



CYPRESS

— FINANCIAL CENTER —

5900 N. Andrews Avenue
Fort Lauderdale, FL 33309



CLASS A
OFFICE



IMMEDIATE
EXPRESSWAY
ACCESS



COMPLETELY
RENOVATED



Owned & Operated By

Steelbridge

cypressfinancialcenter.com



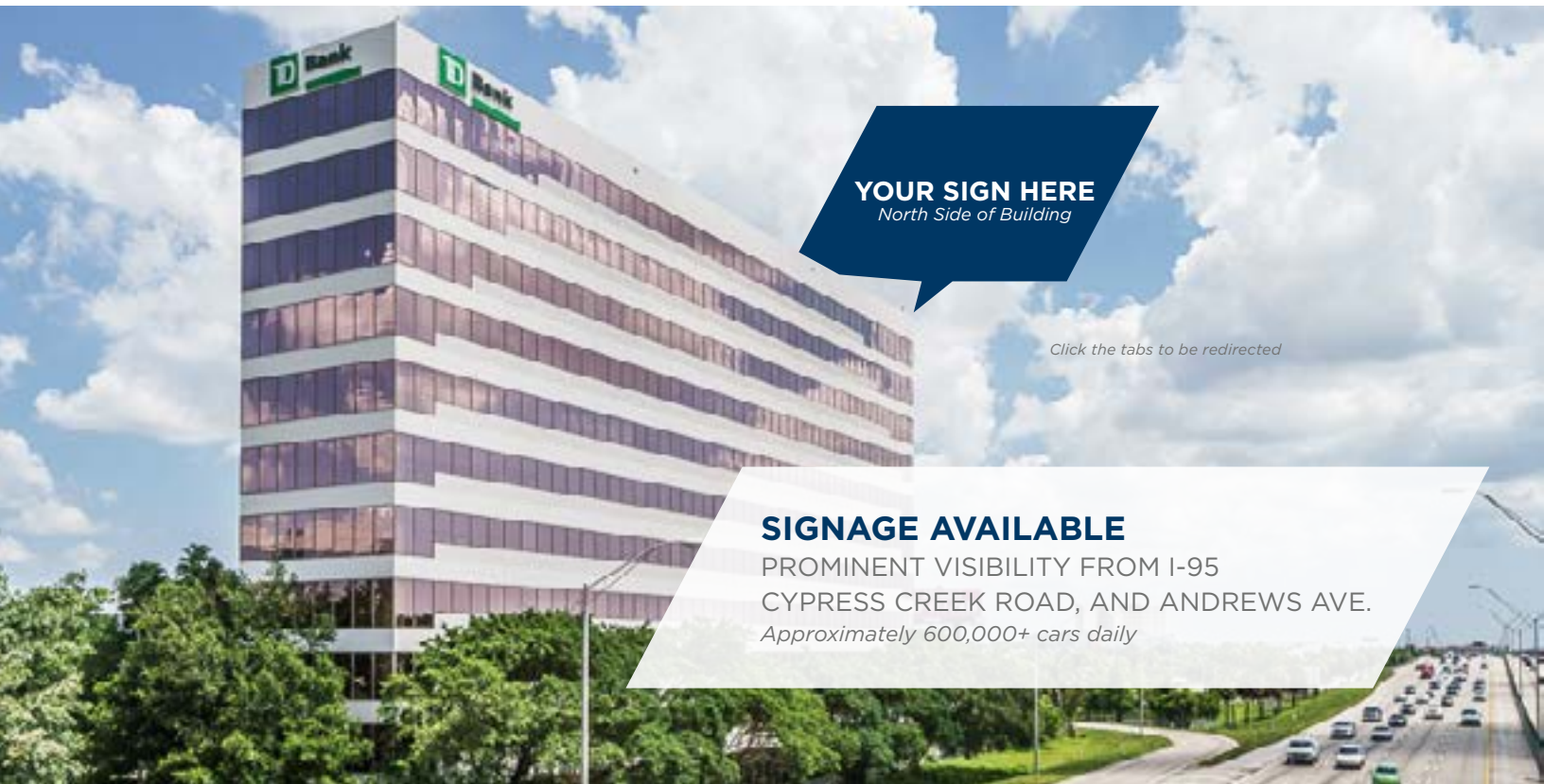
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AN UPTOWN JEWEL WITHOUT DOWNTOWN PRICES

With extensive renovations completed, Cypress Financial Center continues to attract top-tier tenants such as City National Bank, Marcus & Millichap, TD Bank, and Altadis. Newly renovated elegant common areas, on-site food options, best-in-class enhancements to the building's interior and exterior and a complete elevator modernization make Cypress Financial Center the premier office location for major corporations and employers in South Florida.

Cypress Financial Center is South Florida's only Class A office tower that sits adjacent to the region's primary artery, I-95, providing unparalleled convenience, access and visibility to the area's six million residents - ideal for tenants servicing this vast region and population.

Consider Cypress Financial Center for your business needs.



YOUR SIGN HERE
North Side of Building

Click the tabs to be redirected

SIGNAGE AVAILABLE

PROMINENT VISIBILITY FROM I-95
CYPRESS CREEK ROAD, AND ANDREWS AVE.
Approximately 600,000+ cars daily



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PROPERTY HIGHLIGHTS

- NEWLY renovated lobby and common areas
- NEWLY renovated elevators including all mechanical systems and cab interiors
- NEWLY renovated common area restrooms
- NEW landscaping
- NEW monument and directional signage throughout the property
- NEW exterior lighting
- **Exclusive on-ramp access to I-95 Southbound**
- Attached parking garage offering 4:1,000 SF
- On-site security
- On-site property management
- On-site café serving both breakfast and lunch
- Weekly car wash service available





LOCATION DETAILS

- The only office building in South Florida with a direct on-ramp to I-95 southbound
- Prominent visibility from I-95 and Cypress Creek Road (visible by 600,000+ cars per day)
- Ideal central location serving the tri-county area
- Immediate access to Tri-Rail and shuttle service
- Broward County Transit Park & Ride adjacent to building
- **New Sun Trolley's Uptown Link Route** —a free midday shuttle service that serves passengers who are in and around the Uptown Business District off Cypress Creek Road, connecting and serving local amenities
- Minutes from restaurants, hotels and banks

For more information, please contact:

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