

Trade Centre South

URBAN CONNECTIVITY

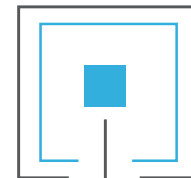
100 West Cypress Creek Road
Fort Lauderdale, FL 33309



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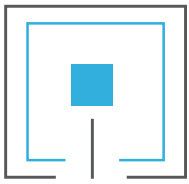




TRADE CENTRE SOUTH
URBAN CONNECTIVITY

Property Highlights

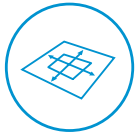
- 10-Story, 216,038 SF Office Building
- High visibility location - property adjacent to I-95 with an average daily traffic of 275,000 vehicles
- On-site Tri-Rail Station with service to Miami-Dade and Palm Beach counties which is ideal for transit conscious employers and employees
- Ample parking for 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



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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



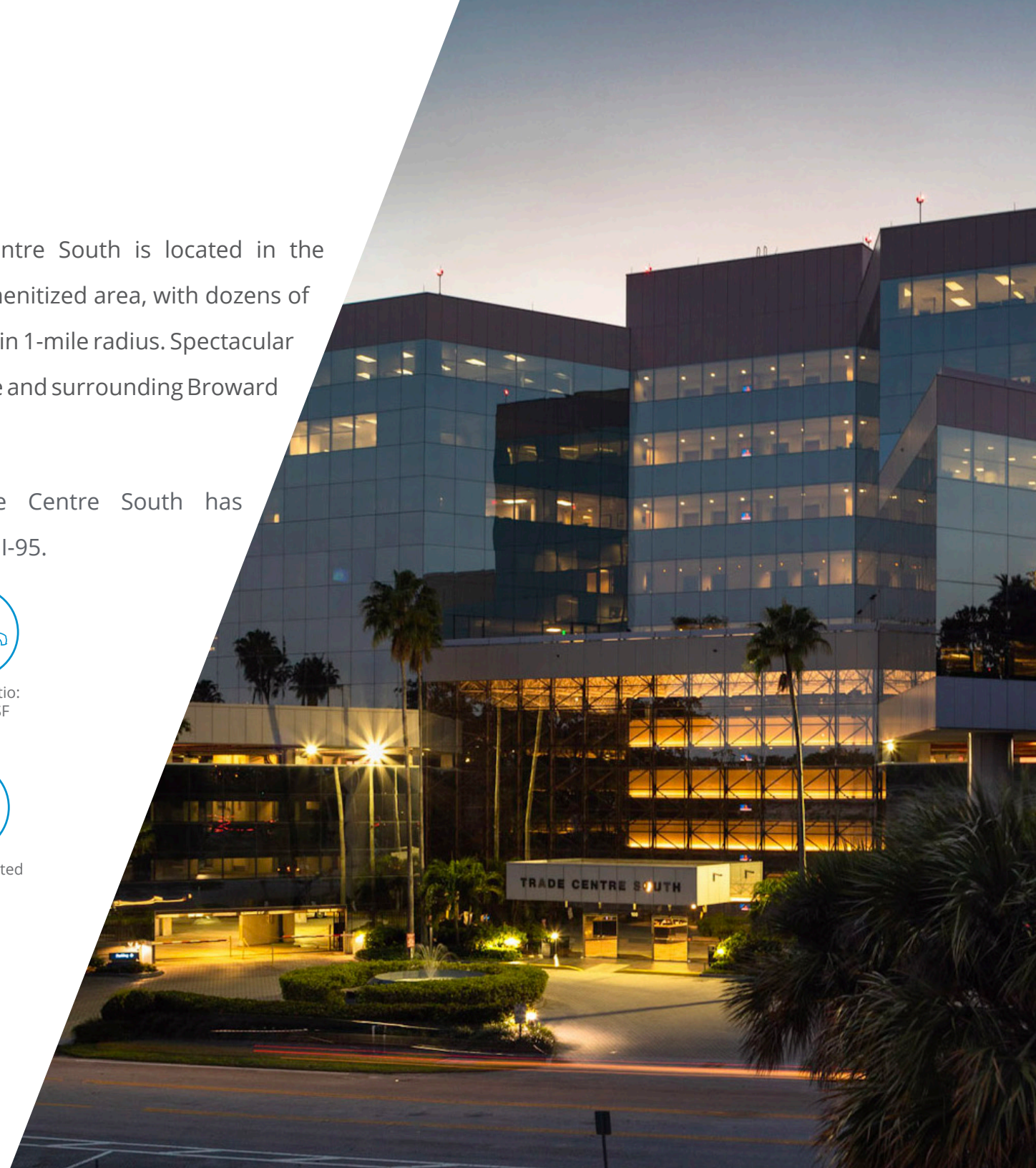
10 stories
(6-story office
building atop a
4-story parking
garage)

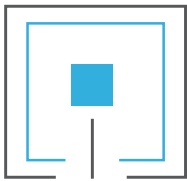


Easy access to
major Broward
roads and I-95



Transit-oriented
Location

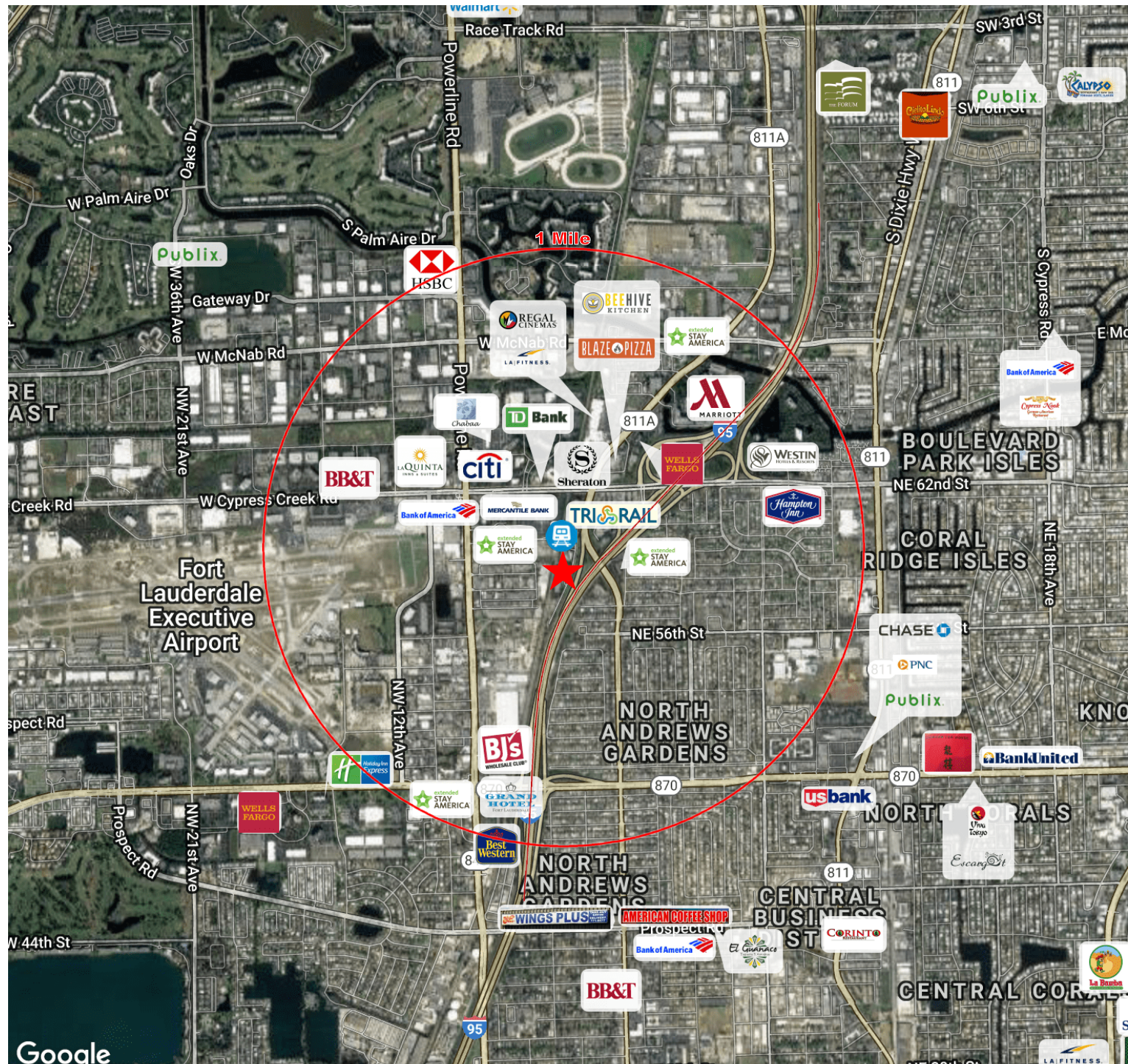


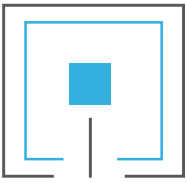


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Amenities Map

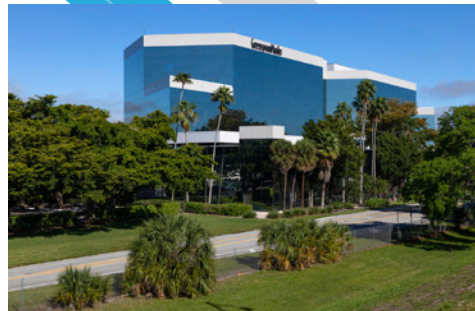
Cypress Creek submarket is strategically located along 1-95 with access to numerous dining, lodging and other amenities.

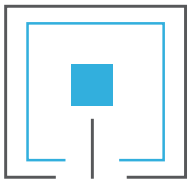




TRADE CENTRE SOUTH
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Gallery

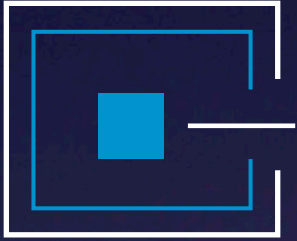




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