



Property Highlights



- 10-Story, 216,038 SF Office Building
- High visibility location property adjacent to 1-95 with an average daily traffic of 275,000 vehicles
- On-site Tri-Rail Station with service to Miami-Dade and Palm Beach counties which is ideal for transit conscious employers and employees
- Ample parking for tenants and visitors
- Floor to ceiling glass provides for an abundance of natural light
- Ideally situated between I-95 and Cypress Creek Tri-Rail Station
- Cypress Creek location providing access to numerous dining, lodging and other amenities
- Architecturally distinctive lobby



Urban Connectivity Trade Centre South is located in the Cypress Creek submarket, a highly amenitized area, with dozens of dining and entertainment options within 1-mile radius. Spectacular views of both downtown Ft. Lauderdale and surrounding Broward County.

Outstanding Location Trade Centre South has

a unique position with frontage along I-95.



216,038 RSF



Class A Office Space



Parking ratio: 4/1,000 SF



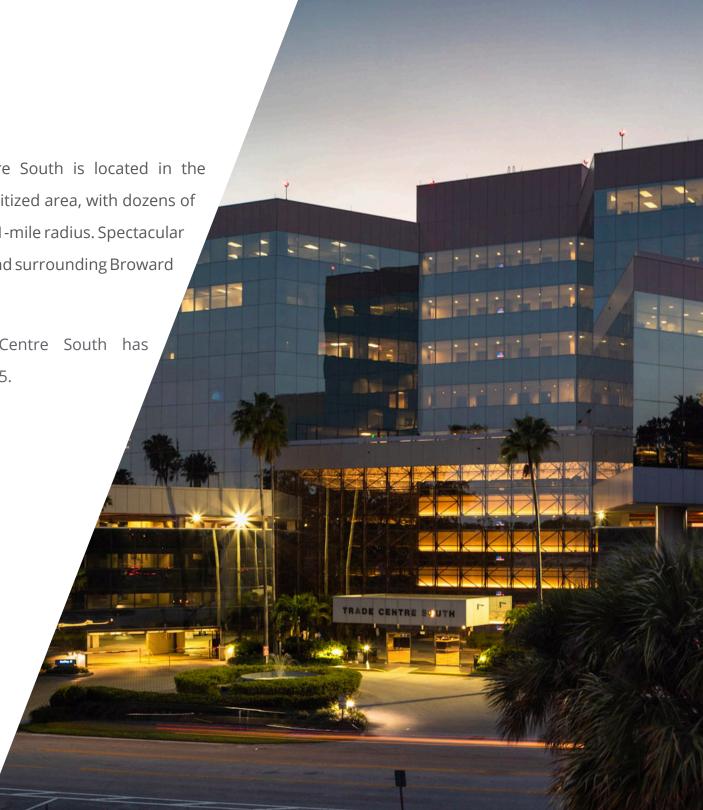
10 stories (6-story office building atop a 4-story parking garage)



Easy access to major Broward roads and I-95



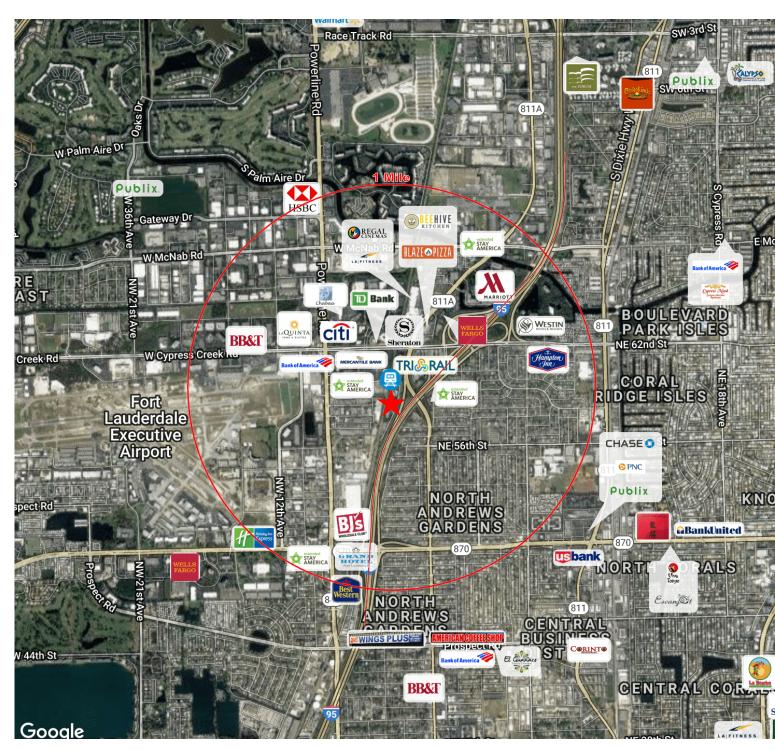
Transit-oriented Location





Amenities Map

Cypress Creek submarket is strategically located along 1-95 with access to numerous dining, lodging and other amenities.





Gallery













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Jonathan Kingsley

Vice Chairman
Office and Industrial Services
+1 954 652 4610
jonathan.kingsley@colliers.com

Jarred Goodstein

Senior Vice President Office Services +1 954 652 4617 jarred.goodstein@colliers.com

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