



## **82,000 SF MULTI-TENANT MEDICAL OFFICE BUILDING ANNOUNCED BY DEVELOPER FOR FORT LAUDERDALE'S CYPRESS CREEK**

**Week of February 6, 2017**

Cypress Creek Medical Pavilion, LLC has announced the development of a brand new, two-story 82,000 square foot multi-tenant medical office building, Cypress Creek Medical Pavilion. As the developer, Cypress Creek Medical Pavilion LLC has partnered with ANF Group, Inc. of Davie, Florida, a South Florida-based construction management firm with a specialty in healthcare construction, to oversee construction. ANF Group affiliates are principals of the development team. Brenner Real Estate Group, a full service commercial real estate firm based in Fort Lauderdale, FL has been selected by the developer to provide marketing and brokerage services for the property. Brenner's Peter Messina, CCIM, SFR, Vice President, Commercial Brokerage, is responsible for leasing the property.

Located in the heart of Cypress Creek at 2122 West Cypress Creek Road, Fort Lauderdale, the Class-A Cypress Creek Medical Pavilion will be anchored by a +/- 19,000-square-foot Ambulatory Surgery Center on the ground floor. According to Mr. Messina, build-to-suit medical suites are being offered from 1,200 to 40,000 square feet and are being marketed for physicians and physician groups, medical services and laboratories. Pre-leasing is underway, and currently includes tenant incentives of \$50-per-square-foot credit on tenant improvements for leases with five years or more in initial term. The building is approximately 50% pre-leased.

Amenities will include high speed internet and data, covered entry, surface parking, and an on-site café. The medical facility will be adjacent to the Fort Lauderdale Executive Airport and across the street from Calvary Chapel Fort Lauderdale and Calvary Christian Academy.

Developer Nelson Fernandez of ANF Group commented, "Cypress Creek Medical Pavilion will be developed in line with the strategic plan envisioned by the City of Fort Lauderdale and the Fort Lauderdale Executive Airport for a thriving medical services hub in Cypress Creek. Our concept is to create one location that offers patients a strategic mix of physicians in an efficient outpatient setting to accommodate the need for preventive health and wellness care as well as complex medical procedures."

Fernandez continued, "The Ambulatory Surgery Center will be an efficient and cost effective facility for patients needing quality outpatient surgery procedures. Our tenant mix and services including urgent care, diagnostic and imaging center, recovery and rehab for outpatient surgery, pharmacy, wellness facility, an orthopedic teaching lab and a variety of physician practices will allow an opportunity for referral and coordinated health services and a rich experience in patient care."

Brenner's Peter Messina also noted, "I welcome this opportunity and am very excited about working again with ANF Group, a premier medical builder, on this state-of-the-art medical project. The property will be

unique to the Cypress Creek Submarket that is mostly dominated by professional office buildings. Cypress Creek Medical Pavilion has the built-in attraction of an onsite ambulatory surgery. In the ever changing field of medicine, this gives orthopedic and/or ambulatory surgeons an ideal location to perform outpatient procedures while serving the central Broward community and beyond.”

Mr. Messina noted that a groundbreaking ceremony for the facility will be held on site on Wednesday, March 15, 2017 at 10:00am. Completion of Cypress Creek Medical Pavilion is projected for 2018.