

# FOR LEASE

800 EAST CYPRESS CREEK RD  
FORT LAUDERDALE, FL 33334



## 800 E CYPRESS

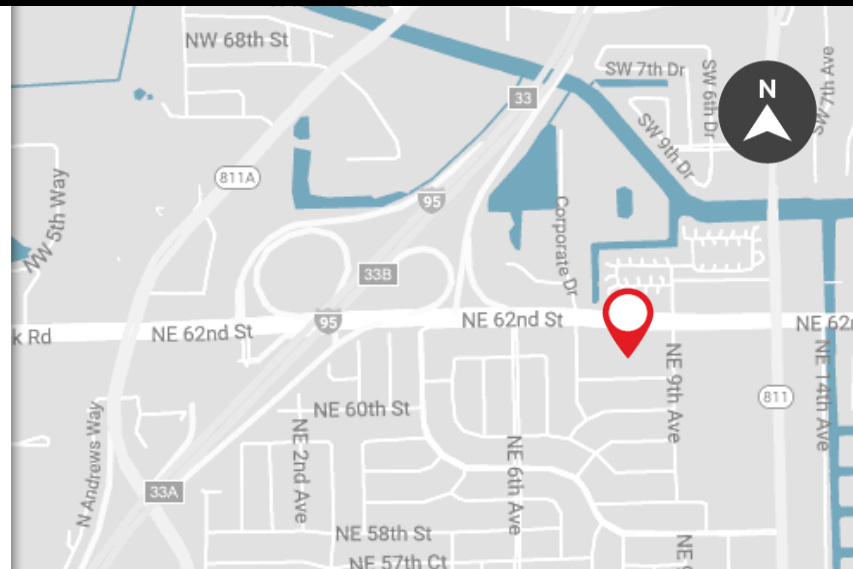
### AVAILABLE SPACE

SUITE	SF	RATE
203	1,908	\$14 NNN
401	4,295	\$14 NNN

### PROPERTY FEATURES:

- Fully remodeled units
- Plug and play
- Located just east of I-95
- Abundant parking
- Covered parking available
- Monument signage opportunity on Cypress Creek Rd
- 24/7 keycard security access for tenants
- Freshly painted building exterior

\*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



### FOR MORE INFORMATION PLEASE CONTACT:

#### WILL RAMIREZ

Associate, Brokerage Services

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**954.246.2377**

#### DANIEL OTTEN

Florida Licensed Real Estate Broker

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OFFICE eCODE 550

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	DEMOGRAPHICS		
	1 Mile	3 Mile	5 Mile
2017 POPULATION	17,843	132,008	331,396
GROWTH 2017-2022	+5.45%	+6.27%	+6.41%
2017 HOUSEHOLDS	7,147	59,873	143,638
GROWTH 2017-2022	+4.84%	+5.76%	+6.10%
AVERAGE AGE	38.80	43.50	42.50
AVERAGE HH INCOME	\$67,704	\$71,271	\$68,879
DAYTIME EMPLOYEES	17,372	128,040	235,306

TRAFFIC COUNTS		
INTERSECTION		CARS PER DAY
E CYPRESS CREEK RD	I-95	37,559
DIXIE HWY	S DIXIE HWY	23,,500
E CYPRESS CREEK RD	NE 7TH AVE	33,302
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