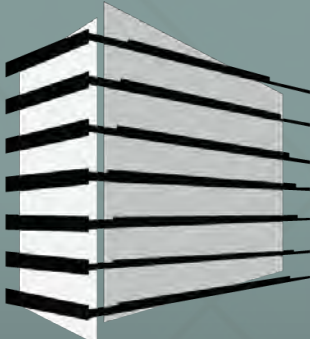


# CLASS A OFFICE

IMMEDIATE EXPRESSWAY ACCESS  
COMPLETELY RENOVATED



**CYPRESS**  
— FINANCIAL CENTER —

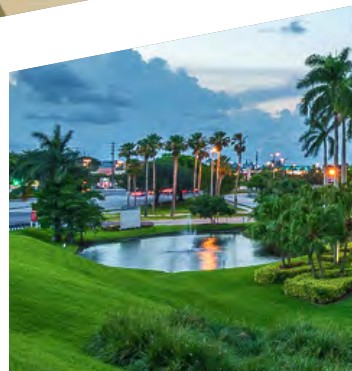


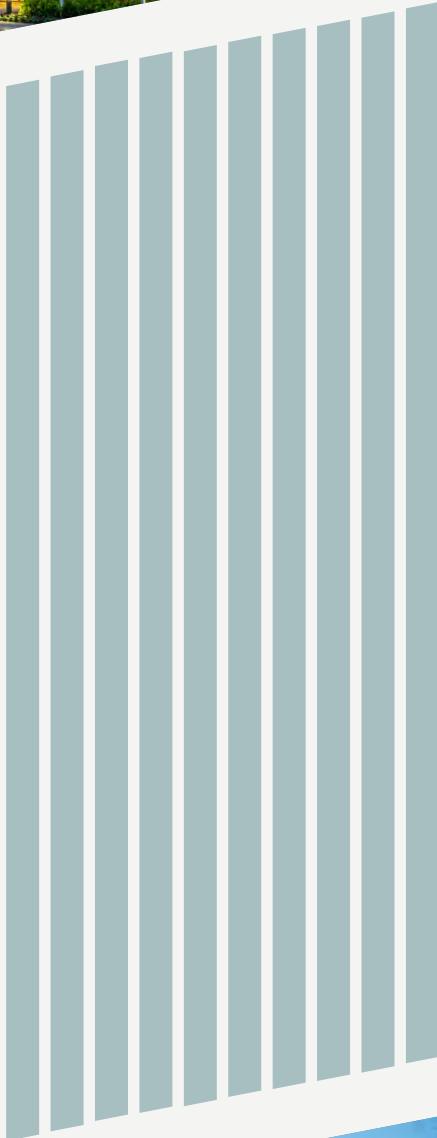
# PRESTIGE HAS NEVER BEEN SO ACCESSIBLE.

Cypress Financial Center continues to attract top-tier tenants such as City National Bank, Marcus & Millichap, and TD Bank. 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 plus residents - ideal for tenants servicing this vast region and population.

Consider Cypress Financial Center for your business needs.





# PROPERTY HIGHLIGHTS



COMING SOON: TENANT LOUNGE & CONFERENCE/TRAINING ROOM



Elegant lobby and common areas



Renovated elevators including all mechanical systems and cab interiors



Renovated common area restrooms



Lush landscaping



Monument and directional signage throughout the property



Upgraded exterior lighting



Exclusive on-ramp access to I-95 Southbound



Attached parking garage offering 4:1,000 SF



On-site security



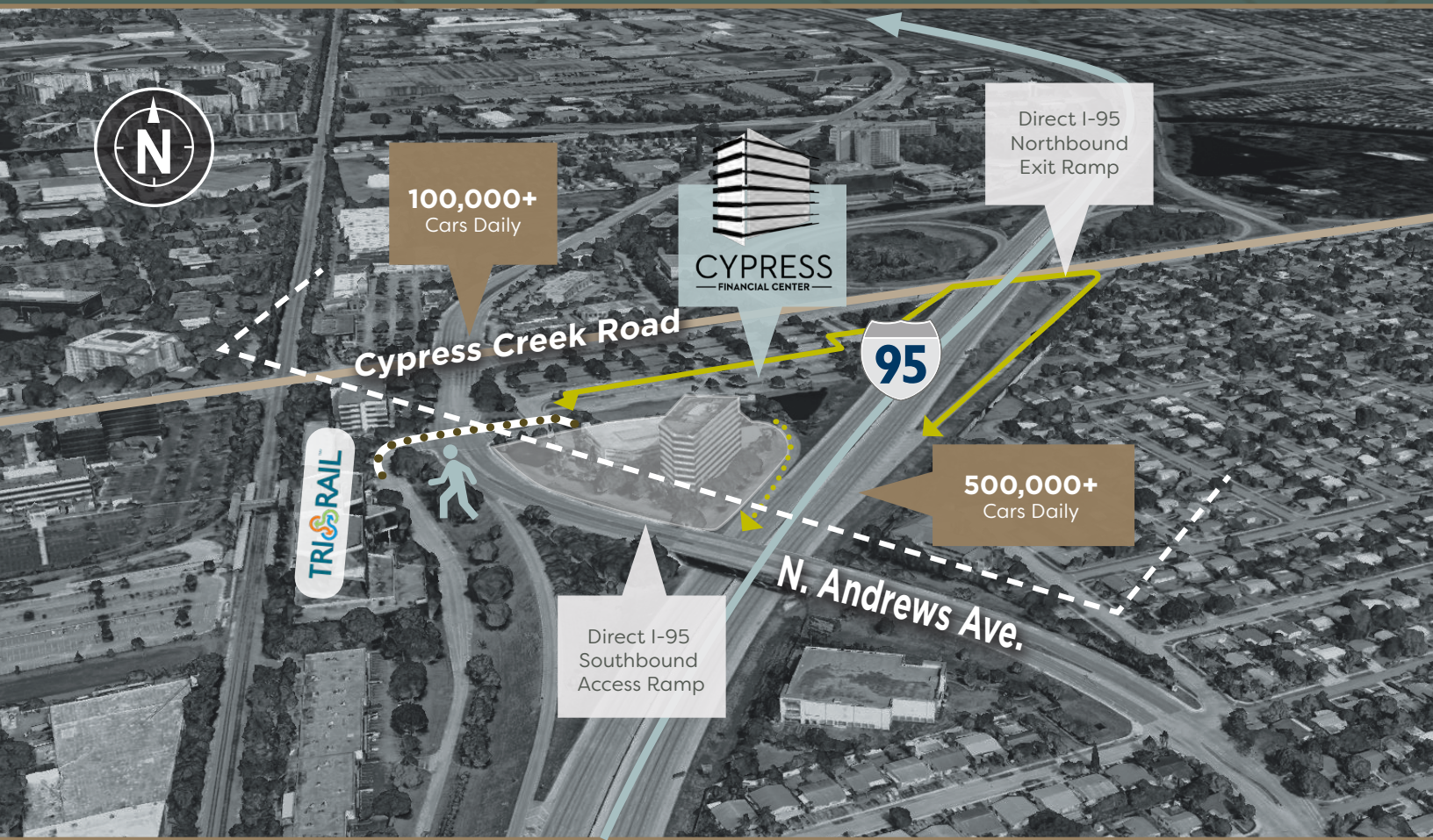
On-site property management



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

For more information, please contact:

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