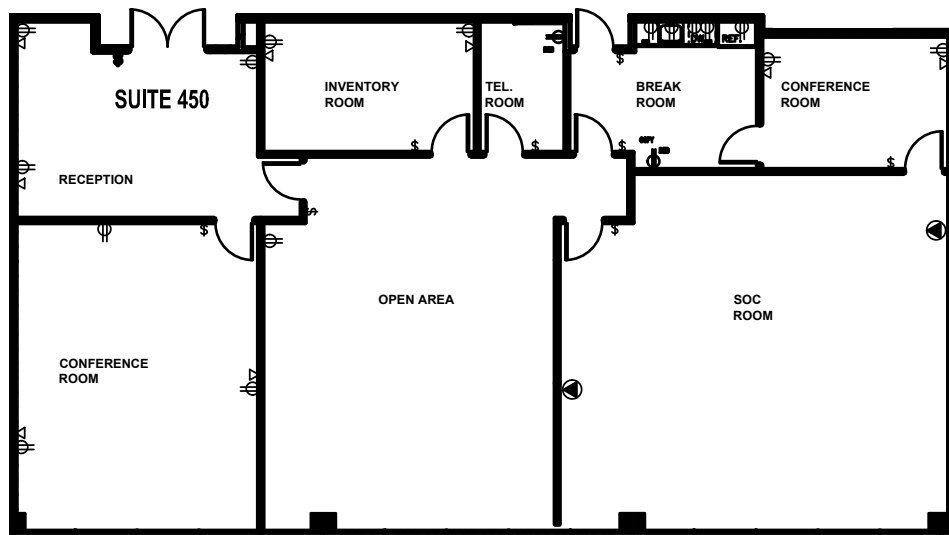
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SUITE 450 - 3,650 SF

Contiguous up to 10,050 sf



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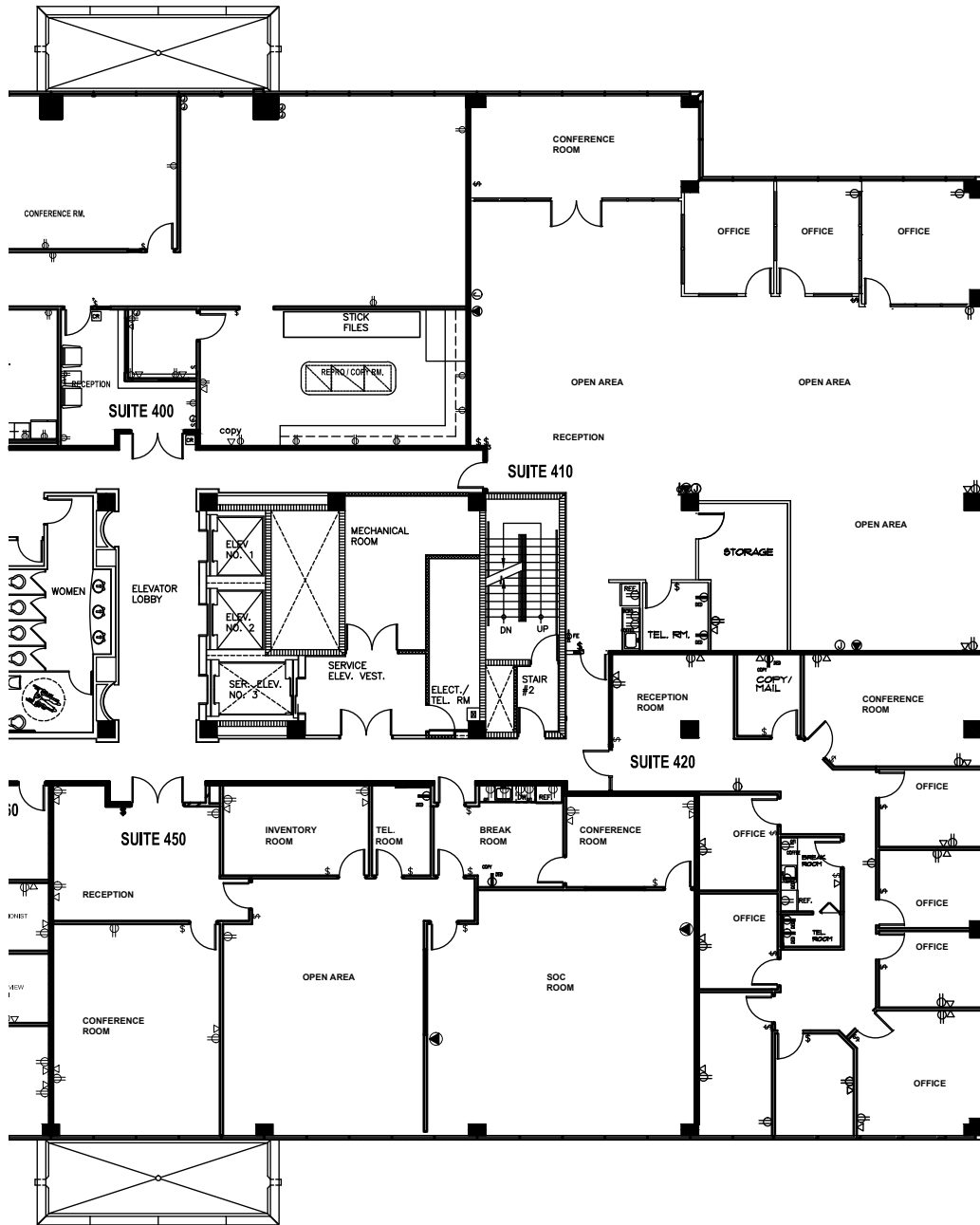
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SUITES 410/420/450 - 10,050 SF



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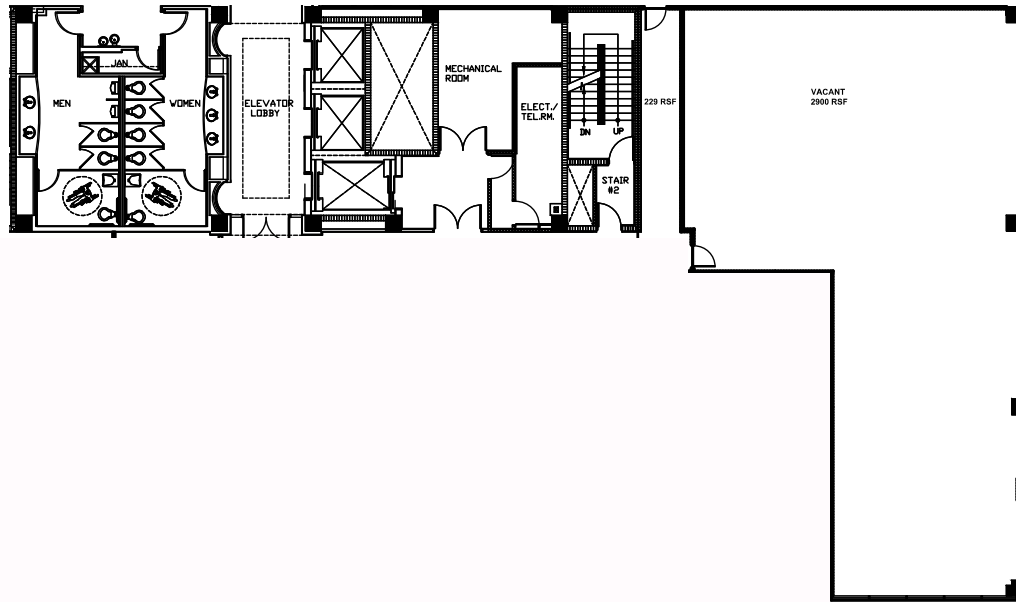
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SUITE 500 - 2,900 SF



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PINNACLE

C O R P O R A T E P A R K



RESTAURANTS

- 1 Chili's Grill & Bar
- 2 Gyroville
- 3 Chipotle
- 4 LongHorn Steakhouse
- 5 SUBWAY®
- 6 Jersey Mike's Subs

HOTELS

- 1 Extended Stay America Hotel
- 2 La Quinta Inn & Suites
- 3 Marriott
- 4 Sheraton Suites

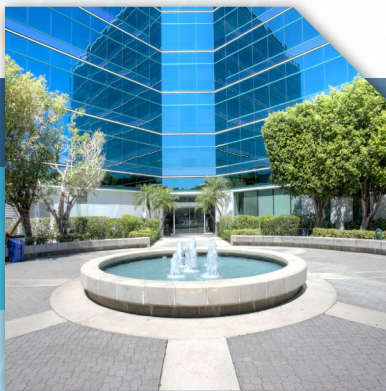
FINANCIAL

- 1 Bank of America
- 2 Citibank
- 3 SunTrust Bank
- 4 TD Bank

SERVICES

- 1 AT&T
- 2 LA Fitness
- 3 Office Depot

From beautiful landscaping to attractive main lobbies with granite floors, Pinnacle Corporate Park is the best in class Cypress Creek business address. Conveniently located one block from I-95 and just steps away from the Tri-Rail station, Pinnacle Corporate Park provides ease of access for multiple forms of transportation. With immediate access to upscale area amenities, Pinnacle Corporate Park is where business success meets ultimate location.



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